

WARRANTY DEED

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
ANC PROPERTIES, LLC
4555 Old Cahaba Parkway
Helena, AL 35080

STATE OF ALABAMA

COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Three Hundred Sixty-Two Thousand Five Hundred and no/100 Dollars (\$362,500.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is acknowledged, **PELCO, INC.** (herein referred to as Grantor) does hereby grant, bargain, sell and convey unto **ANC PROPERTIES, LLC**, (herein referred to as Grantee), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO.

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

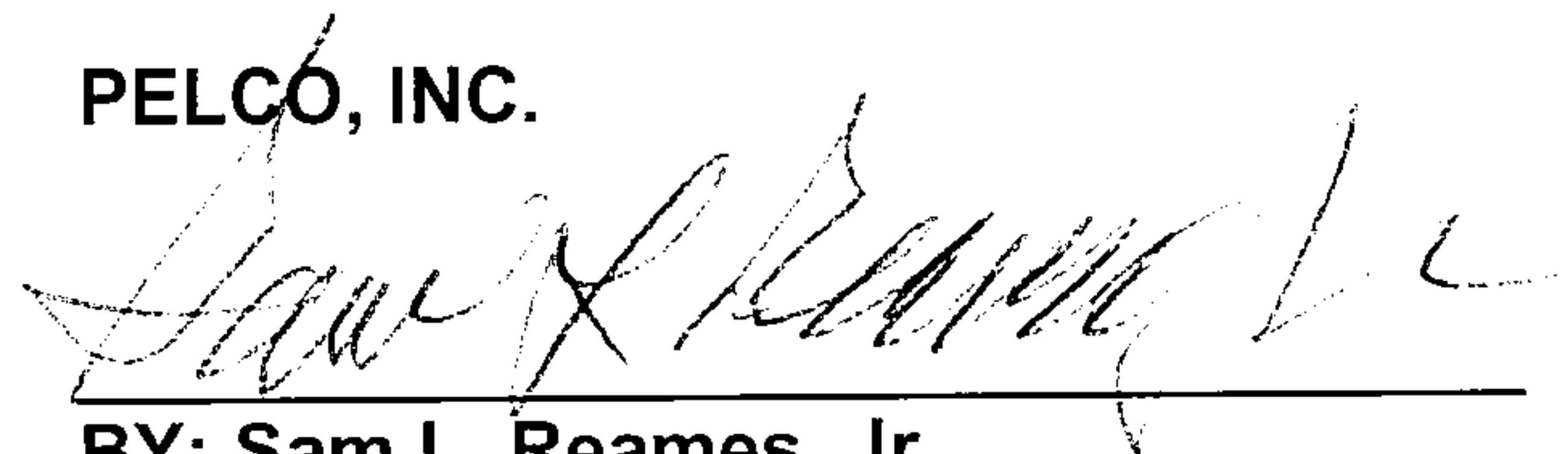
\$290,000.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

This instrument is executed as required by the Articles of Incorporation and By-Laws and same have not been modified or amended.

And the Grantor does for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that it has a 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 said Grantor, by **Sam L. Reames, Jr.**, its **President**, who is authorized to execute this conveyance, has hereunto set its signature and seal this 1st day of October, 2021.

PELCO, INC.



