

**SEND TAX NOTICE TO:**  
CS Equity Partners, LLC  
110 12th Street North  
Birmingham, AL 35203

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

**STATUTORY WARRANTY DEED**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **TWO MILLION FIVE HUNDRED THOUSAND AND 00/100 (\$2,500,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **L & T Investments, LLC, an Alabama Limited Liability Company**, whose address is 2218 Deer Run Drive SW, Cullman, AL 35057, (hereinafter "Grantor", whether one or more), by **CS Equity Partners, LLC**, whose address is 110 12th Street North, Birmingham, AL 35203, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee the following described real estate situated in Shelby County, Alabama, **the address of which is 100 Egg and Butter Road, Columbiana, AL 35051**, to-wit:

**A PART OF THE SE-1/4 OF SECTION 26, TOWNSHIP 21 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE WHERE THE SOUTHEAST RIGHT OF WAY LINE OF ALABAMA HIGHWAY NO. 25 INTERSECTS THE WEST RIGHT OF WAY LINE OF EGG AND BUTTER ROAD; THENCE SOUTH 49°59'02" WEST, 1484.43 FEET, ALONG THE SOUTHEAST RIGHT OF WAY LINE OF ALABAMA HIGHWAY NO. 25 TO A POINT ON THE NORTHEAST RIGHT OF WAY LINE OF JONESBORO CIRCLE; THENCE SOUTH 27°18'28" EAST, 68.55 FEET, ALONG SAID RIGHT OF WAY LINE; THENCE SOUTH 81°11'07" EAST, 649.06 FEET; THENCE NORTH 15°59'44" EAST, 325.29 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 81°13'24" EAST 408.01 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF EGG AND BUTTER ROAD; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING COURSES: NORTH 16°25'30" EAST, 74.83 FEET; NORTH 13°54'40" EAST, 95.45 FEET; NORTH 8°15'39" EAST, 96.81 FEET; NORTH 2°48'48" EAST, 97.40 FEET; NORTH 2°15'01" WEST, 97.25 FEET; NORTH 6°13'34" WEST, 67.00 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE RUN THENCE SOUTH 63°26'03" WEST, 521.52 FEET; THENCE SOUTH 0°45'19" EAST, 226.53 FERT; THENCE SOUTH 81°13'24" EAST, 8.34 FEET TO THE POINT OF BEGINNING.**

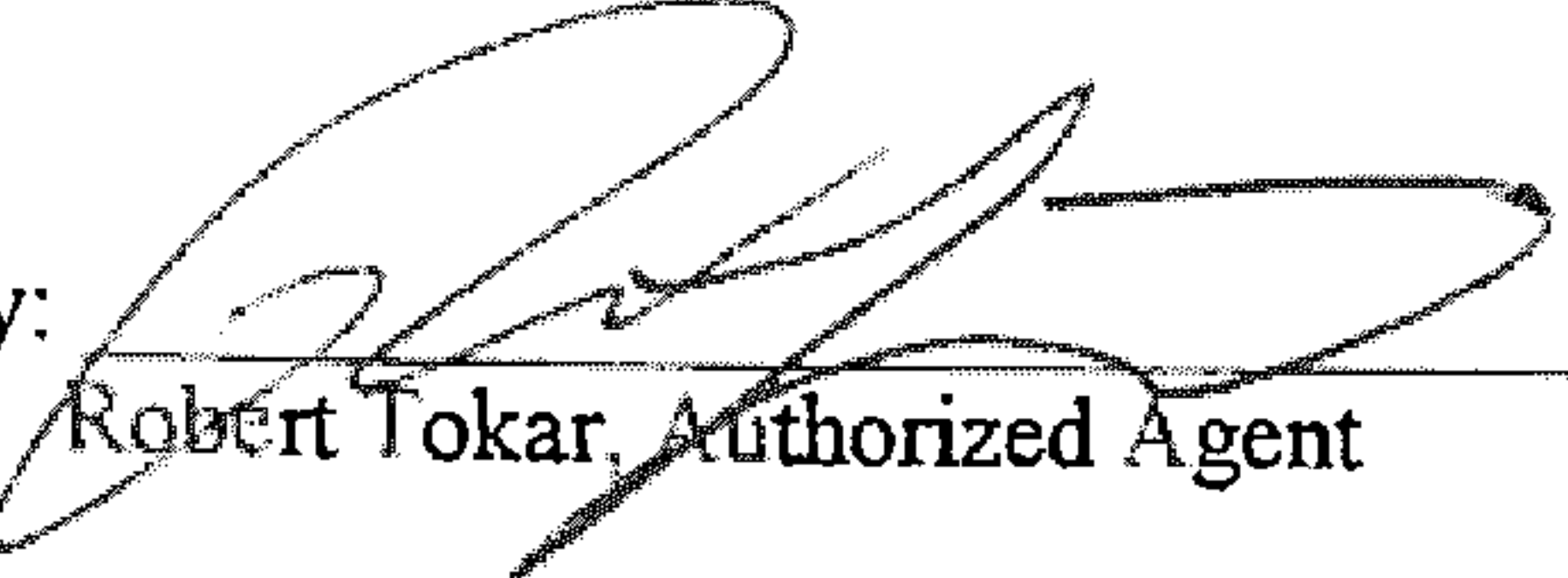
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

