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THIS INSTRUMENT PREPARED BY:

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Huntsville, AL 35801  
(256)551-0171

STATE OF ALABAMA        )  
                                  :  
COUNTY OF SHELBY        )

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS

That for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration to the undersigned **GRANTOR** in hand paid by the **GRANTEE** herein, the receipt of which is acknowledged, **WITTICHEN SUPPLY COMPANY**, an Alabama corporation, also known as Wittichen Supply Inc. (herein referred to as **GRANTOR**), does hereby grant, bargain, sell and convey unto **WITTICHEN SUPPLY COMPANY, LLC**, a Delaware limited liability company (herein referred to as **GRANTEE**), the following described real estate situated in Shelby County, Alabama (the "Property"):

**SEE EXHIBIT A ATTACHED HERETO.**

**SUBJECT TO THE MATTERS SET FORTH ON EXHIBIT B, ATTACHED HERETO.**

**TO HAVE AND TO HOLD** unto the said **GRANTEE**, its successors and assigns forever.

Pursuant to and in accordance with Section 40-22-1 of the Code of Alabama (1976), the following information is offered in lieu of submitting Form RT-1:

Grantor's Address:	3116 Guilford Road, Birmingham, AL 35223
Grantee's Address:	3116 Guilford Road, Birmingham, AL 35223
Property Address:	2201-C Highway 31 S., Pelham, AL 35124
Purchase Price:	\$840,000.00
Parcel Nos.:	10-9-31-3-001-016.008 10-9-31-3-001-016.011

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized representative, effective the 30 day of July, 2021.

