

For Recording Use Only

STATE OF ALABAMA

COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that, on this the 30 day of December 2021 (the "Effective Date"), in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, to the undersigned **S & W PARTNERSHIP, an Alabama general partnership, f/k/a S & W Partnership, L.L.P., and BUILDER SALES COMPANY, INC., an Alabama corporation**, herein referred to collectively as the Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledge, the said Grantor does by these presents grant, bargain, sell and convey unto **BROADWAY & PRESTON, LLC, an Alabama limited liability company**, herein referred to as the Grantee, in fee simple, the following described real estate lying and being in the County of Shelby, State of Alabama, to-wit:

SEE EXHIBIT "A"

Source of title: Instrument No. 1998-30213; Book 272, Page 79

TO HAVE AND TO HOLD THE Property, together with all improvements, buildings, structures and fixtures located thereon; all easements, if any, benefiting the Property; all rights, benefits, privileges, tenements, hereditaments, and appurtenances thereunto belonging or in anywise pertaining to the Property, including any right, title and interest of Grantor in and to any property lying in or under the bed of any street, alley, road or right-of-way, open or proposed, abutting or adjacent to the Property; and the strips, gaps or gores, if any, between the Property and abutting properties.

Said Property being subject, however, to the permitted exceptions attached here to as Exhibit A.

\$1,000,000.00 of the purchase price is secured by a purchase money mortgage filed simultaneously herewith.

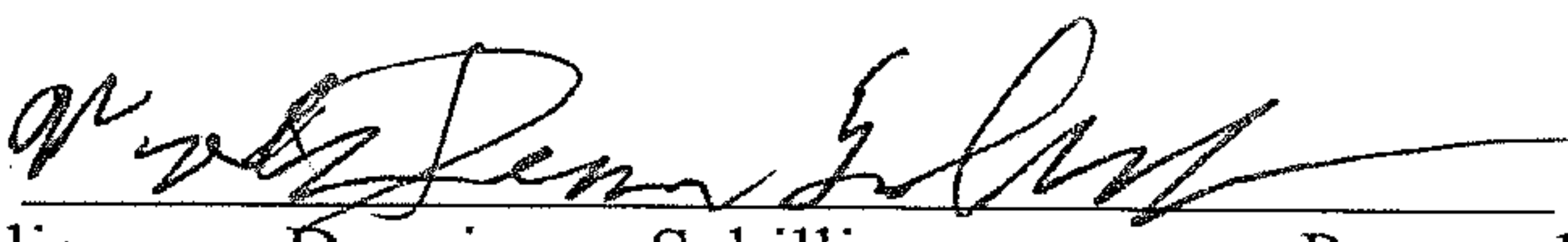
TO HAVE AND TO HOLD to the Grantee, its successors and assigns, forever. And the said Grantor does for itself and its successors and assigns, covenant with the said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that same is free from all encumbrances, subject to the Permitted Exceptions attached hereto as Exhibit "B"; that it has a good right to sell and convey the same as aforesaid; and that it will forever warrant and defend the same to the said Grantee, its successors and assigns, against the lawful claims of all persons, except as aforesaid.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed by its duly authorized representative on the dates set forth below.

[SIGNATURE PAGES TO FOLLOW]

S & W PARTNERSHIP,
an Alabama general partnership
f/k/a S & W Partnership, L.L.P.

By: Estate of Nancy Schilling, Deceased,
Jefferson County Probate Case No. 210073
Its: General Partner

