

STATUTORY WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS: that in consideration of Four Hundred Ninety-Eight Thousand and No/100 Dollars (\$498,000.00) and other valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged **EBSCO Industries, Inc., a Delaware corporation** (herein referred to as "Grantor"), does hereby GRANT, BARGAIN, SELL AND CONVEY unto **The Alabama Department of Conservation and Natural Resources, State Parks Division** (herein referred to as ("Grantee"), its successors and assigns, forever, the following described real estate: (a) all that certain parcel or tract of land located in Shelby County, Alabama, more particularly described on Exhibit A attached hereto and made a part hereof, and (b) all improvements, buildings, structures and fixtures located on said land, if any, and (c) all rights, members, privileges, easements, hereditaments, and appurtenances pertaining to the foregoing.

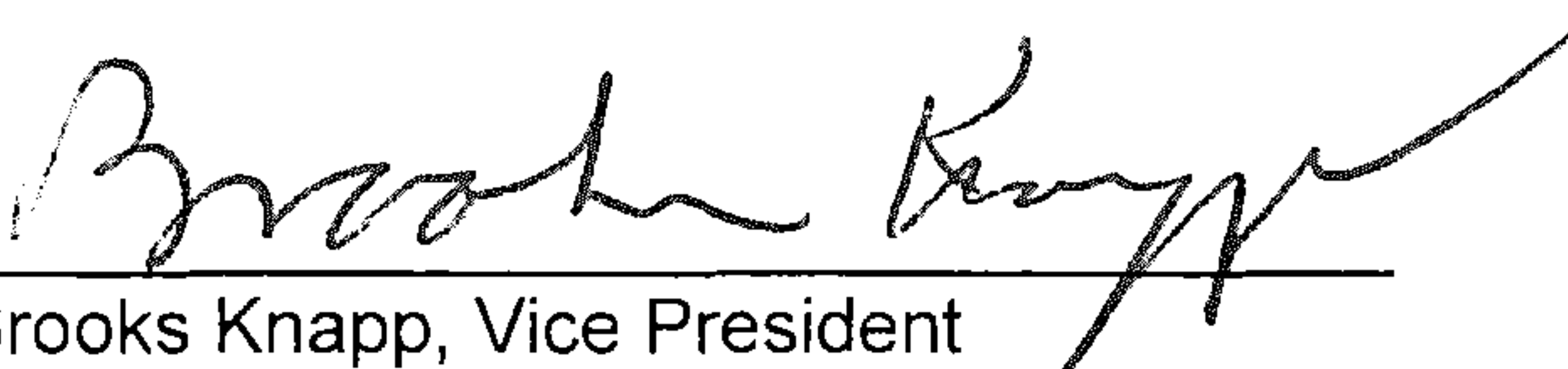
PROVIDED, HOWEVER, that this conveyance is expressly made subject to all those matters set forth on Exhibit B attached hereto and made a part hereof (collectively, the "Permitted Encumbrances").

TO HAVE AND TO HOLD unto the said Grantee and its successors and assigns, forever, subject to the Permitted Encumbrances.

AND the said Grantor does for itself and its successors and assigns covenant with the said Grantee that it will, and its successors and assigns shall, forever warrant and defend the same to the said Grantee, its successors and assigns, against the lawful claims of any person claiming by, through or under Grantor, but none other.

IN WITNESS WHEREOF, **EBSCO Industries, Inc., a Delaware corporation**, has caused this instrument to be executed by Brooks Knapp, its duly authorized Vice President, this the 29th day of December, 2021.

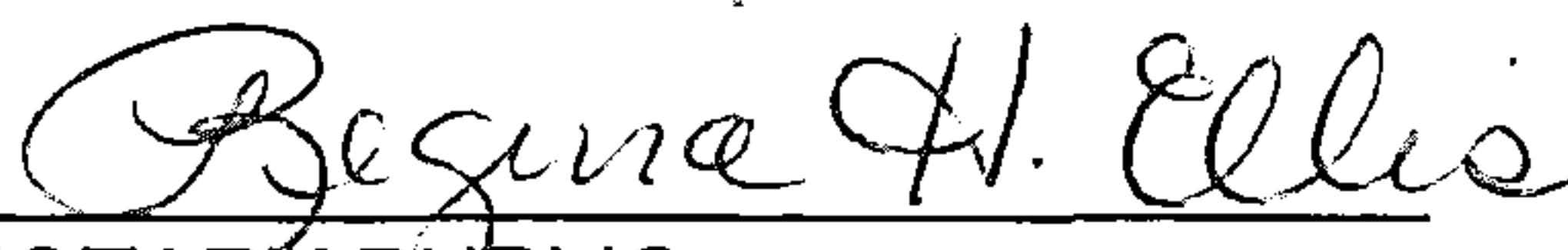
EBSCO Industries, Inc., a Delaware corporation

By: 
Brooks Knapp, Vice President

STATE OF ALABAMA }
Jefferson COUNTY }

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Brook Knapp, whose name as Vice President of EBSCO Industries, Inc., a Delaware corporation, 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 the conveyance, he, as such Vice President with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 29th day of December, 2021.


