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DEEDS 1/7

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
Alabama Acreage Development, Inc.
3129 Springbank Lane
Charlotte NC 28226

GENERAL WARRANTY DEED

STATE OF ALABAMA }

COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF **One Million Five Hundred Forty-Five Thousand Dollars and NO/100 (\$1,545,000.00)** to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **Buchanan Woodlands, LLC, an Alabama Limited Liability Company,** (herein referred to as **Grantor**), grant, sell, bargain and convey unto, **Alabama Acreage Development, Inc., an Alabama Corporation** (herein referred to as **Grantee** whether one or more), the following described real estate, situated in **SHELBY** County, Alabama to wit:

A parcel of Land situated in Sections 12, 13& 14, Township 22 South, Range 1 West and Section 18, Township 22 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Begin at a railroad rail found, locally accepted to be the Southwest corner of said Section 12; thence run North 01 degrees, 13 minutes, 17 seconds East along the West line of said Section 12 and also along an old fence line crossing Beaver Creek Road for a distance of 1,332.51 feet to a flat bar found, locally accepted to be the Northwest corner of the Southwest quarter of the Southwest quarter of said Section 12; thence run North 89 degrees, 33 minutes, 51 seconds East along the North line of said quarter-quarter Section for a distance of 1,093.19 feet to a concrete monument found at the corner of a fence; thence North 88 degrees, 57 minutes, 28 seconds East crossing said Beaver Creek Road for a distance of 418.17 feet to a ½ inch rebar found; thence run North 01 degrees, 55 minutes, 03 seconds East crossing said Beaver Creek Road for a distance of 624.10 feet to a ½ inch rebar found; thence run South 89 degrees, 59 minutes 27 seconds West for a distance of 209.93 feet to a concrete monument found on the West line of the Northeast quarter of the Southwest quarter of said Section 12; thence run North 01 degrees, 53 minutes, 16 seconds East along said West line for a distance of 763.15 feet to a concrete monument found, locally accepted to be the Northwest corner of said quarter-quarter Section; thence run South 89 degrees, 59 minutes, 01 seconds East along the North line of the Northeast quarter of the Southwest quarter and the North line of the Northwest quarter of the Southeast quarter of said Section 12 crossing said Beaver Creek Road for a distance of 2,645.99 feet to a railroad rail found, said rail being 16.27 feet East of a 1 inch open top iron found at the corner of a fence; said rail locally accepted to be the Northeast corner of the Northwest quarter of the Southeast quarter of said Section 12; thence run South 00 degrees, 40 minutes, 01 seconds West along the East line of said quarter-quarter Section for a distance of 1,313.14 feet to a 1 inch open top iron found locally accepted to be the Southeast corner of said quarter-quarter section; and also being the Northeast corner of the Southwest quarter of the Southeast quarter of said Section