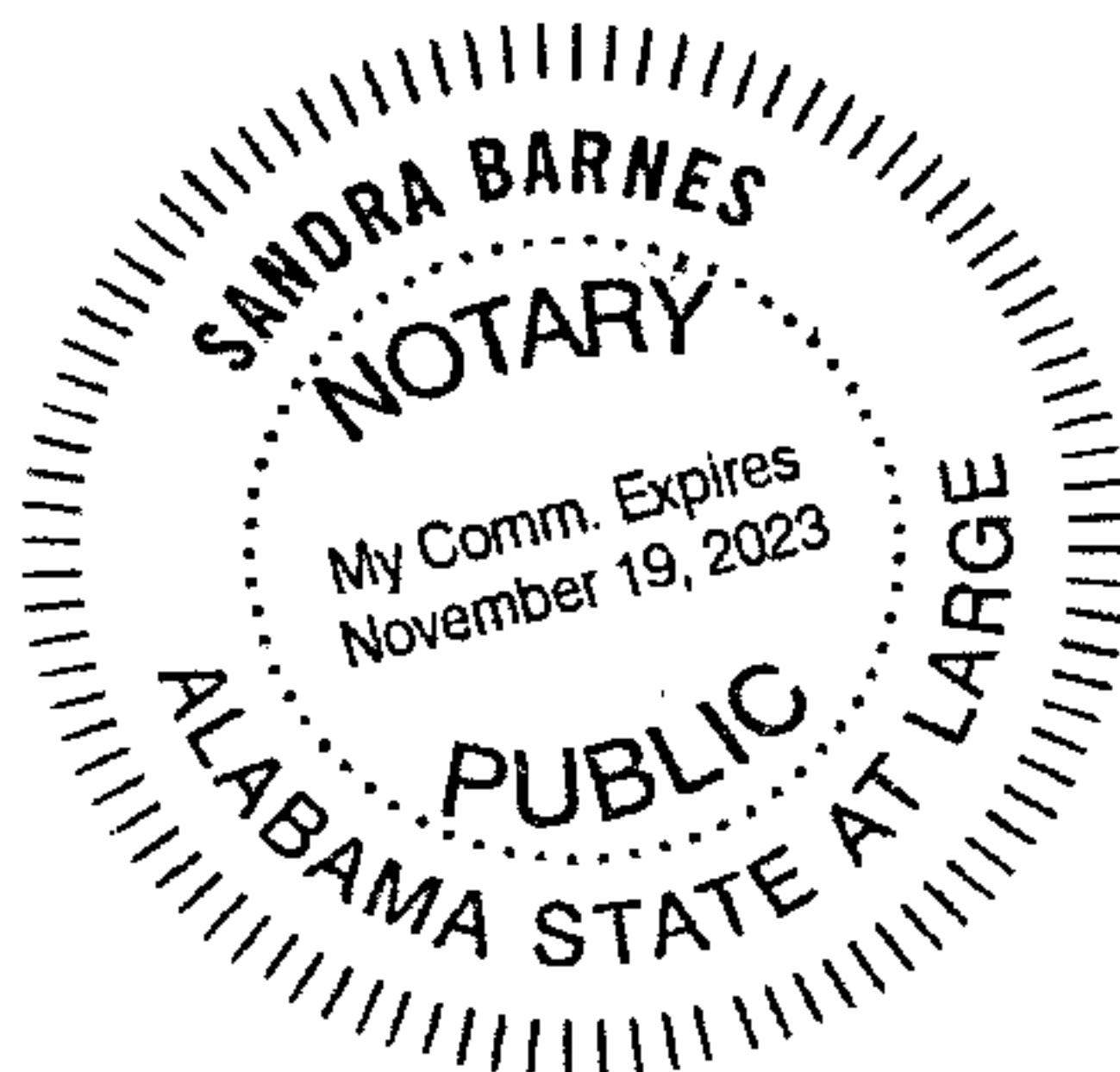
By: 
William Dennis Schilling, as Personal
Representative of the Estate of Nancy Schilling,
Deceased, and Trustee under the Will of Nancy
Schilling, Jefferson County Probate Case No.
210073


STATE OF ALABAMA

COUNTY OF Jefferson

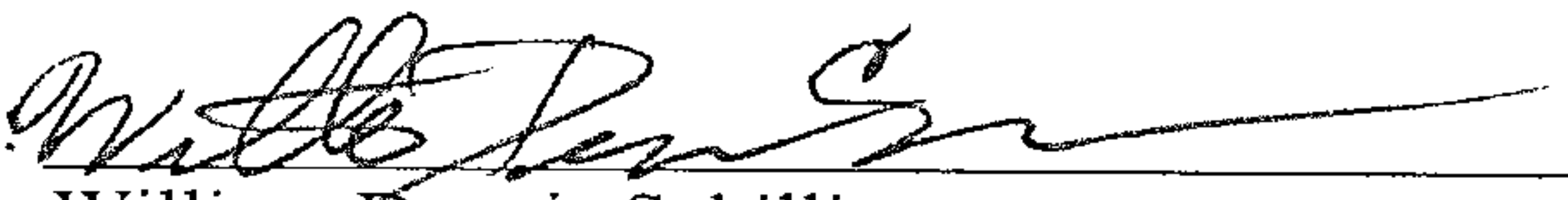
I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that William Dennis Schilling, whose name as Personal Representative of the Estate of Nancy Schilling, Deceased, and Trustee under the Will of Nancy Schilling, Jefferson County Probate Case No. 210073, of S & W PARTNERSHIP, an Alabama general partnership f/k/a S & W Partnership, L.L.P., 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 the foregoing instrument, he, as such Personal Representative and Trustee and with full authority, executed the same voluntarily for and as the act of said general partnership as of the day the same bears date.