NOTARY PUBLIC
Commission expires: 11-3-2025

**Grantor's Address: P. O. Box 1943
Birmingham, AL 35201**

**Grantees' Address:
State of Alabama, Department of Conservation
And Natural Resources, State Lands Division
Attention: Patricia Powell McCurdy
464 Folsom Administrative Building
64 North Union Street
Montgomery, AL 36130
(send tax notice to this address)**



**THIS INSTRUMENT PREPARED BY:
B. Saxon Main
BALL, BALL, MATTHEWS & NOVAK, P.A.
POST OFFICE DRAWER 2148
MONTGOMERY, ALABAMA 36102-2148
(334)387-7680
BBM&N File No. 2844.0056**

EXHIBIT A

PARCEL – 1

A parcel of land situated in the N.W. 1/4 of the N.W. 1/4 of Section 1, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly as follows:

Begin at an axle located at the Northwest corner of Section 1, Township 20 South, Range 2 West, Shelby County, Alabama; thence run in an Easterly direction along the North line of said Section 1 a distance of 1319.63 feet to a point on the Northwestern right-of-way line of Seaboard Coastline Railroad; thence $131^{\circ}09'22''$ to the right in a Southwesterly direction along the Northwestern right-of-way line of Seaboard Coastline Railroad a distance of 347.62 feet to the P.C. (point of curve) of a curve to the left having a radius of 2425.00 and a central angle of $14^{\circ}56'35''$; thence along the arc of said curve in a Southwesterly direction and along the Northwestern right-of-way line of Seaboard Coastline Railroad a distance of 632.45 feet to the P.T. (point of tangent) of said curve; thence tangent to said curve in a Southwesterly direction along the Northwestern right-of-way line of Seaboard Coastline Railroad a distance of 273.71 to the point of intersection of the Northwestern right-of-way line of Seaboard Coastline Railroad with Northwestern right-of-way line of Shelby County Highway No. 11; thence $45^{\circ}47'20''$ to the right in a Southwesterly direction along the Northwestern right-of-way line of Shelby County Highway No. 11 a distance of 151.46 feet to the P.C. (point of curve) of a curve to the left having a radius of 1020.00 feet and a central angle of $25^{\circ}01'55''$; thence along the arc of said curve in a Southwesterly direction and along Northwestern right-of-way line of Shelby County Highway No. 11 a distance of 445.63 feet to the South line of the N.W. 1/4 of the N.W. 1/4 of said Section 1; thence $43^{\circ}41'32''$ to the right (angle measured to tangent) in a Westerly direction along the south line of said 1/4-1/4 section a distance of 56.94 feet to the Southwest corner of said 1/4-1/4 section; thence $87^{\circ}39'07''$ to the right in a Northerly direction along the west line of said 1/4-1/4 section a distance of 1303.23 feet to the Point of Beginning.

Containing 23.24 Acres, more or less.

PARCEL - 2

A parcel of land situated in the S.W. 1/4 of the S.W. 1/4 of Section 17, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly as follows:

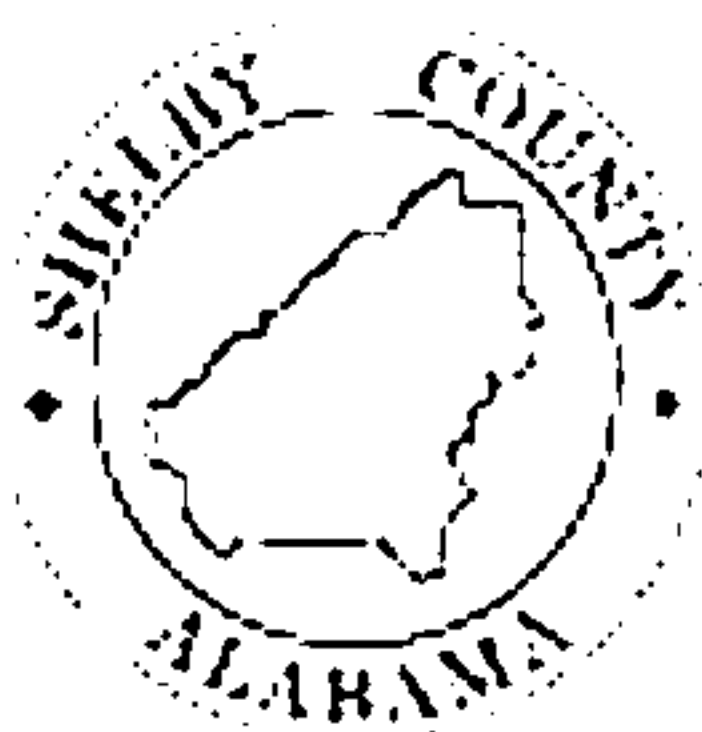
Begin at the Northeast corner of S.W. 1/4 of the S.W. 1/4 of Section 17, Township 19 South, Range 1 West, Shelby County, Alabama; thence in a Southerly direction along the East line of said 1/4 -1/4 section a distance of 529.58 feet to a point; thence $90^{\circ}06'21''$ to the right in a Westerly direction a distance of 802.01 feet to a point; thence $90^{\circ}06'05''$ to the right in Northerly direction a distance of 531.00 feet to a point on the north line of said 1/4-1/4 section; thence $90^{\circ}00'00''$ to the right in an Easterly direction along the north line of said 1/4-1/4 section a distance of 800.09 feet to the Point of Beginning.

Containing 9.75 Acres, more or less.

Subject to that certain Access Easement recorded in Instrument 20211228000608570 in the Probate Office of Shelby County, Alabama.

EXHIBIT B - PERMITTED ENCUMBRANCES

1. All taxes and assessments for the 2022 tax year, a lien not yet due and payable.
2. All such matters as would be disclosed by a true and accurate survey and inspection of the subject property.
3. Minerals and mining rights not owned by Grantor.
4. Rights of others in and to the use and/or flow of all streams, rivers, watercourses, ponds, lakes or other bodies of water located on the subject property.
5. All covenants, conditions, restrictions, easements, rights of way or other matters of record affecting the subject property.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/29/2021 03:41:10 PM
\$32.00 BRITTANI
20211229000612010

Allen S. Bayl