

Prepared by: Charles J. Kelley, Jr., Esq. Maynard, Cooper & Gale, P.C. 1901 Sixth Avenue North Suite 1700 Birmingham, AL 35203	Send tax notices and return to: Wilkerson Enterprises, LLC Attn: Deborah W. Hudson 1128 Camellia Circle Hoover, AL 35226
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STATUTORY WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

THAT, **HILLSIDE PARTNERS, LLC**, an Alabama limited liability company (“Grantor”), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid to Grantor by **WILKERSON ENTERPRISES, LLC**, an Alabama limited liability company (“Grantee”), and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD AND CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY, unto Grantee that certain tract of real property located in the County of Shelby, Alabama, as more particularly described on Exhibit A attached hereto, incorporated herein, and made a part hereof for all purposes, together with all of the improvements located thereon and Grantor’s interest in any and all rights and appurtenances thereto in any way belonging (said real property, together with said improvements, rights, and appurtenances, being herein collectively referred to as the “Property”), subject to the exceptions listed on Exhibit B attached hereto, incorporated herein (the “Exceptions”):

TO HAVE AND TO HOLD the Property unto Grantee and Grantee’s respective successors and assigns forever, subject to the matters herein stated; and Grantor does hereby bind itself and its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee and Grantee’s successors and assigns, against every person lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise; provided that this conveyance and the warranty of Grantor herein contained are subject to those Exceptions listed above.

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

Grantor’s Name and Mailing Address:	Grantee’s Name and Mailing Address:
Hillside Partners, LLC	Wilkerson Enterprises, LLC
1616 2 nd Avenue South, Suite 100	1128 Camellia Circle

Birmingham, AL 35233	Hoover, AL 35226
Property Address:	224 1 st St. N., Alabaster, AL 35007
Date of Sale:	December 15, 2021
Total Purchase Price:	\$2,850,000.00
The Purchase Price can be verified in:	☒ Closing Statement ☐ Sales Contract ☐ Appraisal ☐ Bill of Sale ☐ Property Tax Bill or Assessment ☐

Mortgage filed simultaneously herewith

[Signature(s) on following page(s)]

IN WITNESS WHEREOF, Grantor has executed this Statutory Warranty Deed with the intent that it be an instrument under seal to be effective as of December 15, 2021.

GRANTOR:

HILLSIDE PARTNERS, LLC,
an Alabama limited liability company

By: SW Manager LLC, its manager

By: [Signature]
Name: Andrew Patterson
Its: Manager

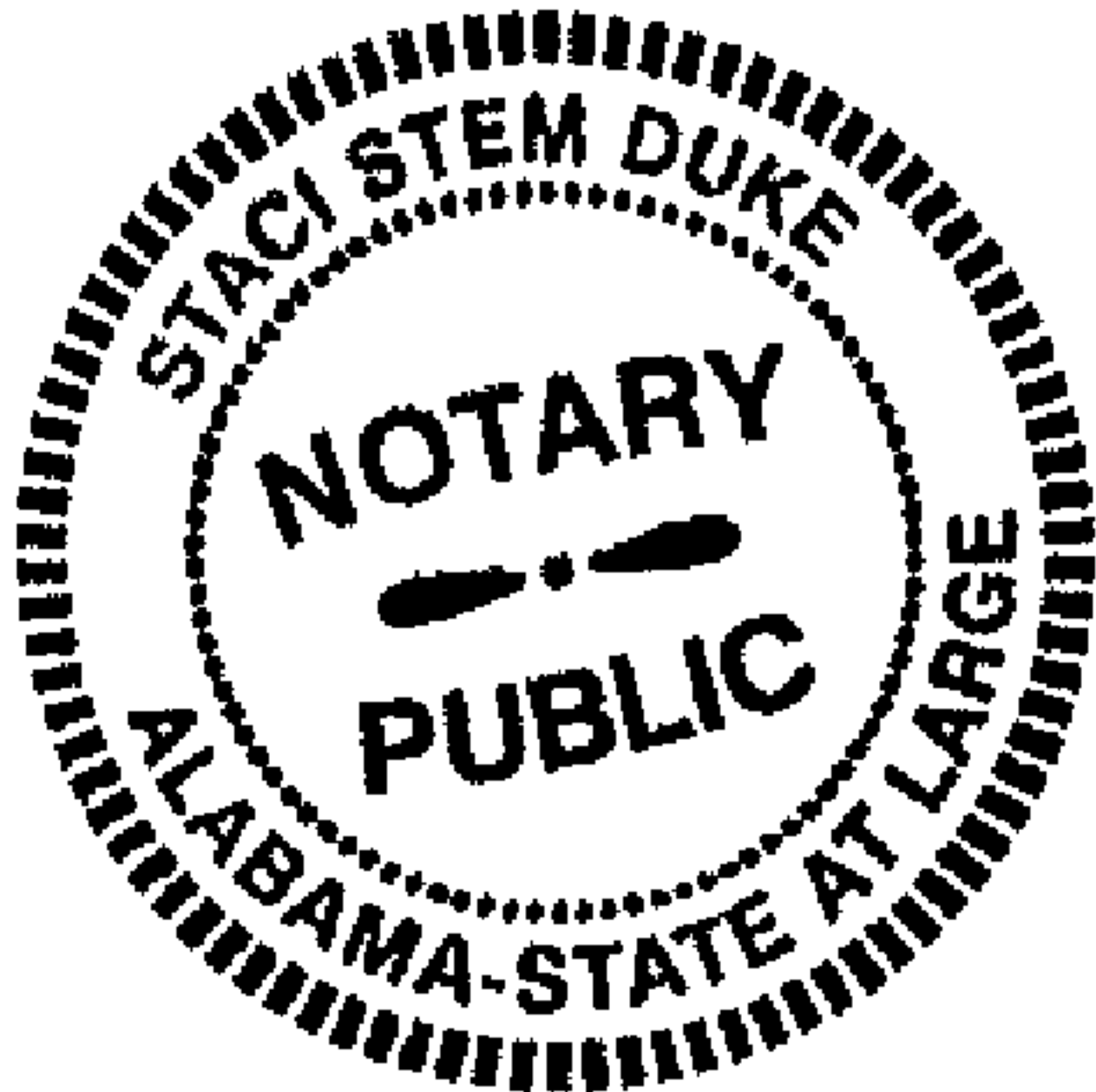
STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said county in said State, hereby certify that Andrew Patterson, whose name as manager of SW Manager, LLC, an Alabama limited liability company, as manager of Hillside Partners, LLC, an Alabama limited liability company, 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 said instrument, he, as such manager and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal, this 15th day of December, 2021.