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12; thence run South 00 degrees, 45 minutes, 44 seconds West along the East line of said quarter-quarter Section for a distance of 1,343.87 feet to a railroad rail found locally accepted to be the Northeast corner of the Northwest quarter of the Northeast quarter of said Section 13; thence run South 01 degrees, 48 minutes, 21 seconds West along the East line of said quarter-quarter Section for a distance of 876.01 feet to a rebar found and shown on a survey by Joe Miller, dated July 21, 1988; said rebar being in three feet of water; thence run South 89 degrees, 41 minutes, 03 seconds East for a distance of 943.28 feet to a ½ inch rebar found; thence run South 03 degrees, 58 minutes, 44 seconds West for a distance of 421.39 feet to an iron pin set on the North line of the Southeast quarter of the Northeast quarter of said Section 13; thence run North 88 degrees, 31 minutes, 49 seconds East along said North line and also the North line of a prescriptive right-of-way for Shelby County, Alabama for a distance of 415.90 feet to a railroad rail found locally accepted to be the Northwest corner of the Southwest quarter of the Northwest quarter of said Section 18; thence run South 87 degrees, 31 minutes, 33 seconds East along the North line of said quarter-quarter Section and also along the North line of a prescriptive Shelby County, Alabama right-of-way for a distance of 1,093.07 feet to a Joe Mullins capped iron found on the West right-of-way line of Shelby County Highway No. 47; said iron being 237.39 feet West of a railroad rail found, locally accepted to be the Northeast corner of said quarter-quarter Section; thence run South 04 degrees, 47 minutes, 08 seconds East along said West right-of-way line for a distance of 97.84 feet to a ½ inch rebar found at the Northwest corner of Shelby Post Office Parcel; thence run North 85 degrees, 21 minutes, 08 seconds West along the North line of said Parcel for a distance of 199.99 feet to a ½ inch rebar found; thence run South 04 degrees, 40 minutes, 02 seconds West along the West line of said Parcel for a distance of 149.94 feet to a ½ inch rebar found; thence run South 85 degrees, 18 minutes, 58 seconds East along the South line of said Parcel for a distance of 226.56 feet to a ½ inch rebar found on the West right-of-way line of Shelby County Highway No. 47; thence run South 08 degrees, 03 minutes, 05 seconds East along said West right-of-way line for a distance of 439.89 feet to a 5/8 inch rebar found; thence run North 87 degrees, 40 minutes, 30 seconds West for a distance of 261.70 feet to a ½ inch rebar found; thence run South 00 degrees, 53 minutes, 14 seconds West for a distance of 638.46 feet to a 1 inch open top iron found on the North line of the Northwest quarter of the Southwest quarter of said Section 18; thence run South 00 degrees, 41 minutes, 57 seconds West for a distance of 1,021.86 feet to a rebar found with Joe Mullins cap on the North right-of-way line of Shelby County Highway No. 42; thence run South 73 degrees, 29 minutes, 55 seconds West along said North right-of-way line established by Joe Mullins, shown on his survey dated September, 1988 for a distance of 1,639.68 feet to an iron pin set on a curve to the right, having a central angle of 03 degrees, 56 minutes, 54 seconds, a radius of 5,460.01 feet and a chord bearing of South 75 degrees, 29 minutes, 20 seconds West; thence run in a Southwesterly direction along the arc of said curve and also along said North right-of-way line for a distance of 376.26 feet to a point 3.85 feet South of an iron pin found with Jeffcoat cap; thence run North 01 degrees, 40 minutes, 55 seconds West for a distance of 784.85 feet to an iron pin found with Jeffcoat cap; thence run South 88 degrees, 19 minutes, 28 seconds West for a distance of 269.49 feet to an iron pin found with Jeffcoat cap; thence run South 20 degrees, 23 minutes, 48 seconds West for a distance of 225.16 feet to an iron pin found with Jeffcoat cap; thence run South 32 degrees, 25 minutes, 23 seconds West for a distance of 172.10 feet to an iron pin found with Jeffcoat cap; thence run South 43 degrees, 28 minutes, 18 seconds West for a distance of 121.63 feet to an iron pin set with SSI cap; thence run South 43 degrees, 09 minutes, 26 seconds West for a distance of 41.13 feet to an iron pin set with SSI cap; thence run South 47 degrees, 49 minutes, 37 seconds East for a distance of 134.99 feet to an iron pin set with SSI cap; thence run South 15 degrees, 46 minutes, 47 seconds

