

STATE OF ALABAMA )

) **GENERAL WARRANTY DEED**

SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS** that in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, **GREGORY B. PACK**, an Alabama resident who is married and whose address is 188 Smyer lake Road, Leeds, Alabama 35094 (herein referred to as the "Grantor"), does hereby grant, bargain, sell and convey unto **BEK HOLDINGS, LLC**, an Alabama limited liability company (herein referred to as "Grantee"), the following described real estate, situated in Shelby County, Alabama to wit:

**A parcel of land situated in the NE ¼ of the NE ¼ of Section 35, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:**

**Commence at the Southwest corner of the NE ¼ of the NE ¼ of Section 35, Township 20 South, Range 3 West; thence run Easterly along the South line of said ¼ - ¼ Section a distance of 920.46 feet to a point on the Northwesterly right of way line of a CSX Transportation Railroad right of way line; thence North 06°43'00" East for a distance of 154.88 feet to a point; thence run North 83°17'00" West for a distance of 200.00 feet to a point; thence run North 06°43'00" East for a distance of 77.82 feet to the Point of Beginning; thence continue along said bearing for a distance of 146.03 feet to a point on the Southwesterly right of way line of Shelby County Highway No. 66 (80' right of way); thence North 76°29'00" West for a distance of 362.78 feet along said right of way line to a point; thence run South 04°48'48" East for a distance of 61.43 feet to a point; thence run South 35°02'02" East for a distance of 172.63 feet to a point; thence run South 83°17'00" East for a distance of 233.00 feet to the Point of Beginning; being situated in Shelby County, Alabama.**

**TOGETHER WITH** all improvements thereon and appurtenances thereto belonging or in anywise appertaining, and all right, title and interest of Grantors in and to any and all roads, alleys and ways bounding said property.

Subject to and except for:

1. Less and except any portion of subject property lying within a road right of way.
2. Ad valorem taxes for the year 2021, not yet due and payable, and subsequent years.
3. Current taxes, easements, restrictions, and rights-of-way of record.
4. Easement recorded in Instrument 2001-9443 in the Probate Office of Shelby County, Alabama.
5. Transmission line permit to Alabama Power Company, recorded in Deed Book 48, page 626; Deed Book 138, page 52; Deed Book 113, page 95; Deed Book 107, page 533; Deed Book 102, page 205; Deed Book 141, page 506; Deed Book 170, page 262; Deed Book 55, page 454 and Deed Book 92, page 437, in the Probate Office of Shelby County, Alabama.

6. Road Rights of way to Shelby County, recorded in Deed Book 167, pages 462-467; Deed Book 169, page 59; Deed Book 271, page 741 and Deed Book 256, page 868, in the Probate Office of Shelby County, Alabama.
7. Easement and rights of way to AT&T, recorded in Deed Book 168, page 476, in the Probate Office of Shelby County, Alabama.
8. Right of way easements to Colonial Pipeline Company, recorded in Deed Book 269, page 203, in the Probate Office of Shelby County, Alabama.
9. Pipeline Easement to Southern Natural Gas Company, recorded in Deed Book 90, page 281, in the Probate Office of Shelby County, Alabama.
10. Easement to Southern Natural Gas, as recorded in Deed Book 90, page 461, in the Probate Office of Shelby County, Alabama.
11. Drainage Easement recorded in Instrument 199741923, in the Probate Office of Shelby County, Alabama.

The above-described property does not constitute the homestead of the Grantor, nor his spouse.