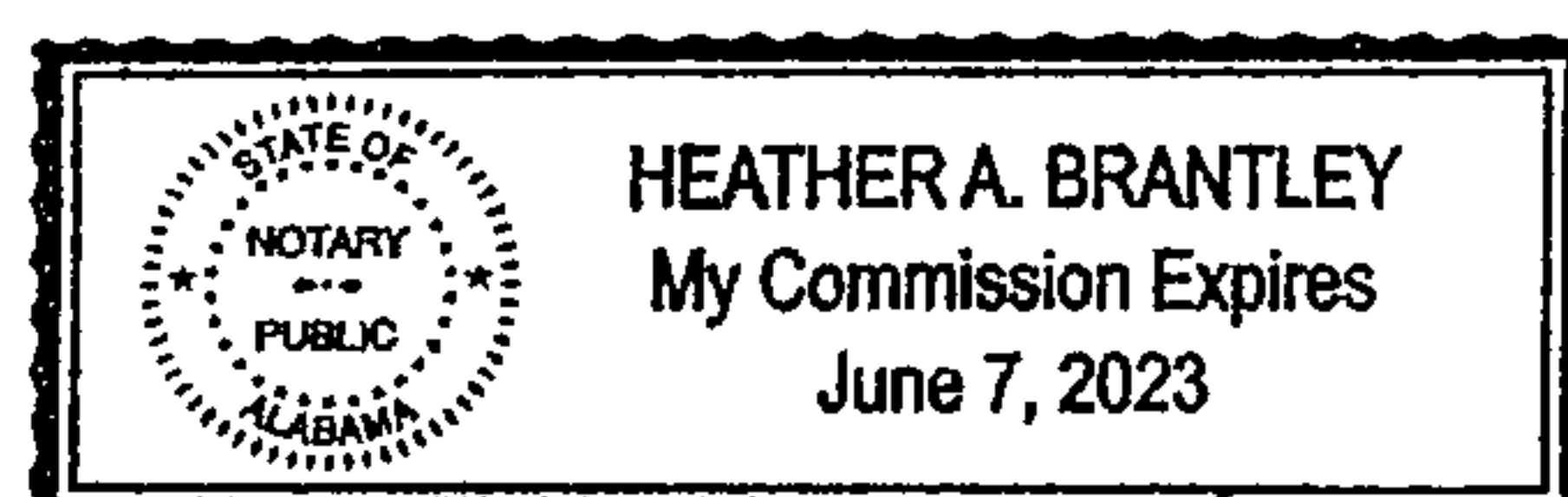
BY: Sam L. Reames, Jr.
ITS: President

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Sam L. Reames, Jr.**, whose name as **President** of **PELCO, INC.**, is signed to the foregoing conveyance, and who is known to me acknowledged before me on this date, that being informed of the contents of this conveyance he 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 1st day of October, 2021.



Notary Public

My Commission Expires: 06/07/2023

EXHIBIT "A"

That property located in Shelby County, Alabama, consisting of:

(1) That property immediately between the boundary lines described below and the edge of the Quarry Lake of:

Parcel One:

A parcel of land in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ and in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama; described as follows: Commence at the Northeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section, thence run South along the East $\frac{1}{4}$ - $\frac{1}{4}$ line 610.94 feet, thence turn right 135 deg. 53 min. 58 sec. and run northwest 335.21 feet to the point of beginning: Thence continue last course 535.80 feet to a point on the east right-of-way of Parker Drive, thence turn right 47 deg. 53 min. 34 sec. to the tangent of a counterclockwise curve having a delta angle of 13 deg. 01 min. 54 sec. and a radius of 130.62 feet and run north along the arc of said curve 29.71 feet, thence turn right 90 deg. 00 min. 00 sec. from tangent and run east 23.82 feet to the top of an embankment around a quarry, thence run southeasterly along the top of said embankment the following described courses and distances: Turn right 67 deg. 05 min. 27 sec. a distance of 39.58 feet, turn left 11 deg. 01 min. 34 sec. a distance of 147.28 feet, turn left 07 deg. 41 min. 18 sec. a distance of 176.48 feet, turn right 34 deg. 50 min. 53 sec. a distance of 54.92 feet, turn left 30 deg. 32 min. 14 sec. a distance of 132.57 feet, thence turn right 87 deg. 58 min. 47 sec. and run southwest 29.25 feet to the point of beginning.