GIVEN under my hand and official seal this the 30th day of December, 2018. 2021 (11)




Notary Public
My Commission Expires: 11.19.2023

BUILDER SALES COMPANY, INC.,
an Alabama corporation

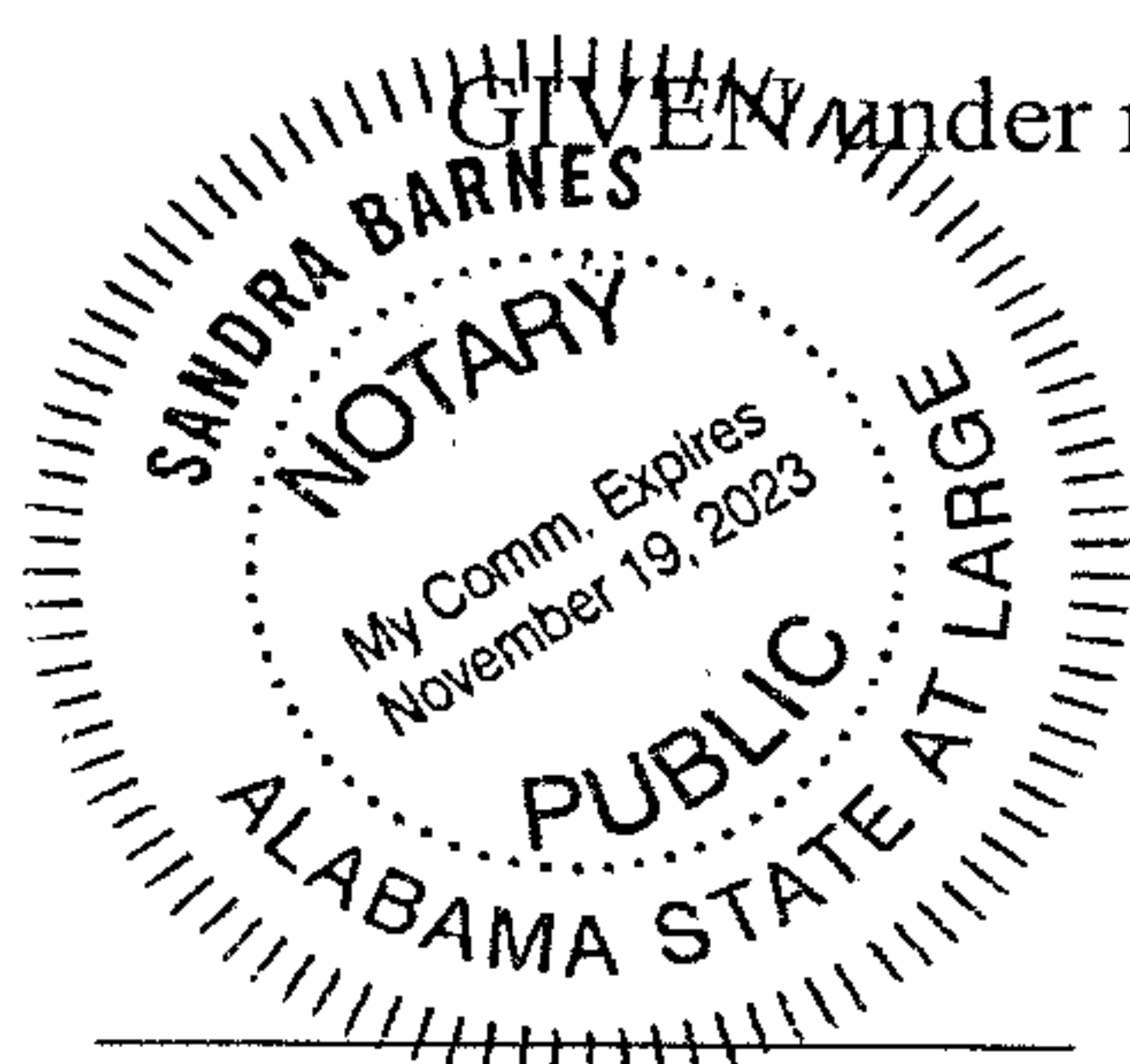
By: 
William Dennis Schilling
Its: Authorized Representative

STATE OF ALABAMA


COUNTY OF Jefferson

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that William Dennis Schilling, whose name as Authorized Representative of BUILDER SALES COMPANY, INC., an Alabama corporation, 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 the foregoing instrument, he, as such Authorized Representative and with full authority, executed the same voluntarily for and as the act of said corporation as of the day the same bears date.