**TO HAVE AND TO HOLD** to the said grantee, his, her or their heirs and assigns forever, together with every contingent remainder and right of reversion.



IN WITNESS WHEREOF, Grantor, L & T Investments, LLC, an Alabama Limited Liability Company, by Robert Tokar, as its Authorized Agent, who is authorized to execute this conveyance, has caused this conveyance to be executed on this 19th day of May, 2022.

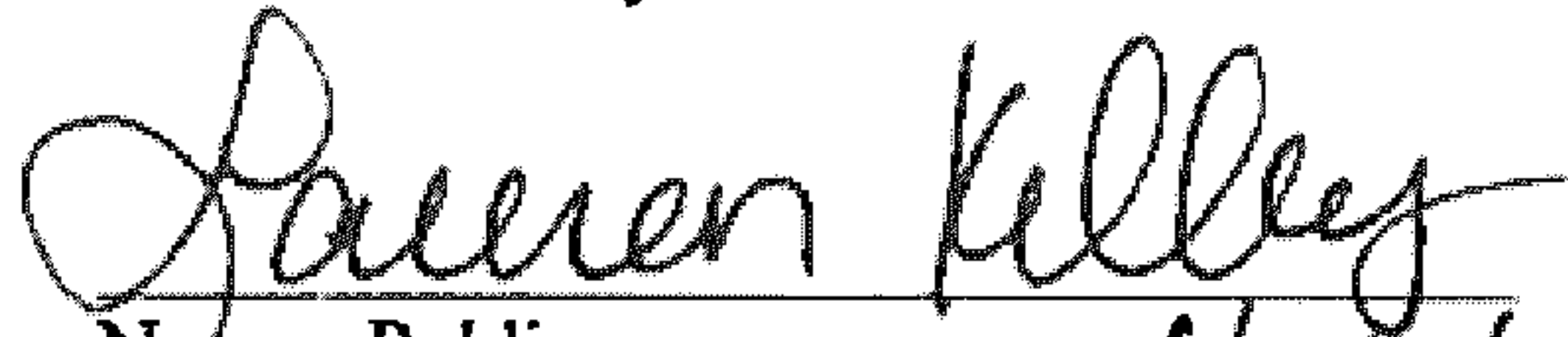
L & T Investments, LLC, an Alabama Limited Liability Company