SEAL



[Signature]
Notary Public
My commission expires: 9/6/2023

EXHIBIT A

Description of the Property

Parcel I:

Part of Lots 12, 13 and 14, in Block 2, of Nickerson-Scott Survey, as recorded in Map Book 3, Page 34, in the Probate Office of Shelby County, Alabama.

Also, a parcel of land situated in the Southeast Quarter of the Southeast Quarter of Section 35, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Begin at a point on the Easterly right of way of U.S. Highway 31, also known as Montgomery Highway and First Street, said point being on the Southerly line of said Lot 12, Block 2, of said Nickerson-Scott Survey and run in an Easterly direction along the Southerly line of said Lot 12 and a projection thereof for a distance of 262.73 feet; Thence turn an angle to the left of 90 Degrees 03 Minutes 16 Seconds and run in a Northerly direction for a distance of 149.91 feet; Thence turn an angle to the left of 89 Degrees 56 Minutes 44 Seconds and run in a Westerly direction along a line, which is a projection of the Northerly line of said Lot 14 Block 2, of said Nickerson-Scott Survey, and along said Northerly line of said Lot 14 for a distance of 262.55 feet to a point on said Easterly right of way of U.S. Highway 31 (Montgomery Highway, First Street); Thence turn an angle to the left of 89 Degrees 59 Minutes 08 Seconds and run in a Southerly direction along said right of way for a distance of 149.91 feet to the point of beginning.

Parcel II:

Part of Lots 15, 16 and 17, in Block 2, of Nickerson-Scott Survey, as recorded in Map Book 3, Page 34, in the Probate Office of Shelby County, Alabama.

Also, a parcel of land situated in the Southeast Quarter of the Southeast Quarter of Section 35, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Begin at a point on the Easterly right of way of U.S. Highway 31, also known as Montgomery Highway and First Street, said point being on the Southerly line of said Lot 15, Block 2, of said Nickerson-Scott Survey, and run in an Easterly direction along the Southerly line of said Lot 15, and a projection thereof for a distance of 262.55 feet; Thence turn an angle to the left of 90 Degrees 03 Minutes 16 Seconds and run in a Northerly direction for a distance of 50.37 feet; Thence turn an angle to the left of 90 Degrees 02 Minutes 51 seconds and run in a Westerly direction along a line which is a projection of the Northerly line of said Lot 15 for a distance of 100.08 feet to the Northeast corner of said Lot 15; Thence turn an angle to the right of 89 Degrees 59 Minutes 56 Seconds and run in a Northerly direction along the Easterly line of said Lots 16 and 17, Block 2, of said Nickerson-Scott Survey for a distance of 60.02 feet; Thence turn an angle to the left of 89 Degrees 58 Minutes 10 Seconds and run in a Westerly direction for a distance of 162.29 feet to a point on said Easterly right of way of U.S. Highway 31 (Montgomery Highway, First Street); Thence turn an angle to the left of 89 Degrees 54 Minutes 47 Seconds and run in a Southerly direction along said right of way for a distance of 110.00 feet to the point of beginning.