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East for a distance of 90.88 feet to an iron pin set with SSI cap; thence run South 00 degrees, 19 minutes, 09 seconds East for a distance of 54.27 feet to an iron pin set with SSI cap; thence run South 07 degrees, 14 minutes, 45 seconds East for a distance of 105.98 feet to an iron pin set with SSI cap; thence run South 03 degrees, 46 minutes, 56 seconds East for a distance of 38.71 feet to an iron pin set with SSI cap on the North right-of-way line of Shelby County Highway No. 42, and also on a curve to the right, having a central angle of 00 degrees, 37 minutes, 53 seconds, a radius of 5,460.01 feet and a chord bearing of South 82 degrees, 05 minutes, 40 seconds West; thence run in a Southwesterly direction along the arc of said curve and also along said North right-of-way line for a distance of 60.16 feet to an iron pin set with SSI cap; thence run North 03 degrees, 46 minutes, 56 seconds West for a distance of 48.74 feet to an iron pin set with SSI cap; thence run North 07 degrees, 14 minutes, 13 seconds East for a distance of 107.89 feet to an iron pin set with SSI cap; thence run North 00 degrees, 19 minutes, 09 seconds West for a distance of 42.17 feet to an iron pin set with SSI cap; thence run North 15 degrees, 46 minutes, 47 seconds West for a distance of 65.50 feet to an iron pin set with SSI cap; thence run North 47 degrees, 49 minutes, 37 seconds West for a distance of 120.21 feet to an iron pin set with SSI cap; thence run North 43 degrees, 09 minutes, 26 seconds West for a distance of 45.08 feet to an iron pin set with SSI cap; thence run South 53 degrees, 02 minutes, 55 seconds West for a distance of 72.37 feet to an iron pin found with Jeffcoat cap; thence run South 83 degrees, 21 minutes, 50 seconds West for a distance of 128.10 feet to an iron pin found with Jeffcoat cap; thence run North 69 degrees, 54 minutes, 27 seconds West for a distance of 198.04 feet to an iron pin found with Jeffcoat cap; thence run South 29 degrees, 44 minutes, 37 seconds West for a distance of 383.21 feet to an iron pin found with Jeffcoat cap; thence run South 01 degrees, 48 minutes, 12 seconds East for a distance of 111.27 feet to an iron pin found with Jeffcoat cap on the North right-of-way line of Shelby County Highway No. 42; thence run South 86 degrees, 23 minutes, 29 seconds West along said North right-of-way line for a distance of 455.04 feet to a 5/8 inch rebar found at the corner of a fence; thence run North 07 degrees, 07 minutes, 57 seconds West along said fence for a distance of 231.52 feet to a 1/2 inch pipe found at the corner of a fence; thence run North 66 degrees, 57 minutes, 52 seconds West along said fence for a distance of 255.89 feet to an iron pin set on the Northeast line of a prescriptive right-of-way; thence run North 51 degrees, 59 minutes, 10 seconds West along said Northeast line for a distance of 71.00 feet to an iron pin set; thence run South 38 degrees, 00 minutes, 50 seconds West crossing said prescriptive right-of-way for a distance of 40.00 feet to an iron pin set on a South line of a cemetery; thence run North 51 degrees, 59 minutes, 10 seconds West along the North line of said cemetery for a distance of 355.35 feet to an iron pin set; thence run North 57 degrees, 22 minutes, 28 seconds West along said cemetery line for a distance of 162.88 feet to an iron pin set; thence run South 87 degrees, 59 minutes, 19 seconds West along said cemetery line for a distance of 95.90 feet to a 2 inch open top iron found; thence run North 74 degrees, 03 minutes, 47 seconds West along said cemetery line for a distance of 129.44 feet to an iron pin set in a swamp; thence run South 72 degrees, 34 minutes, 42 seconds West along said cemetery line for a distance of 150.99 feet to a 2 inch open top iron found; thence run South 07 degrees, 36 minutes, 33 seconds West along the West line of said cemetery for a distance of 215.85 feet to a 2 inch open top iron found; thence run South 83 degrees, 49 minutes, 46 seconds East along the South line of said cemetery for a distance of 234.23 feet to a 1/2 inch rebar found; thence run South 09 degrees, 05 minutes, 10 seconds West along a line established on Joe Miller survey dated July 21, 1988 for a distance of 395.74 feet to an iron pin set; thence run South 48 degrees, 38 minutes, 24 seconds West for a distance of 40.00 feet to an iron pin set in the centerline of a railroad right-of-way; thence run South 41 degrees, 21 minutes, 36 seconds East along the centerline of said railroad right-of-way for a distance of 216.54 feet to an iron pin set