**TO HAVE AND TO HOLD** to the said Grantee, its successors and assigns forever.

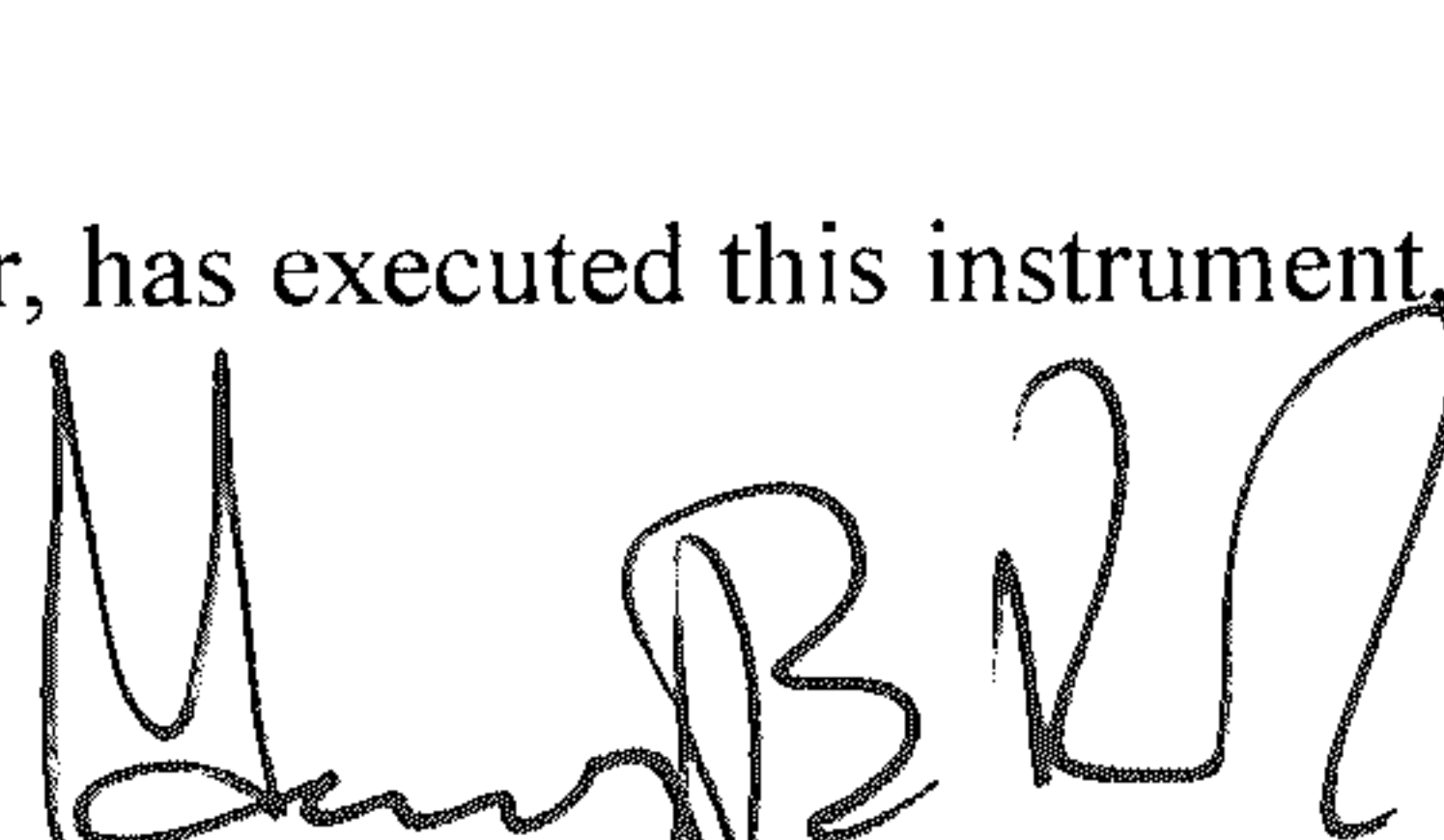
And the undersigned, for myself (ourselves) and for my (our) heirs, executors, and administrators, covenant with the said Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors, and administrators, shall warrant and defend the same to the said Grantee, its successors and assigns forever against the lawful claims of all persons.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT- 1:

<b>Grantor's Name and Mailing Address:</b>	<b>Grantee's Name and Mailing Address:</b>
Gregory B. Pack	BEK Holdings, LLC
188 Smyer Lake Road Leeds, AL 35094	Post Office Box 8 Pelham, AL 35124

<b>Property Address:</b>	225 Industrial Park Road, Alabaster, Alabama 35007
<b>Date of Sale:</b>	August , 2021
<b>Purchase Price</b>	\$400,000.00
<b>The Purchase Price can be verified in:</b>	<input checked="" type="checkbox"/> Closing Statement <input type="checkbox"/> Sales Contract <input type="checkbox"/> Appraisal <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Property Tax Bill or Assessment <input type="checkbox"/> _____

