

STATE OF ALABAMA

JEFFERSON COUNTY

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03/11/2022 09:27:40 AM
RESLTION 1/5

RESOLUTION

“WHEREAS”, S&W Real Estate, L.L.C. sold and conveyed to E-Tap, LLC, parcels of real estate located in Shelby County, Alabama and Chilton County, Alabama more particularly described as follows, to-wit:

Parcel 1 - 4601 Hwy 31, Calera AL 35040 (Tax ID# 22-8-33-0-001-008.001):

Warranty Deed from S & W Real Estate, L.L.C., an Alabama Limited Liability Company to E-Tap, LLC an Alabama Limited Liability Company, dated 09/04/2021 and recorded in Official Records Instrument No. 20210909000438860 on 09/09/2021, in the Probate Records of Shelby County, Alabama.

Legally described as:

Commence at the southeast corner of Section 33, Township 21 South, Range 2 West, Shelby County, Alabama; thence North 75 degrees 48 minutes 41 seconds West a distance of 2079.16 feet to the point of beginning; thence South 89 degrees 59 minutes 53 seconds West a distance of 106.56 feet to the easterly right of way of U.S. Highway 31; thence North 23 degrees 11 minutes 7 seconds West along said right of way a distance of 130.39 feet; thence North 27 degrees 0 minutes 43 seconds West along said right of way a distance of 160.85 feet; thence North 89 degrees 58 minutes 13 seconds East and leaving said right of way a distance of 230.94 feet; thence South 0 degrees 0 minutes 7 seconds East a distance of 263.28 feet to the point of beginning.

70 foot Ingress & Egress and Utility Easement:

Commence at the Southeast corner of Section 33, Township 21 South, Range 2 West, Shelby County, Alabama; thence North 75 degrees 48 minutes 41 seconds West a distance of 2079.16 feet to the point of beginning of the southerly line of a 70 foot ingress, egress, and utility easement lying 70 foot north of and parallel to described line; thence South 89 degrees 59 minutes 53 seconds West a distance of 106.56 feet to the easterly right of way of U.S. Highway 31 and the end of said easement.

Parcel 2 - 24557 US Highway 31, Jemison, AL 35085 (Tax ID# 14-06-06-23-4-002-011.001):

Warranty Deed from S&W Real Estate, LLC to, E-Tap, LLC dated 09/04/2021 and recorded in Official Records Book 2021, Page 240497 on 09/13/2021, in the Probate Records of Chilton County, Alabama.

Legally described as:

COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY OF THE UNION GROVE ROAD (CHILTON COUNTY ROAD 42) AND THE WEST RIGHT OF WAY OF U.S. HIGHWAY NO. 31; THENCE RUN SOUTH ALONG THE WEST RIGHT OF WAY OF US HIGHWAY NO. 31 FOR 440.15 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE FOR 100.00 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 90 DEGREES, 03 MINUTES, 55 SECONDS AND

RUN WEST FOR 200.00 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 89 DEGREES, 56 MINUTES, 05 SECONDS AND RUN NORTH FOR 100.00 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 90 DEGREES, 03 MINUTES, 55 SECONDS AND RUN EAST FOR 200.00 FEET TO THE POINT OF BEGINNING. LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 23 NORTH, RANGE 13 EAST, CHILTON COUNTY, ALABAMA.

Parcel 3 - 844 Main St., Montevallo, AL 35115 (Tax ID# 27-5-21-3-305-028.000):

Warranty Deed from S & W Real Estate, L.L.C., an Alabama Limited Liability Company to E-Tap, LLC, an Alabama Limited Liability Company, dated 09/04/2021 and recorded in Official Records Instrument No. 20210909000438860 on 09/09/2021, in the Probate Records of Shelby County, Alabama.