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on the North right-of-way line of Shelby County Highway No. 42; thence run South 59 degrees, 34 minutes, 42 seconds West along said North right-of-way line a distance of 271.27 feet to an iron pin set on a curve to the right, having a central angle of 11 degrees, 51 minutes, 23 seconds, a radius of 1,392.41 feet and a chord bearing of South 65 degrees, 30 minutes, 24 seconds West; thence run in a Southwesterly direction along the arc of said curve and also along said North right-of-way line for a distance of 288.14 to an iron pin set; thence run South 78 degrees, 25 minutes, 58 seconds West for a distance of 357.50 feet to a disk found set by Joe Mullins in his survey dated September, 1988, on the North right-of-way line of said Shelby County Highway No. 42; thence run South 87 degrees, 54 minutes, 21 seconds West along said North right-of-way line for a distance of 495.53 feet to a 3/4" rebar found; thence run North 00 degrees, 47 minutes, 59 seconds East for a distance of 47.88 feet to a Rail Road rail found; thence run North 88 degrees, 39 minutes, 49 seconds West for a distance of 75.00 feet to a 3/4" rebar found; thence run South 85 degrees, 06 minutes, 28 seconds West along said North line as established by S.M. Allen on his survey dated January 13, 1987, for a distance of 450.49 feet to a point; thence run North 27 degrees, 06 minutes, 06 seconds West along S.M. Allen's line for a distance of 36.77 feet to a point on the West line of the Southwest quarter of the Southwest quarter of said Section 13; said point being 494.48 feet North of a 3 inch pipe, locally accepted to be the Southwest corner of said Section 13; thence run North 01 degrees, 17 minutes, 21 seconds East along the West line of said quarter-quarter Section for a distance of 616.20 feet to a 1/4 inch rebar found; said rebar being 5.14 feet West of a Mullins capped iron; thence run South 89 degrees, 40 minutes, 24 seconds West for a distance of 210.01 feet to a 1/4 inch rebar found; said 1/4 inch rebar found being 5.22 feet West of a Joe Mullins capped iron; thence run North 01 degrees, 19 minutes, 47 seconds East for a distance of 210.02 feet to 1/4 inch rebar found in the centerline of a dirt road, also being on the South line of the Northeast quarter of the Southeast quarter of said Section 14; thence run South 89 degrees, 37 minutes, 44 seconds West along the South line of said quarter-quarter Section and also along the centerline of said dirt road for a distance of 106.07 feet to a 1/4 inch rebar found in the centerline of said road, lying 21.45 feet South of a corner of a fence; thence run North 00 degrees, 53 minutes, 26 seconds East along said fence for a distance of 1,320.57 feet to a 1 1/2 inch open top iron found at the corner of a fence on the South line of the Southeast quarter of the Northeast quarter of said Section 14; thence run South 89 degrees, 41 minutes, 45 seconds West along the South line of said quarter-quarter Section and also along the South line of the Southwest quarter of the Northeast quarter of said Section 14 for a distance of 2,311.16 feet to a 1/2 inch rebar found locally accepted to be the Southwest corner of the Southwest quarter of the Northeast quarter of said Section 14; thence run North 00 degrees, 22 minutes, 32 seconds East along the West line of said quarter-quarter Section for a distance of 627.71 feet to a 3/8 inch rebar found on the East line of the Southeast quarter of the Northwest quarter of said Section 14; thence run North 89 degrees, 46 minutes, 54 seconds West for a distance of 384.24 feet to an iron pin set on the East right-of-way line of Egg and Butter Road; said iron pin set being on a curve to the right, having a central angle of 12 degrees, 56 minutes, 34 seconds, a radius of 493.81 feet and a chord bearing of North 14 degrees, 38 minutes, 01 seconds West; thence run in a Northwesterly direction along the arc of said curve and also along said East right-of-way line for a distance of 111.55 feet to an iron pin set; thence run North 08 degrees, 09 minutes, 44 seconds West along said East right-of-way line for a distance of 184.37 feet to an iron pin set on a curve to the right, having a central angle of 12 degrees, 52 minutes, 52 seconds, a radius of 868.75 feet and a chord of North 01 degrees, 43 minutes, 18 seconds West; thence run in a Northwesterly direction along the arc of said curve and also along said East right-of-way line for a distance of 195.31 feet to an iron pin set on a reverse curve to the left, having a central angle of 10 degrees, 56 minutes, 02