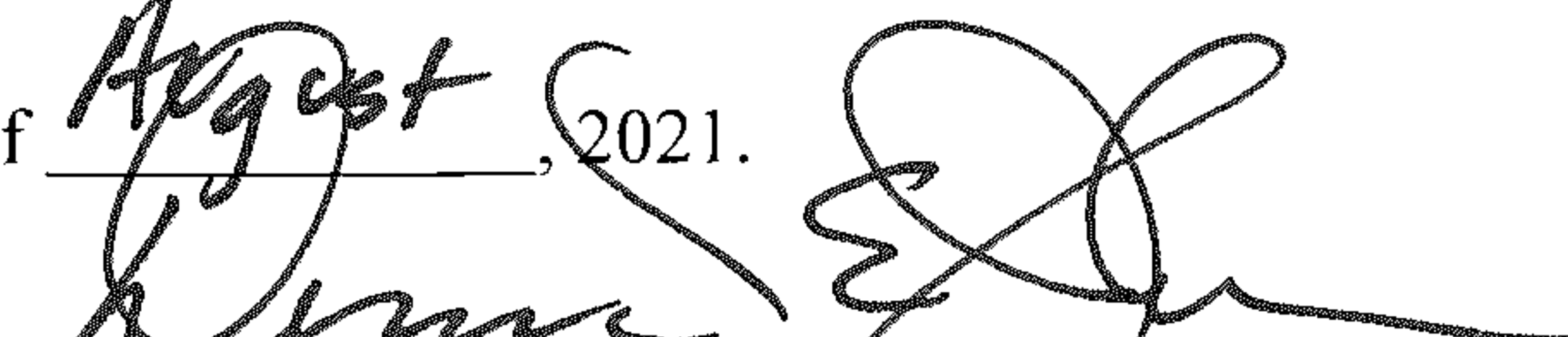
IN WITNESS WHEREOF, the said Grantor, has executed this instrument, this the 9<sup>th</sup> day of August, 2021.

  
\_\_\_\_\_  
Gregory B. Pack

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

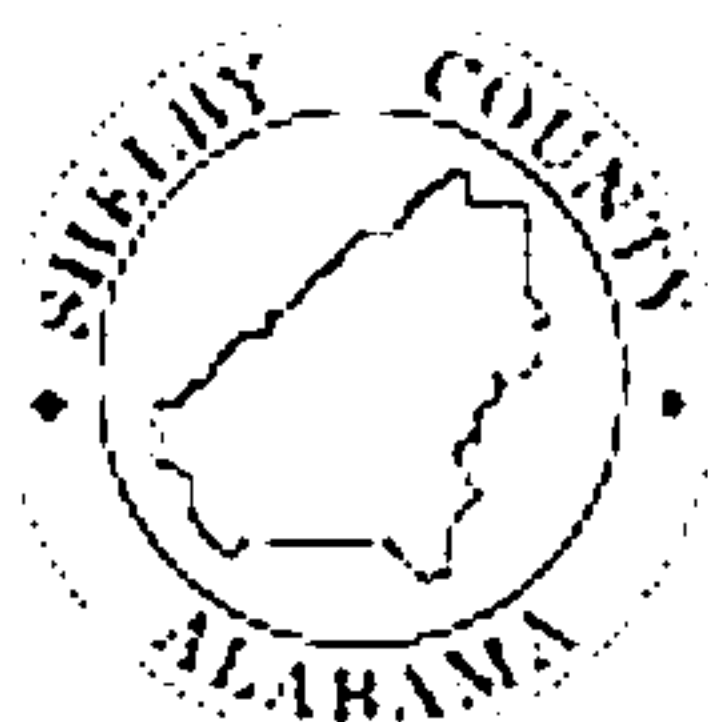
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Gregory B. Pack**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily.

Given under my hand this 9<sup>th</sup> day of August, 2021.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: MY COMMISSION EXPIRES AUGUST 12, 2022

SEND TAX NOTICE TO:  
BEK Holdings, LLC  
Post Office Box 8  
Pelham, AL 35124  
Attn: Marcus Kittrell, Manager

THIS INSTRUMENT PREPARED BY:  
Donald E. Johnson, Esquire  
Dentons Sirote PC  
2311 Highland Avenue South, Suite 500  
Birmingham, Alabama 35205  
(205) 930-5100



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/11/2021 12:20:54 PM  
\$428.00 JOANN  
20210811000391170

*Allie S. Bayl*