**GRANTOR:**

**WITTICHEN SUPPLY COMPANY**, an Alabama corporation, also known as Wittichen Supply, Inc.

By: *David P. Henderson*  
Name: David P. Henderson, Sr.  
Its: President

**STATE OF ALABAMA**

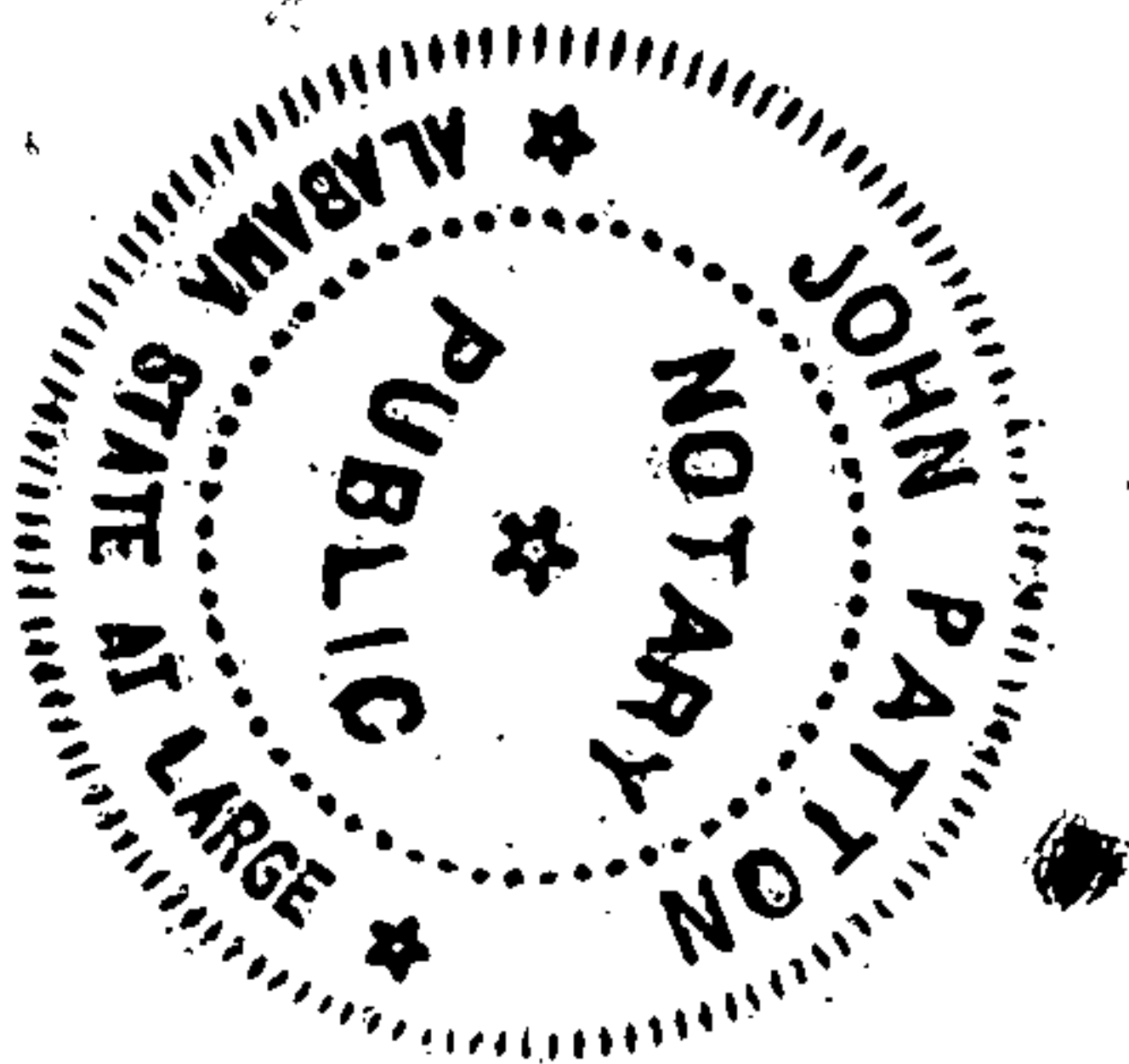
**COUNTY OF JEFFERSON**

I, the undersigned, a Notary Public in and for said County in said State, do hereby certify that **David P. Henderson, Sr.**, whose name as President of **WITTICHEN SUPPLY COMPANY**, an Alabama corporation, also known as Wittichen Supply, Inc., is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that being informed of the contents of said instrument, he, in his capacity as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 30 day of July, 2021.

*John Patton*  
Notary Public  
My Commission Expires: 9/11/22

[Notary Seal]



DESCRIPTION OF PROPERTY

The Land referred to herein below is situated in the County of Shelby, State of Alabama, and is described as follows:

PARCEL 1:

A PARCEL OF LAND LOCATED IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 2 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, AND RUN IN AN EASTERLY DIRECTION ALONG THE NORTH LINE OF SAID 1/4 - 1/4 SECTION A DISTANCE OF 452.73 FEET TO A POINT; THENCE TURN A DEFLECTION ANGLE OF 86°31'40" TO THE RIGHT AND RUN IN A SOUTHERLY DIRECTION A DISTANCE OF 1321.78 FEET TO A POINT; THENCE TURN A DEFLECTION OF 47°06' TO THE RIGHT AND RUN IN A SOUTHWESTERLY DIRECTION A DISTANCE OF 250.20 FEET TO A POINT ON THE CENTERLINE OF A ROAD; THENCE TURN A DEFLECTION ANGLE OF 79°55'15" TO THE RIGHT AND RUN IN A NORTHWESTERLY DIRECTION ALONG THE CENTERLINE OF SAID ROAD, A DISTANCE OF 34.06 FEET TO THE POINT OF BEGINNING; THENCE TURN A DEFLECTION ANGLE OF 89°58'30" TO THE LEFT AND RUN IN A SOUTHWESTERLY DIRECTION A DISTANCE OF 146.00 FEET TO A POINT; THENCE TURN AN INTERIOR ANGLE OF 142°00' AND RUN TO THE RIGHT IN A WESTERLY DIRECTION A DISTANCE OF 152.97 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 31, SAID POINT BEING A POINT ON A CURVE; THENCE TURN AN INTERIOR ANGLE OF 91°18'15" (ANGLE MEASURED TO CHORD) AND RUN TO THE RIGHT IN A NORTHERLY DIRECTION ALONG THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 31 AND ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 5°40'20" AND A RADIUS OF 2010.08 FEET, A DISTANCE OF 199.00 FEET TO A POINT ON THE CENTER LINE OF A ROAD; THENCE TURN AN INTERIOR ANGLE OF 103°33'15" (ANGLE MEASURED FROM CHORD) AND RUN TO THE RIGHT IN A NORTHEASTERLY DIRECTION ALONG THE CENTERLINE OF SAID ROAD A DISTANCE OF 85.50 FEET TO THE PC OF A CURVE; THENCE CONTINUE IN A NORTHEASTERLY TO SOUTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 66°50' AND A RADIUS OF 113.67 FEET; A DISTANCE OF 132.59 FEET TO THE PT OF SAID CURVE; THENCE CONTINUE IN A SOUTHEASTERLY DIRECTION ALONG THE PROJECTION OF THE TANGENT TO THE LAST DESCRIBED CURVE

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AND ALONG THE CENTERLINE OF SAID ROAD A DISTANCE OF 115.60  
FEET TO THE POINT OF BEGINNING. SITUATED IN SHELBY COUNTY,  
ALABAMA.

PARCEL 2:

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF THE SW 1/4 OF  
SECTION 31, TOWNSHIP 19 SOUTH, RANGE 2 WEST, MORE  
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4  
OF THE NORTHWEST 1/4 OF SAID SECTION 31, THENCE IN AN  
EASTERLY DIRECTION A DISTANCE OF 452.73 FEET; THENCE 86  
DEGREES 31 MINUTES 40 SECONDS RIGHT, IN A SOUTHERLY  
DIRECTION A DISTANCE OF 1321.78 FEET; THENCE 47 DEGREES 06  
MINUTES RIGHT, IN A SOUTHWESTERLY DIRECTION, A DISTANCE OF  
250.20 FEET TO THE POINT OF BEGINNING, SAID POINT BEING IN THE  
APPROXIMATE CENTER LINE OF AN EXISTING ROAD; THENCE 100  
DEGREES 04 MINUTES 45 SECONDS LEFT, IN A SOUTHEASTERLY  
DIRECTION ALONG SAID APPROXIMATE CENTER LINE, A DISTANCE  
OF 80.05 FEET; THENCE 128 DEGREES 01 MINUTES 30 SECONDS RIGHT,  
IN A SOUTHWESTERLY DIRECTION, A DISTANCE OF 185.34 FEET;  
THENCE 142 DEGREES 00 MINUTES RIGHT, IN A NORTHEASTERLY  
DIRECTION, A DISTANCE OF 146 FEET TO THE CENTER LINE OF SAID  
ROAD; THENCE 89 DEGREES 58 MINUTES 30 SECONDS RIGHT, IN A  
SOUTHEASTERLY DIRECTION ALONG SAID APPROXIMATE CENTER  
LINE OF ROAD, A DISTANCE OF 34.06 FEET TO THE POINT OF  
BEGINNING.