All situated in Shelby County, Alabama.

Also described as:

Beginning at an existing iron rebar set by Weygand being the locally accepted Southwest corner of Lot 12, Block 2, Nickerson-Scott Survey, as recorded in Map Book 3, Page 34, in the Probate Office of Shelby County, Alabama, and also being on the East right of way line of the Montgomery Highway, run in an Easterly direction along the South line of said Lot 12 and its Easterly extension thereof for a distance of

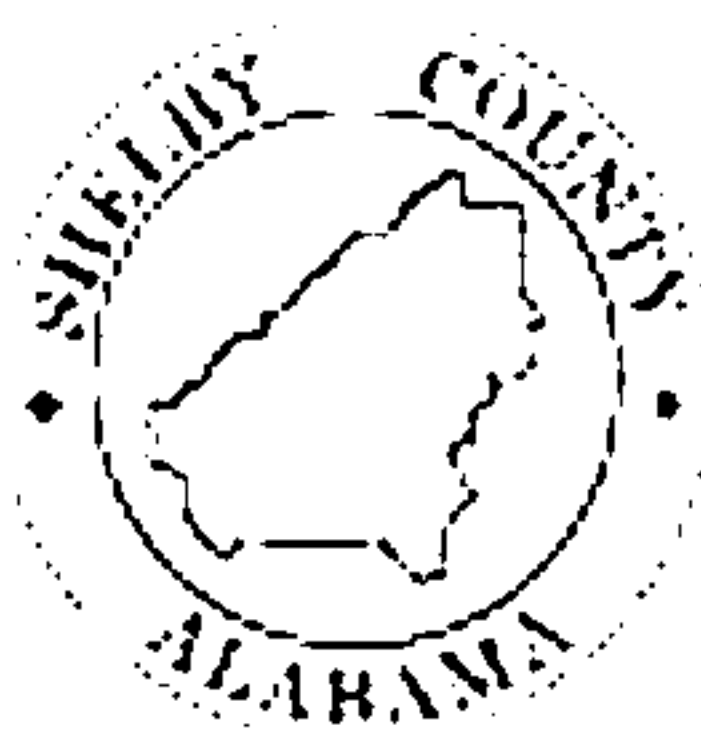
262.73 feet to an existing iron rebar set by Weygand; Thence turn an angle to the left of 89 Degrees 59 Minutes 17 Seconds and run in a Northerly direction for a distance of 199.87 feet to an existing iron rebar set by Weygand; Thence turn an angle to the left of 90 Degrees 01 Minutes 23 Seconds and run in a Westerly direction for a distance of 100.08 feet to an existing iron rebar set by Weygand; Thence turn an angle to the right of 89 Degrees 59 Minutes 20 Seconds and run in a Northerly direction for a distance of 60.01 feet to an existing iron rebar set by Weygand; Thence turn an angle to the left of 89 Degrees 58 Minutes 01 second and run in a Westerly direction for a distance of 162.24 feet to an existing iron rebar set by Weygand and being on the East right of way line of said Montgomery Highway; Thence, turn an angle to the left of 89 Degrees 54 Minutes 59 Seconds and run in a Southerly direction along the East right of way line of said Montgomery Highway for a distance of 259.89 feet, more or less, to the point of beginning.

EXHIBIT B

Exceptions

1. Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, not owned by Grantor.
3. Easement(s)/Right(s) of Way granted Alabama Power Company as recorded in Volume 192, Page 496; Volume 60, Page 66; Volume 57, Page 379, and Deed Book 60, Page 337.
4. Easement(s)/Right(s) of Way granted Alabama Power Company as recorded in Volume 48, Page 617.
5. The following matters shown on survey by Jason E. Bailey, dated November 17, 2021, and designated as BLG Project No. 14223:
 - (a) Encroachment of Retaining Wall along North boundary line.
 - (b) Right of way for drainage ditches, feeders, laterals or underground drain pipes, if any.

01312622.1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/16/2021 12:27:52 PM
\$2487.00 CHERRY
20211216000596140

Allen S. Bayl