Legally described as:

A portion of Lot 32, Block 19, of the Original Map of Montevallo in the SE 1/4 of Section 21, Township 22 South, Range 3 West, in Shelby County, Alabama; being situated in Shelby County, Alabama, and being more particularly described as follows:

Commencing at the intersection of the Southwest side of the North Boundary Street with the Southeast side of Main Street; thence run in a Southwesterly direction along the line of Main Street for a distance of 171.11 feet to a point of beginning of the land hereby conveyed; thence turn left 90 deg. 00 min. in a Southeasterly direction for a distance of 125 feet; thence turn right 90 deg. 00 min. in a Southwesterly direction for a distance of 50 feet; thence turn right 90 deg. 00 min. in a Northwesterly direction to the line of Main Street for a distance of 125 feet; thence turn right along the line of Main Street for a distance of 50 feet to the point of beginning, and upon which there is situated parts of a brick building formerly owned by George Kroell; said land being a portion of Lot No. 32, according to the original plan of the Town of Montevallo, Alabama, being the same property described in deed of J. A. Brown and wife, Annie Jo Brown, to N. Joe Klotzman, dated April 30, 1948, recorded in the Probate Office of Shelby County, Alabama, in Deed Book 132 Page 246. Being situated in Shelby County, Alabama.

EASEMENT I:

An easement appurtenant for ingress and egress is granted over a part of Lot 32, Block 19, according to the original Plan of the Town of Montevallo, in the SE 1/4 of Section 21, Township 22 South, Range 4 West, Shelby County, Alabama, more particularly described as follows: From the SE corner of the above described property, as the point of beginning, proceed Northeasterly along the SE line of said property for a distance of 10 feet; thence turn right and run Southeasterly and parallel to the SW line of said Lot 32 for a distance of 175 feet, more or less, to the NW right-of-way of Island Street; thence run Southwesterly along said Island Street right-of-way for 10 feet to the SE corner of said Lot 32; thence run Northwesterly along the SW boundary of said Lot 32 back to the point of beginning, being situated in Shelby County, Alabama.

EASEMENT II:

An easement appurtenant for sewer and underground utility usage only, which supplements EASEMENT I herein granted by said grantors to said grantee, said easement being more particularly described as follows:

A part of Lot 32, Block 19, according to the original Plan of the Town of Montevallo, in the SE 1/4 of Section 21, Township 22 South, Range 4 West, Shelby County, Alabama, more particularly described as follows: From the SE corner of the above described property, as the point of beginning, proceed Northeasterly along the SE line of said property for a distance of 10 feet; thence turn right and run Southeasterly and parallel to the SW line of said 1st 32 for a

distance of 175 feet, more or less, to the NW right-of-way of Island Street; thence run Southwesterly along said Island Street right-of-way for 10 feet to the SE corner of said Lot 32; thence run Northwesterly along the SW boundary of said Lot 32 back to the point of beginning, being situated in Shelby County, Alabama.

Parcel 4 - 8111 Highway 31, Calera, AL 35040 (Tax ID# 28-5-21-1-004-015.000):

Warranty Deed from S & W Real Estate, L.L.C., an Alabama Limited Liability Company to E-Tap, LLC, an Alabama Limited Liability Company, dated 09/04/2021 and recorded in Official Records Instrument No. 20210909000438860 on 09/09/2021, in the Probate Records of Shelby County, Alabama.

Legally described as:

A parcel of land in the SW 1/4 of the NE 1/4 of Section 21, Township 22 South, Range 2 West; more particularly described as follows:

Commence at the intersection of the centerlines of tracks of the CSX Transportation Railroad Main Line and the Norfolk Southern Railroad Main Line in the Town of Calera, Alabama and run thence westerly along the centerline of said Norfolk Southern track a distance of 559.51 feet to the intersection of said track with the centerline of Highway No. 31; thence turn 119 deg. 59 min. 40 sec. right and run northerly along the centerline of said Highway 31 a distance of 645.19 feet to a point; thence turn 89 deg. 59 min. 44 sec. right and run easterly a distance of 39.83 feet to a steel pin corner and the point of beginning of the property being described; thence continue along last described course a distance of 173.03 feet to a steel pin corner on the west right of way line of the CSX Railroad Spur Line right of way in a curve to the left; thence turn 114 deg. 59 min. 06 sec. right to chord and run southwesterly along the chord of said curve a chord distance of 235.00 feet to a steel pin corner on the same said west line of same said right of way; thence turn 60 deg. 11 min. 13 sec. right from chord and run westerly a distance of 81.55 feet to a steel pin corner of the east margin of Highway No. 31; thence turn 96 deg. 46 min. 49 sec. right and run northerly along said margin of said highway a distance of 220.00 feet to the point of beginning; being situated in Shelby County, Alabama.