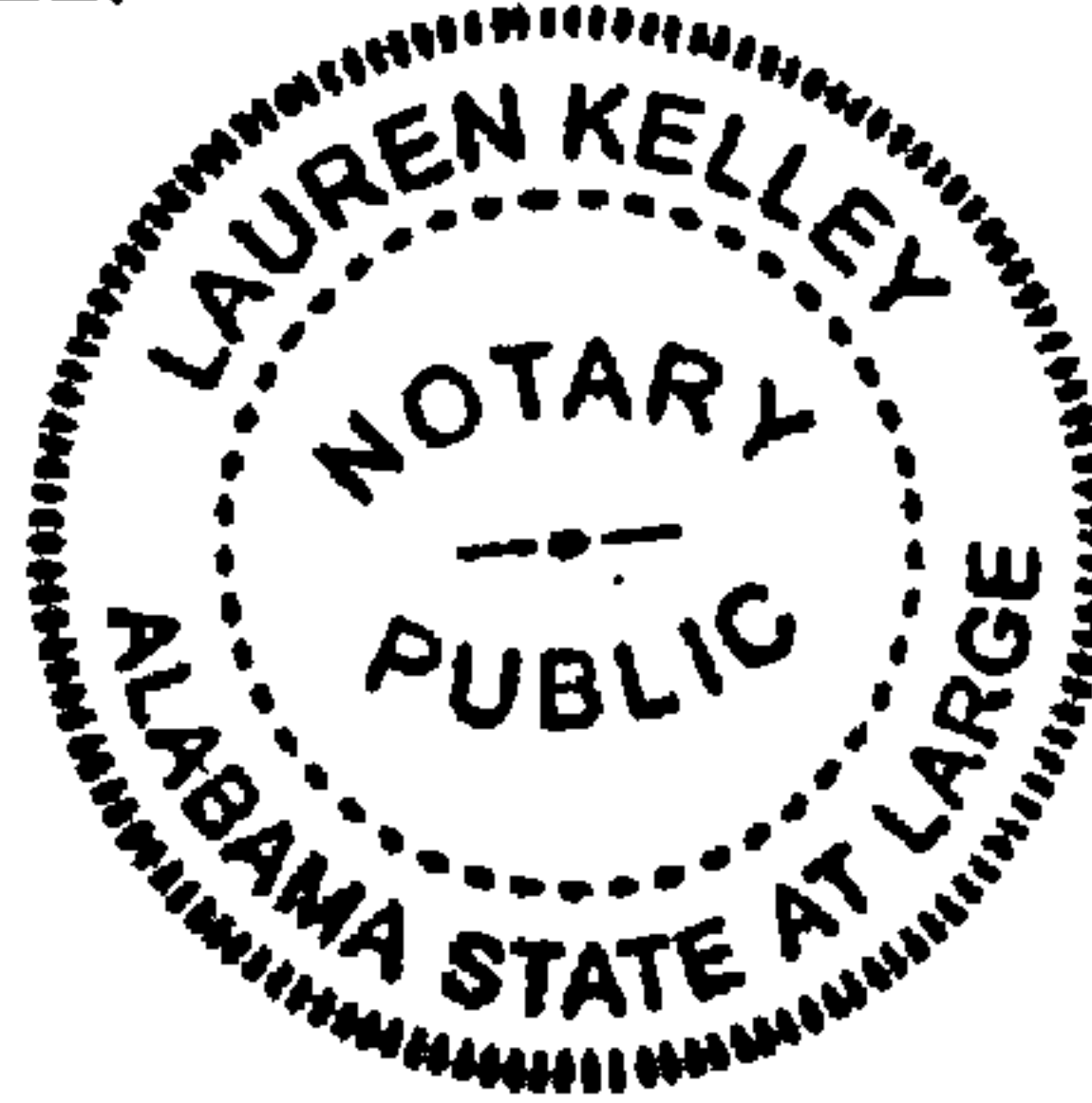
By:   
Robert Tokar, Authorized Agent

STATE OF ALABAMA  
COUNTY OF Cullman

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Robert Tokar whose name as Authorized Agent of L & T Investments, 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 the instrument, he, in his capacity and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and seal this 19th day of May, 2022.

  
Notary Public  
My Commission Expires: 4/24/23



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/20/2022 01:33:52 PM  
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