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seconds, a radius of 813.64 feet and a chord bearing of North 00 degrees, 44 minutes, 53 seconds West; thence run in a Northwesterly direction along the arc of said curve and also along said East right-of-way line for a distance of 155.27 feet to an iron pin set; thence run North 06 degrees, 12 minutes, 54 seconds West along said East right-of-way line for a distance of 41.56 feet to an iron pin set on the North line of the Southeast of the Northwest quarter of said Section 14; said iron pin being 21.73 feet East of a PK nail set in the pavement of Egg and Butter Road on the North line of said quarter-quarter Section; thence run North 89 degrees, 29 minutes, 19 seconds East along the North line of said quarter-quarter Section and also along the North line of the Southwest quarter of the Northeast quarter of said Section 14 for a distance of 1,575.81 feet to a rebar set with cap inside a ¾ inch old deteriorating open top iron found; thence run North 01 degrees, 10 minutes, 22 seconds East for a distance of 210.37 feet to a 2 inch bar found; thence run North 88 degrees, 14 minutes, 36 seconds East for a distance of 211.39 feet to a 3/8 inch rebar found, being 4.28 feet North of a 1 inch open top iron found; said 3/8 inch rebar also being on the West line of the Northeast quarter of the Northeast quarter of said Section 14; thence run North 01 degrees, 06 minutes, 42 seconds East along the West line of said quarter-quarter Section and also along a fence for a distance of 1,109.82 feet to a railroad rail found, locally accepted to be the Northwest corner of the Northeast quarter of the Northeast quarter of said Section 14; thence run North 89 degrees, 55 minutes, 28 seconds East along the North line of said quarter-quarter Section crossing Mud Creek and crossing a railroad right-of-way for a distance of 1,330.92 feet to the point of beginning; LESS & EXCEPT Right-of-Way for Shelby County No. 42.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$2,500,000.00 of the above consideration was secured by and through the purchase money mortgage closed herewith.

TO HAVE AND HOLD the said tract or parcel of land unto the said Grantee, its successors and assigns forever.

And Grantor does for itself and for its successors and assigns, covenant with the said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises and it is authorized to convey the same; that they are free from all encumbrances, unless otherwise noted above; that it has good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned Grantor has hereunto set his/her hand and seal, this
9th day of September, 2021.

**Buchanan Woodlands, LLC, an Alabama
Limited Liability Company**

Lillian B. Henson
By: **Lillian B. Henson, its Manager**

STATE OF Mississippi
COUNTY OF Dallas

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that
Lillian B. Henson, whose name as Manager of Buchanan Woodlands, LLC, is signed to the
foregoing deed and who is known to me, acknowledged before me on this day that, being informed of
the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 9th day of September, 2021.

Notary Seal



[Signature]
Notary Public

My commission expires: 6/28/2025

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	Buchanan Woodlands LLC	Grantee's Name	Alabama Acreage Developer Inc
Mailing Address	1064 Valley Lake Rd Selma AL 36701	Mailing Address	3129 Springbank Lane Charlotte NC 28226
Property Address	7 Parcels in Shelby County See legal	Date of Sale	9/8/21
		Total Purchase Price	\$ 1,545,000.00
		Actual Value	\$
		Assessor's Market Value	\$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

Bill of Sale

Appraisal

Sales Contract

Other

☒ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - If the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date

9/8/21

Print

Jeff Marshall

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/13/2021 01:24:37 PM
\$5335.00 JOANN
20210913000444730

Alli S. Byrd