Commence at the intersection of the center line of the L & N Railroad, Main Line and the Southern Railroad tracts in the Town of Calera, Alabama and run thence South 65°20' West along the center line of said Southern Railroad a distance of 557.0 feet to the center line of U. S. Highway 31; thence turn an angle of 119°46' to the right and run a distance of 651.17 feet; thence turn an angle of 90° to the right and run to a point on the East right of way line of U.S. Highway 31, said point being near the Southwest corner of a building known as Sonny's Barber Shop (presently B & C Construction Company), and the point of beginning; thence turn an angle of 1°28' to the left and run Easterly a distance of 175 feet, more or less, to a point on the West line of the L & N Railroad spur; thence run Southwesterly along said railroad right of way a distance of 235 feet, more or less, to an iron pin; thence run South 83°58' West a distance of 81.55 feet to a point on the East right of way line of U. S. Highway #31 and near the center of a ditch; thence run North 2°53' East along the East right of way line of U. S. Highway #31 a distance of 220.00 feet to the point of beginning.

Parcel 5 - 305 W College St., Columbiana, AL 35051 (Tax ID# 21-7-26-2-001-048.000):

Warranty Deed from S & W Real Estate, L.L.C., an Alabama Limited Liability Company to E-Tap, LLC, an Alabama Limited Liability Company, dated 09/04/2021 and recorded in Official Records Instrument No. 20210909000438860 on 09/09/2021, in the Probate Records of Shelby County, Alabama.

Legally described as:

Commence at the NW corner of the NE 1/4 of NW 1/4 of Section 26, Township 21 South, Range 1 West; thence run South along the West line of said 1/4-1/4 Section a distance of 1238.19 feet to the South R.O.W. line of Alabama State Highway 70; thence turn an angle of 99 degrees 12 minutes to the left and run along said R.O.W. line a distance of 657.19 feet to the point of beginning; thence continue in the same direction along said R.O.W. line a distance of 105.00 feet; thence turn an angle of 100 degrees 49 minutes to the right and run a distance of 186.80 feet; thence turn an angle of 83 degrees 45 minutes to the right and run a distance of 103.42 feet; thence turn an angle of 96 degrees 15 minutes to the right and run a distance of 178.40 feet to the point of beginning. Situated in the E 1/2 of the NW 1/4 of Section 26, Township 21 South, Range 1 West, Shelby County, Alabama. Situated in Shelby County, Alabama.

“NOW THEREFORE, BE IT RESOLVED”, by unanimous vote of the

Members present and voting that **M. Scott Reneau** was hereby authorized to accomplish the sale and conveyance of the above described real estate on such terms and conditions as they deemed appropriate, and to enter into and execute a warranty deed for and in the name of said limited liability company, conveying said parcels of real estate to E-Tap, LLC and to execute any and all other instruments or documents necessary or desirable in connection with the sale and conveyance of said real estate, the necessity or desirability thereof to be conclusively evidenced by the execution of said instruments or documents by such S&W Real Estate, L.L.C. by M. Scott Reneau, its Member/Manager, and all necessary and proper actions taken by M. Scott Reneau, Member/Manager of this limited liability company in this connection were ratified, approved and confirmed.”

Said members state that there have been no members added to S&W Real Estate, L.L.C. since the execution of Operating Agreement for the company, and that the Member/Manager that signed the documents mentioned herein had full authority to execute all documents necessary to complete the transaction described herein.

We hereby certify that the above is a true and complete copy of a Resolution adopted by S&W Real Estate, L.L.C. on this 4th day of March, 2022.