LESS AND EXCEPT FROM THE ABOVE DESCRIBED PARCELS:

A PARCEL OF LAND SITUATED IN THE SOUTHWEST ONE-QUARTER  
OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 2 WEST, SHELBY  
COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS  
FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST ONE-  
QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION  
AND RUN SOUTH 88 DEGREE 09 MINUTES 00 SECONDS EAST ALONG  
THE NORTH LINE FOR A DISTANCE OF 447.14 FEET; THENCE RUN  
SOUTH 01 DEGREES 19 MINUTES 31 SECONDS EAST FOR A DISTANCE  
OF 1218.99 FEET; THENCE RUN SOUTH 88 DEGREES 41 MINUTES 18  
SECONDS EAST FOR A DISTANCE OF 10.80 FEET; THENCE RUN SOUTH  
01 DEGREES 34 MINUTES 39 SECONDS EAST FOR A DISTANCE OF  
102.87 FEET;

THENCE RUN SOUTH 45 DEGREES 30 MINUTES 14 SECONDS WEST  
FOR A DISTANCE OF 222.88 FEET TO THE POINT OF BEGINNING;

THENCE RUN SOUTH 45 DEGREES 30 MINUTES 14 SECONDS WEST FOR A DISTANCE OF 26.99 FEET; THENCE RUN NORTH 54 DEGREES 32 MINUTES 58 SECONDS WEST FOR A DISTANCE OF 140.47 FEET TO THE POINT OF COMMENCEMENT OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 114.62 FEET, A CENTRAL ANGLE OF 71 DEGREES 06 MINUTES 57 SECONDS, A CHORD BEARING OF NORTH 85 DEGREES 41 MINUTES 48 SECONDS WEST FOR A CHORD DISTANCE OF 133.31 FEET; THENCE RUN ALONG ARC OF SAID CURVE FOR A DISTANCE OF 142.26 FEET; THENCE RUN SOUTH 58 DEGREES 37 MINUTES 02 SECONDS WEST FOR A DISTANCE OF 44.57 FEET; THENCE RUN NORTH 35 DEGREES 51 MINUTES 57 SECONDS WEST FOR A DISTANCE OF 29.36 FEET; THENCE RUN NORTH 62 DEGREES 46 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 70.37 FEET TO THE POINT OF COMMENCEMENT OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 115.79 FEET, A CENTRAL ANGLE OF 62 DEGREES 20 MINUTES 32 SECONDS, A CHORD BEARING OF SOUTH 86 DEGREES 12 MINUTES 35 SECONDS EAST FOR A CHORD DISTANCE OF 119.87 FEET; THENCE RUN ALONG ARC OF SAID CURVE FOR A DISTANCE OF 125.99 FEET; THENCE RUN SOUTH 55 DEGREES 02 MINUTES 18 SECONDS EAST FOR A DISTANCE OF 40.33 FEET; THENCE RUN SOUTH 55 DEGREES 07 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 129.96 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 9,259 SQUARE FEET OR 0.21 ACRES MORE OR LESS.

EXCEPTIONS TO TITLE

1. Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.
2. Terms and conditions in that certain deed recorded in Book 376, Page 18, in the Probate Office of Shelby County, Alabama.
3. Release of damages as recorded in Book 376, Page 18, in the Probate Office of Shelby County, Alabama.
4. Right of way to the City of Pelham as recorded in Instrument #20030411000223010, in the Probate Office of Shelby County, Alabama.
5. Temporary Easement Agreement as recorded in Instrument #20030411000223020, in the Probate Office of Shelby County, Alabama.
6. Right of Way to Alabama Power Company as recorded in Volume 112, Page 513; Volume 138, Page 50; Volume 170, Page 258 and Volume 329, Page 306 in the Probate Office of Shelby County, Alabama.
7. Right of way to American Telephone and Telegraph Company, recorded in Volume 168, Page 405, in the Probate Office of Shelby County, Alabama.
8. Restrictions appearing of record in Volume 281, Pages 6, 7 and 8 in the Probate Office of Shelby County, Alabama.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/10/2021 01:20:44 PM  
\$877.00 CHERRY  
20210810000388840

*Allie S. Bayl*