2021 (AB)



GIVEN under my hand and official seal this the 30th day of December, 2018.


Notary Public
My Commission Expires: 11.19.2023

Pursuant to and in accordance with Section 40-22-1 of the Code of Alabama (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Address: 2326 Highland Avenue South, Birmingham, Alabama 35205
Grantee's Address: 116 Jefferson Street South, Suite 204, Huntsville, Alabama 35801
Property Address: 2101 Pelham Parkway, Pelham, AL 35124
Value: \$1,850,000.00

This Instrument was Prepared By:
Suzanne D. Currie
Wilmer & Lee, P.A.
100 Washington Street
Huntsville, Alabama 35801
Telephone: (256) 533-0202

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel I:

Part of the SW 1/4 of the SW 1/4 of Section 30, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

From the SW corner of said Section 30, run in an Easterly direction along the South line of said section for a distance of 94.14 feet to an existing iron rebar being on the East right of way line of U.S. Highway #31 and being the Point of Beginning; thence continue in an Easterly direction along the South line of said section for a distance of 214.44 feet to an existing iron rebar; thence turn an angle to the left of 89°34'39" and run in a Northerly direction for a distance of 223.26 feet to an existing PK nail set on the South right of way line of Valleydale Road; thence turn an angle to the left of 100°48'21" and run in a Southwesterly direction along said South right of way line of Valleydale Road for a distance of 79.74 feet to an existing nail; thence turn an angle to the left of 33°50'29" and run in a Southwesterly direction for a distance of 181.0 feet to an existing old iron rebar being on the East right of way line of U.S. Highway #31; thence turn an angle to the left of 40°17'08" and run in a Southerly direction along the East right of way line of U.S. Highway #31 for a distance of 83.02 feet, more or less, to the Point of Beginning.

Parcel II:

A parcel of land located in the Northwest 1/4 of the Northwest 1/4 of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described by the following metes and bounds legal description, based on a Boundary Survey prepared by Walter Schoel Engineering Company, Inc. dated August 27, 1998, to wit:

Commence at the Northwest corner of the said Section 31 (also known as the Southwest corner of Section 30); run thence along the North boundary of said Section 31, North 90°00'00" East (assumed bearing) for a distance of 94.14 feet, to the Point of Beginning of the parcel herein described, said point also being a point on the Easterly right of way line of U.S. Highway #31; thence continue along said North boundary of Section 31, North 90°00'00" East for a distance of 214.44 feet; thence South 00°25'21" West for a distance of 90.00 feet; thence along a line lying 90.00 feet South of and parallel with the aforesaid North boundary of Section 31, North 90°00'00" West for a distance of 224.27 feet, to a point on the aforesaid Easterly right of way line of U.S. Highway #31, lying 100 feet Easterly of concentric with the centerline of said Highway, being a spiral angle of 4°30'; thence along said right of way, across the chord North 06°38'57" East for a distance of 90.61 feet, to the Point of Beginning.

Together with those certain rights granted for ingress/egress as set out in the Reciprocal Easement Agreement recorded in Instrument 1993-22435 in the Probate Office of Shelby County, Alabama.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Ad Valorem Taxes for the year 2022 and subsequent years, which are not yet due and payable.
2. Easement to South Central Bell as recorded in Deed Book 252, Page 871, in the Office of Judge of Probate of Shelby County, Alabama.
3. Easement to State of Alabama, as recorded in Deed Book 346, Page 409, in the Office of the Judge of Probate of Shelby County, Alabama.
4. Rights of others in and to the use of the Reciprocal Easement Agreement for ingress/egress recorded in Instrument No. 1993-22435 in the Office of the Judge of Probate of Shelby County, Alabama.
5. Transmission line permit to Alabama Power Company recorded in Deed Book 145, Page 377, in the Office of the Judge of Probate of Shelby County, Alabama.
6. Right of Way to Shelby County, Alabama, recorded in Deed Book 72, Page 406, Deed Book 101, Page 250, and Deed Book 153, Page 295, in the Office of the Judge of Probate of Shelby County, Alabama.
7. Agreement with Pelham Water Works recorded in Deed Book 296, Page 283, in the Office of the Judge of Probate of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/04/2022 03:32:08 PM
\$888.00 JOANN
20220104000003660

Allie S. Bayal

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