Parcel Two:

A parcel of land situated in the Southwest Quarter of the Northeast Quarter (SW $\frac{1}{4}$ of the NE $\frac{1}{4}$) of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the Northeast corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 14, thence run South along the East $\frac{1}{4}$ - $\frac{1}{4}$ line 584.63 feet to the Southerly right-of-way (r.o.w.) of Industrial Park Drive, thence turn right 73 degrees 10 minutes 37 seconds and run Southwest along said r.o.w. 108.26 feet to the point of beginning: Thence continue last course 142.53 feet to the point of a clockwise curve having a delta angle of 21 degrees 35 minutes 00 seconds and a radius of 549.63 feet, thence run along the arc of said curve 207.05 feet; thence continue along said r.o.w. and tangent to said curve 117.60 feet to the point of a counterclockwise curve having a delta angle of 90 degrees 00 minutes 00 seconds and a radius of 25.00 feet, thence run along the arc of said curve 39.27 feet, thence run South and tangent to said curve and along the East r.o.w. of Parker Drive and tangent to said curve 342.57 feet to a point of a counterclockwise curve having a delta angle of 14 degrees 00 minutes 00 seconds and a radius of 1027.66 feet, thence run along the arc of said curve and r.o.w. 251.10 feet to the point of tangent of said curve, thence turn left 90 degrees 00 minutes 00 seconds from said tangent and run Easterly 14.72 feet to a fence, thence run northeasterly along said fence the following courses: thence turn left 101 degrees 14 minutes 08 seconds, a distance of 12.10 feet, thence turn right 22 degrees 48 minutes 47 seconds, a distance of 115.39 feet, thence turn right 03 degrees 20 minutes 24 seconds a distance of 103.94 feet, thence turn right 43 degrees 54 minutes 15 seconds a distance of 241.36 feet, thence turn right 20 degrees 14 minutes 59 seconds a distance of 91.78 feet, thence turn left 08 degrees 29 minutes 46 seconds a distance of 103.62 feet, thence turn right 34 degrees 48 minutes 34 seconds a distance of 39.28 feet, thence turn left 35 degrees 24 minutes 14 seconds a distance of 47.20 feet, thence turn left 23 degrees 47 minutes 01 seconds a distance of 87.63 feet, thence turn left 44 degrees 52 minutes 58 seconds and leaving said fence run North 109.52 feet to the point of beginning.

Plus,

(2) The real estate described as follows:

Commence at the NE corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 14, Township 20 South, Range 3 West; thence run South along the East line thereof for 579.42 feet to the Southerly R/W of Industrial Park Drive; thence 73°26'27" right run

Southwesterly along said R/W for 108.26 feet; thence 81°06'08" left run Southerly for 109.52 feet; thence 45°22'48" right run Southwesterly for 87.40 feet; thence 21°43'17" right run 47.08 to the point of beginning; thence 36°52'10" right run Westerly for 39.28 feet; thence 34°48'43" left run Southwesterly for 103.62 feet; thence 8°30'09" right run 91.77 feet; thence 20°15' left run Southwesterly for 241.32 feet; thence 42°11'43" left run Southerly for 100.31 feet; thence 4°34'35" left run 115.41 feet; thence 19°41'48" left run 11.62 feet; thence 80°08'49" left run Easterly for 9.94 feet; thence 65°23'37" right run Southeasterly for 39.63 feet; thence 11°06'04" right run 147.16 feet; thence 87°48'24" left run Northeasterly for 0.95 feet; thence 92°14'30" left run Northwesterly for 147.47 feet; thence 11°23'40" right run 39.11 feet; thence 31°53'39" right run Northerly for 105.87 feet; thence 15°09'29" right run Northeasterly for 25.23 feet; thence 7°10'46" right run 39.49 feet; thence 17°13'53" right run Northeasterly for 79.70 feet; thence 8°08'06" left run 38.98 feet; thence 3°48'23" right run 39.62 feet; thence 2°04'12" right run 40.52 feet thence 6°37'23" right run 29.66 feet; thence 14°57'45" right run Northeasterly for 53.46 feet; thence 9°54'38" right run 111.54 feet; thence 11°49'20" left run 54.59 feet; thence 15°17'05" right run 49.26 feet; thence 128°05'30" left run 4.1 feet to the point of beginning.

