

This Instrument Prepared by:
Roy W. Williams, Jr.
Jackson & Williams, Attorneys
416 1st Avenue S.E.
Cullman, Alabama 35055
(256) 739-5400



20211210000587150 1/3 \$288.00
Shelby Cnty Judge of Probate, AL
12/10/2021 11:46:29 AM FILED/CERT

STATUTORY WARRANTY DEED

KNOW BY ALL MEN THESE PRESENTS, that in consideration of Ten Dollars and other good and valuable considerations to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is herein acknowledged, Stephanie Pierce, a married woman and Robin Norris, an unmarried woman (herein referred to as Grantor, whether one or more) does grant, bargain, sell and convey unto HIGH TIDE OIL COMPANY, INC., an Alabama corporation, (herein referred to as Grantee, whether one or more), the following real estate, situated in SHELBY County and JEFFERSON County, Alabama, to wit:

PARCEL I: Shelby County

A parcel of land situated in the Northwest Quarter of the Northwest Quarter of Section 32, Township 21 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows: Commence at the Northwest corner of the Northwest Quarter of the Northwest Quarter of Section 32, Township 21 South, Range 2 West; thence South 87°19'32" East a distance of 420.65 feet to the Southwesterly right of way line of Shelby County Highway No. 87 (R.O.W. varies); thence South 24°24'46" East along said right of way line a distance of 43.90 feet to a point on a curve to the right having a radius of 1352.39 feet and a central angle of 4°12'36"; thence along said right of way line and the arc of said curve a distance of 99.37 feet, said arc subtended by a chord which bears South 22°18'33" East a distance of 99.35 feet to the end of said curve; thence South 29°56'26" East along said right of way line a distance of 97.04 feet to a point on a non-tangent curve to the right having a radius of 1,372.39 feet and a central angle of 2°30'18"; thence along said right of way line and the arc of said curve a distance of 60.00 feet, said arc subtended by a chord which bears South 14°48'14" East a distance of 59.99 feet to the point of beginning, and to a point on a curve to the right having a radius of 1,372.39 feet and a central angle of 5°17'32"; thence along said right of way line and the arc of said curve a distance of 126.76 feet, said arc subtended by a chord which bears South 10°54'19" East a distance of 126.72 feet, to a concrete right of way monument, said monument lying on a curve to the right having a radius of 1,372.39 feet and a central angle of 7°17'37"; thence leaving said right of way line and along the arc of said curve a distance of 174.70 feet, said arc subtended by a chord which bears South 4°36'45" East a distance of 174.59 feet, to the end of said curve; thence South 89°02'04" West, radial to the last described curve, a distance of 250.00 feet; thence North 7°21'03" West a distance of 250.00 feet; thence North 77°21'24" East a distance of 250.00 feet to the point of beginning.

Shelby County, AL 12/10/2021
State of Alabama
Deed Tax: \$260.00

Parcel II: Jefferson Co.

Parcel I:

Commence at the SE corner of the SE ¼ of the NE ¼ of Section 20, Township 18 South, Range 4 West, Jefferson County, Alabama; thence North 00 degrees 16'54" East for a distance of 10.0 feet TO THE POINT OF BEGINNING; thence North 00 degrees 16'54" East for a distance of 323.77 feet to the Southerly right of way line of Red Farmer Drive; thence South 71 degrees 49'40" East for a distance of 941.52 feet; thence South 01 degree 49'29" West for a distance of 50.81 feet; thence North 88 degrees 06'06" West for a distance of 704.88 feet; thence North 00 degrees 25'51" East for a distance of 1.00 feet; thence North 88 degrees 06'06" West for a distance of 50.02 feet; thence South 00 degrees 25'51" West for a distance of 11.00 feet; thence North 88 degrees 06'06" West for a distance of 130.05 feet; thence North 00 degrees 16'54" East for a distance of 1.00 feet; thence North 88 degrees 06'06" West a distance of 10.00 feet to the POINT OF BEGINNING.

Parcel II:

Commence at the SE corner of the SE ¼ of the NE ¼ of Section 20, Township 18 South, Range 4 West, Jefferson County, Alabama; thence North 00 degrees 16'54" East for a distance of 10.0 feet; thence South 88 degrees 06'06" East for a distance of 909.98 feet to the POINT OF BEGINNING; thence continue South 88 degrees 06'06" East for a distance of 92.51 feet; thence North 29 degrees 18'19" West for a distance of 27.56 feet to the Southerly right of way of Red Farmer Drive; thence North 71 degrees 49'40" West along said right of way of 81.55 feet; thence South 01 degrees 49'48" West for a distance of 46.43 feet to the POINT OF BEGINNING.

Source of title: Instrument # 20201229000595440 (Shelby Co.) and 2018095076 (Jefferson Co.)

Subject to any and all rights of ways, easements, restrictions of record.
Subject to property taxes due and payable October 1 of each year and delinquent on January 1 of each year.

The above described property does not constitute the homestead of the Grantor's and nor that of the Grantor's spouse.

This conveyance is "AS IS" and the Grantor herein makes no warranty to the condition of the subject property.

This description provided to Jackson & Williams by Grantor. The draftsman makes no warranty that the description referenced in this document is correct, or that the Grantors are the owners of the premises. Unless separately contracted for, no title examination has been performed, and there are no representations made that any subdivision restrictions, state, county or city regulations have been complied with. Further, there are no warranties concerning prescription or adverse possession by surrounding land owners or existing easements that may exist on the property but are not referenced in this document.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever. This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 2 day of December, 2021.