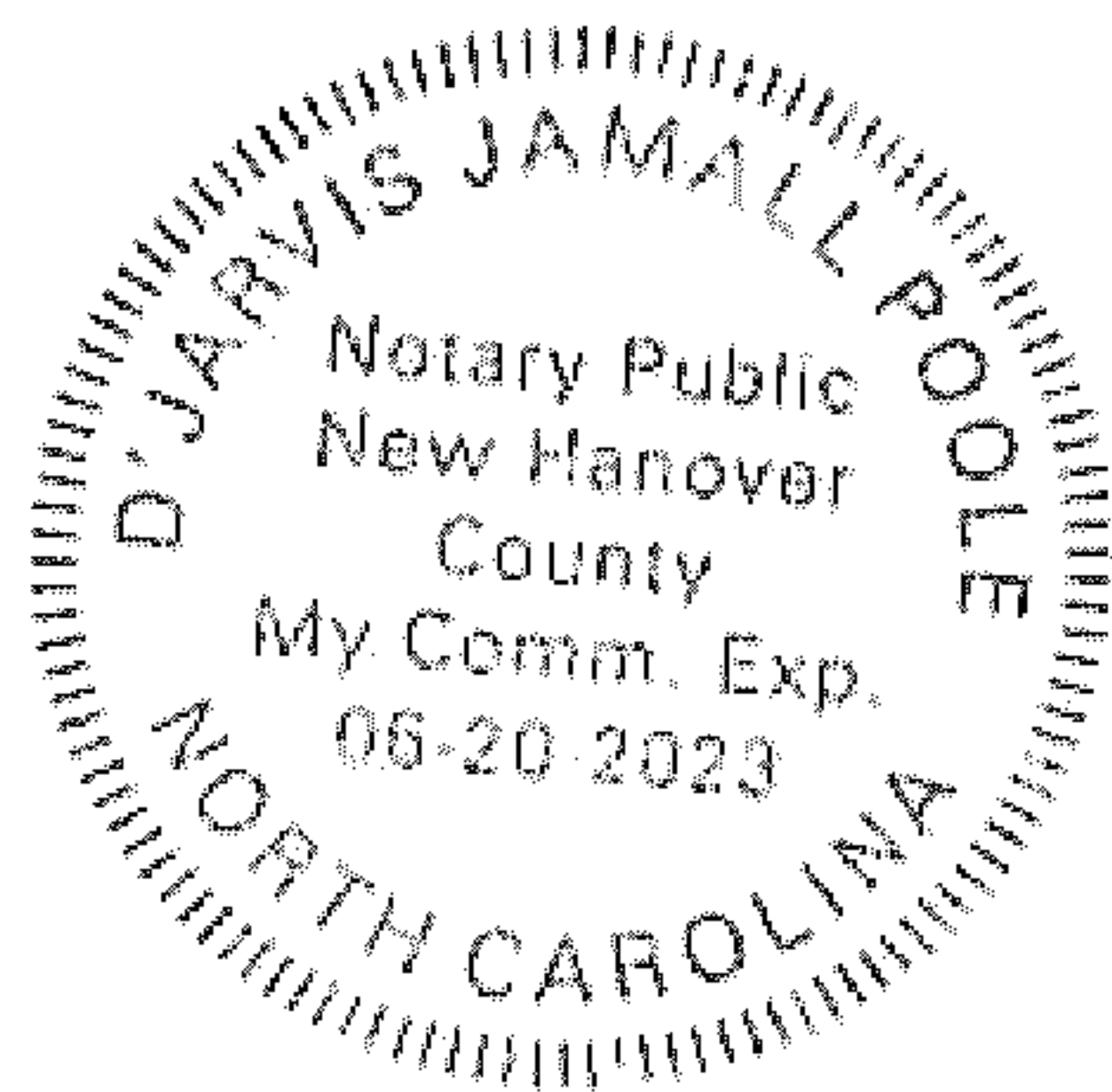
S&W Real Estate, L.L.C.

By Donna W. Reneau
**Donna W. Reneau aka Wendy Reneau aka
Donna Lynn Williams Reneau aka Donna
Wendy Reneau, Manager/Member**

NC
STATE OF ~~ALABAMA~~
COUNTY OF ~~JEFFERSON~~
New Hanover

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that **Donna W. Reneau aka Wendy Reneau aka Donna Lynn Williams Reneau aka Donna Wendy Reneau, Manager/Member of S&W Real Estate, L.L.C.** whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, as such members and with full authority, executed the same voluntarily for and as the act of said **S&W Real Estate, L.L.C.**

Given under my hand and official seal this 4 day of March, 2022.



[Signature]
Notary Public
My commission expires June 20, 2023

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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Allen S. Bayl