

State of Alabama)
County of Shelby)

20210811000391450 1/2 \$26.00
Shelby Cnty Judge of Probate, AL
08/11/2021 01:26:26 PM FILED/CERT

Statutory Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of four hundred twenty five thousand and no/100 dollars (\$425,000.00) to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, PELHAM CA 3, LLC a limited liability company (Grantor) whose address is 1325 Lanier Place, Cumming, Georgia 30041, does grant, bargain, sell and convey unto BRG Properties, LLC an Alabama limited liability company (Grantee) with an address of 995 Yeager Parkway, Pelham, Alabama 35124 the following described real estate situated in Shelby County, Alabama to-wit:

A parcel of land in the South half of the North half of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the Southwest corner of said Section 13; thence run East along the South section line 943.43 feet; thence turn left 65 degrees 37 minutes 16 seconds and run Northeast 3165.35 feet to the point of beginning; thence continue last course 115.00 feet; thence turn right 72 degrees 32 minutes 06 seconds and run Easterly 329.20 feet to a point on a curve on the Westerly right of way of Yeager parkway; thence turn right 105 degrees 22 minutes 32 seconds to the tangent of a clockwise curve having a delta angle of 09 degrees 37 minutes 42 seconds and a radius of 651.97 feet and run along the arc of said curve 109.56 feet to the point of tangent; thence continue tangent to said curve and Southwesterly along said right of way 60.0 feet; thence turn right 73 degrees 57 minutes 19 seconds and run Westerly 304.30 feet to the point of beginning. Being situated in Shelby County, Alabama. aka 999 Yeager Parkway, Pelham, Alabama 35124

Subject to:

Taxes due October 1, 2011, and thereafter

Minerals and mining rights not owned by Grantor

Any part of the Land lying within the right of way of a public road.

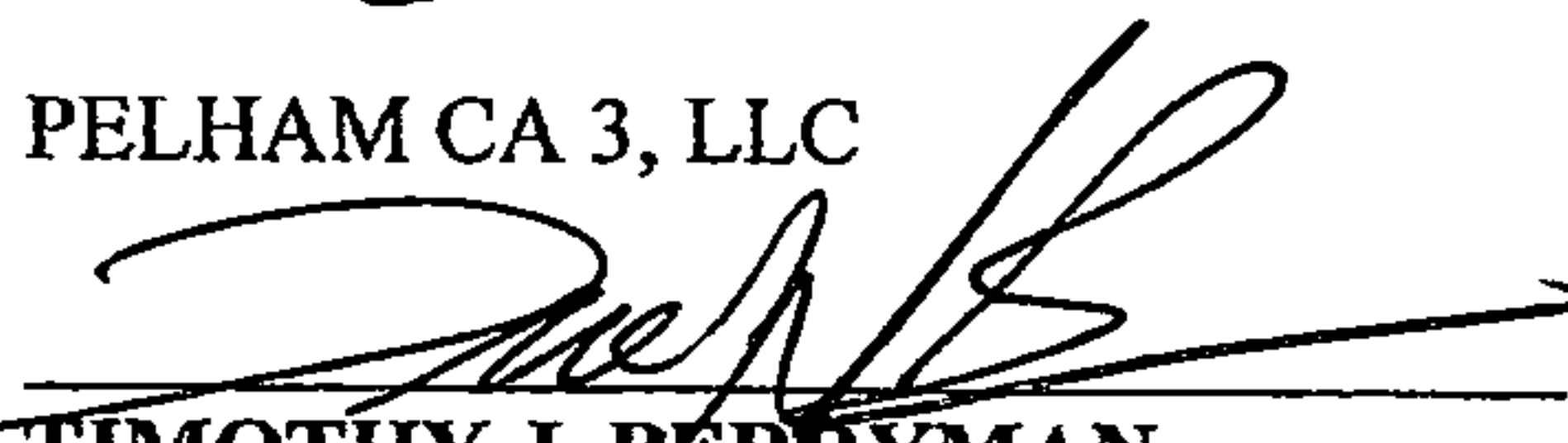
Rights of way to Alabama Power Company as set out in instrument(s) recorded in Deed Book 101, Page 517; Deed Book 105, Page 22; Deed Book 141, Page 596 and Deed Book 170, Page 290.

All of the consideration was paid from the proceeds of a purchase money mortgage.

TO HAVE AND TO HOLD unto the said Grantee, its successors, and assigns.

IN WITNESS WHEREOF, the said Grantor has caused this conveyance to be executed this the day of Aug 2nd, 2021.

PELHAM CA 3, LLC


TIMOTHY J. PERRYMAN
ITS MANAGER

State of Maine
County of Hancock

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Timothy J. Perryman, whose name as the Manager of PELHAM CA 3, LLC is signed to the foregoing conveyance,

and who is known to me, acknowledged before me on this day, that being informed of the contents of said conveyance, he, as said Manager and with full authority executed the same voluntarily on the day the same bears date. for said limited liability company.

Given under my hand and official seal of office this 2nd day of August, 2021.

MUST AFFIX SEAL

Marilyn J. Lowell
Notary Public
Commission Expires: 01/12/2028

This Instrument Prepared By:
Gene W. Gray, Jr.
2100 Southbridge Parkway,
Suite 338
Birmingham, Al 35209
205-879-3400
File 221240

Send Tax Notice To:
BRG Properties, LLC
995 Yeager Parkway
Pelham, Alabama 35124.
13-6-13-2-001-010.004

MARILYN J. LOWELL
Notary Public, State of Maine
My Commission Expires Jan. 12, 2028



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