Stephanie Pierce

Robin Norris

Stephanie Pierce by Juritta Neal, Agent
By: Juritta Neal, Agent by that Power of Attorney as filed simultaneously herewith

Robin Norris by Juritta Neal, Agent by POA
By: Juritta Neal, Agent by that Power of Attorney as filed simultaneously herewith

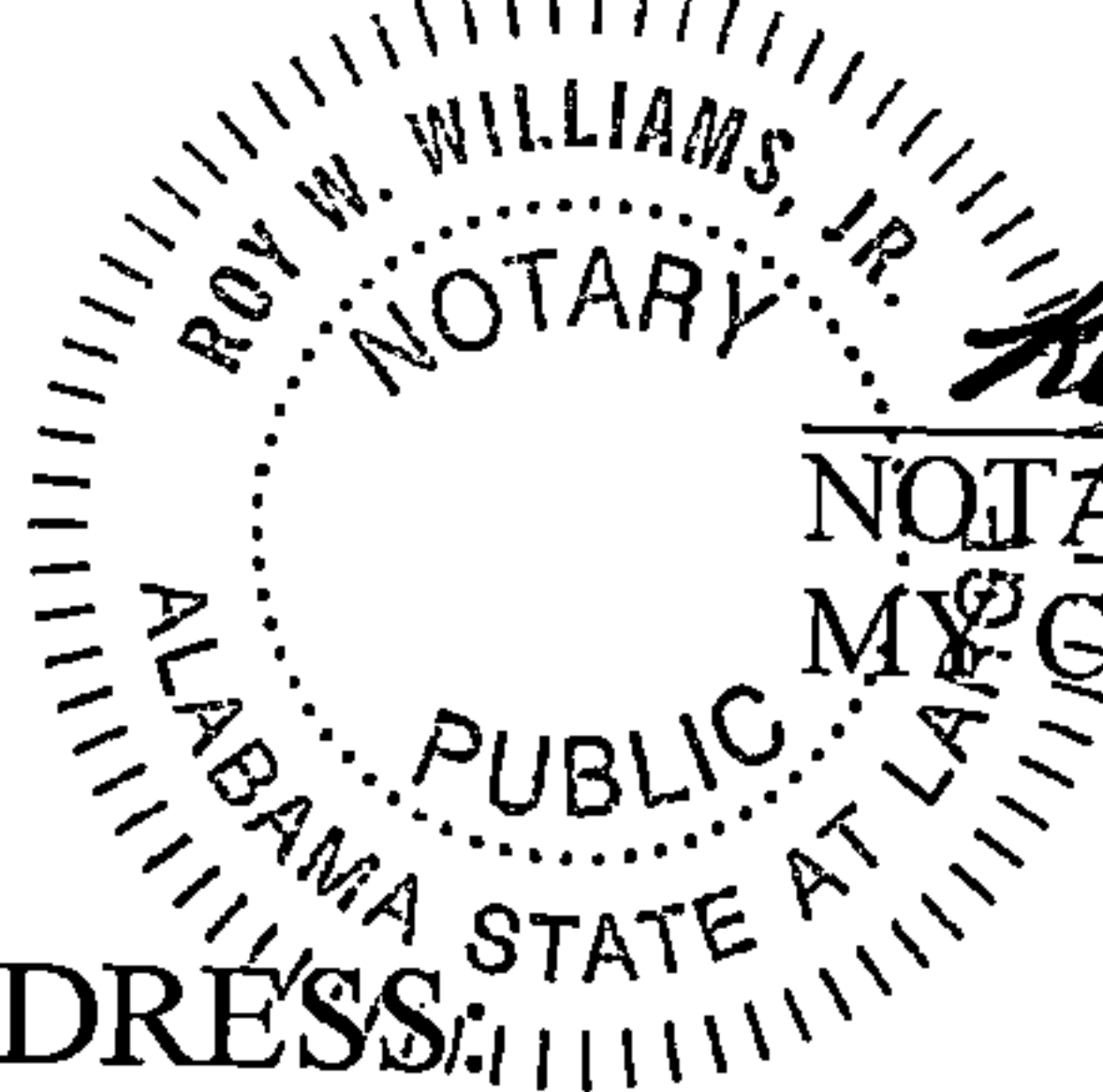
STATE OF ALABAMA *
COUNTY OF CULLMAN *

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Juritta Neal, Agent by Power of Attorney for Stephanie Pierce and Robin Norris, whose name (s) is/ are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he/she/they executed the same voluntarily and with full authority in the herein named capacity, on the day the same bears date.

DONE, this the 2 day of December, 2021.



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NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-9-24

GRANTOR'S ADDRESS:

GRANTEE'S ADDRESS:

P.O. Box 143

1307 Greystone Cove Dr.

Holly Pond, AL 35083

Birmingham, AL 35242

REAL ESTATE SALES VALIDATION FORM

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

Grantor's Name/Mailing Address

Stephanie Pierce
Robin Norris
P.O. Box 143
Holly Pond, AL 35083

Grantee's Name/Mailing Address
HIGH TIDE OIL COMPANY, INC.

1037 Greystone Cove Drive
Birmingham, AL 35242

Property Address:

190 Co. Rd. 87, Calera, AL 35040 and Red
Farmer Dr., HUEYTOWN, AL 35023

Date of Sale: December 2nd, 2021

Total Purchase Price: \$1,300,000.00



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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
_____ Sales Contract
☒ Closing Statement
_____ Appraisal

_____ Tax Assessor's Current Market Value
_____ Other _____

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 tax payer 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: 12-2-21

Print: HIGH TIDE OIL COMPANY, INC.

_____ Unattested
_____ (verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) Circle One