Plus,

(3) The real estate described as follows:

Commence at the NE corner of the SW ¼ of the NE ¼ of Section 14, Township 20 South, Range 3 West; thence run South along the East line thereof for 579.42 feet to the Southerly R/W of Industrial Park Drive; thence 73°26'27" right run Southwesterly along said R/W for 108.26 feet; thence 81°06'08" left run Southerly for 109.52 feet; thence 45°22'48" right run Southwesterly for 87.40 feet; thence 21°43'17" right run Southwesterly 47.08 feet; thence 36°52'10" right run Westerly for 39.28 feet; thence 34°48'43" left run Southwesterly for 103.62 feet; thence 8°30'09" right run 91.77 feet; thence 20°15' left run Southwesterly for 241.32 feet; thence 42°11'43" left run Southerly for 100.31 feet; thence 4°34'35" left run 115.41 feet; thence 19°41'48" left run 11.62 feet; thence 80°08'49" left run Easterly for 9.94 feet; thence 65°23'37" right run Southeasterly for 39.63 feet; thence 11°06'04" right run 147.16 feet; thence 10°58'52" right run Southeasterly for 52.92 feet; thence 29°36'47" left run 51.25 feet; thence 6°42'07" right run 58.91 feet; thence 36°05'47" right run 38.82 feet; thence 12°35'54" right run 30.73 feet; thence 14°28'14" left run Southeasterly 132.57 feet to the point of beginning; thence 12°59'43" right run Southeasterly for 50.42 feet; thence 74°41'06" right run Southwesterly for 13.60 feet; thence 87°14'05" right run Northwesterly for 48.73 feet; thence 92°50'19" right run northeasterly for 29.27 feet to the point of beginning.

Less,

(4) The real estate described as follows:

Commence at the NE corner of the SW ¼ of the NE ¼ of Section 14, Township 20 South, Range 3 West; thence run South along the East line thereof for 579.42 feet to the Southerly R/W of Industrial Park Drive; thence 73°26'27" right run Southwesterly along said R/W for 108.26 feet; thence 81°06'08" left run Southerly for 109.52 feet; thence 45°22'48" right run Southwesterly for 87.40 feet; thence 21°43'17" right run Southwesterly 47.08 feet; thence 36°52'10" right run Westerly for 39.28 feet; thence 34°48'43" left run Southwesterly for 103.62 feet; thence 8°30'09" right run 91.77 feet; thence 20°15' left run Southwesterly for 241.32 feet; thence 42°11'43" left run Southerly for 100.31 feet; thence 4°34'35" left run 115.41 feet; thence 19°41'48" left run 11.62 feet; thence 80°08'49" left run Easterly for 9.94 feet; thence 65°23'37" right run Southeasterly for 39.63 feet; thence 11°06'04" right run 147.16 feet to the point of beginning; thence 10°58'52" right run Southeasterly for 52.92 feet; thence 29°36'47" left run 51.25 feet; thence 6°42'07" right run 58.91 feet; thence 36°05'47" right run 38.82 feet; thence 12°35'54" right run 30.73 feet; thence 163°48'41" right run Northwesterly for 54.86 feet; thence 34°36' left run 176.34 feet; thence 80°27'48" left run 0.95 feet to the point of beginning.

TAX PARCEL NUMBER: 13-6-14-1-001-008.008

TAX PARCEL NUMBER: 13-6-14-4-001-005.010

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name PELCO, INC.
Mailing Address 1013 King Stables Circle
Birmingham, AL 35242

Grantee's Name ANC PROPERTIES, LLC
Mailing Address 4555 Old Cahaba Pkwy
Helena, AL 35080

Property Address 0 Industrial Park Drive
Pelham, AL 35124

Date of Sale October 1, 2021
Total Purchase Price \$ 362,500.00
Or
Actual Value \$
Or
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
X Sales Contract Other
X 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

Print B. CHRISTOPHER BATTLES

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/12/2021 12:25:53 PM
\$103.50 CHERRY
20211012000495970

Form RT-1

Alvin S. Bayl