

Prepared by, and when recorded, return to:

Maynard, Cooper & Gale, P.C.  
1901 Sixth Avenue North  
Suite 1700  
Birmingham, Alabama 35203  
Attention: Baker Findley

Send tax notices to:

Windsor Court, LLC  
Attn: Jonathan Belcher  
3545 Market Street  
Hoover, AL 35226

### STATUTORY WARRANTY DEED

STATE OF ALABAMA )

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS:

THAT, **CAHABA POINTE, LLC**, an Alabama limited liability company formed under the laws of Alabama ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid to Grantor by **WINDSOR COURT, 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, Hoover, Alabama, as more particularly described on Exhibit A attached hereto, incorporated herein, and made a part hereof for all purposes (the "Property"), together with all of the improvements located thereon and Grantor's interest in any and all rights and appurtenances thereto in any way belonging, subject to the exceptions listed on Exhibit B attached hereto and incorporated herein by reference (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 the Exceptions.

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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:
Cahaba Pointe, LLC	Windsor Court, LLC
2530 Watkins Road	3545 Market Street
Birmingham, AL 35223	Hoover, AL 35226
Property Address:	Approximately 11.15 acres located at Hwy 280 and Hwy 119
Date of Sale:	May 20, 2022
Total Purchase Price:	\$2,400,000.00
The Purchase Price can be verified in:	<input type="checkbox"/> Closing Statement <input checked="" type="checkbox"/> Sales Contract <input type="checkbox"/> Appraisal <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Property Tax Bill or Assessment <input type="checkbox"/> _____

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

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IN WITNESS WHEREOF, Grantor has hereunto caused this instrument to be executed on the date of the acknowledgment below, to be effective as of the 20 day of May, 2022.

**GRANTOR:**

**Cahaba Pointe, LLC**, an Alabama limited liability company

By: \_\_\_\_\_

Name: Allen W. Hawkins, III

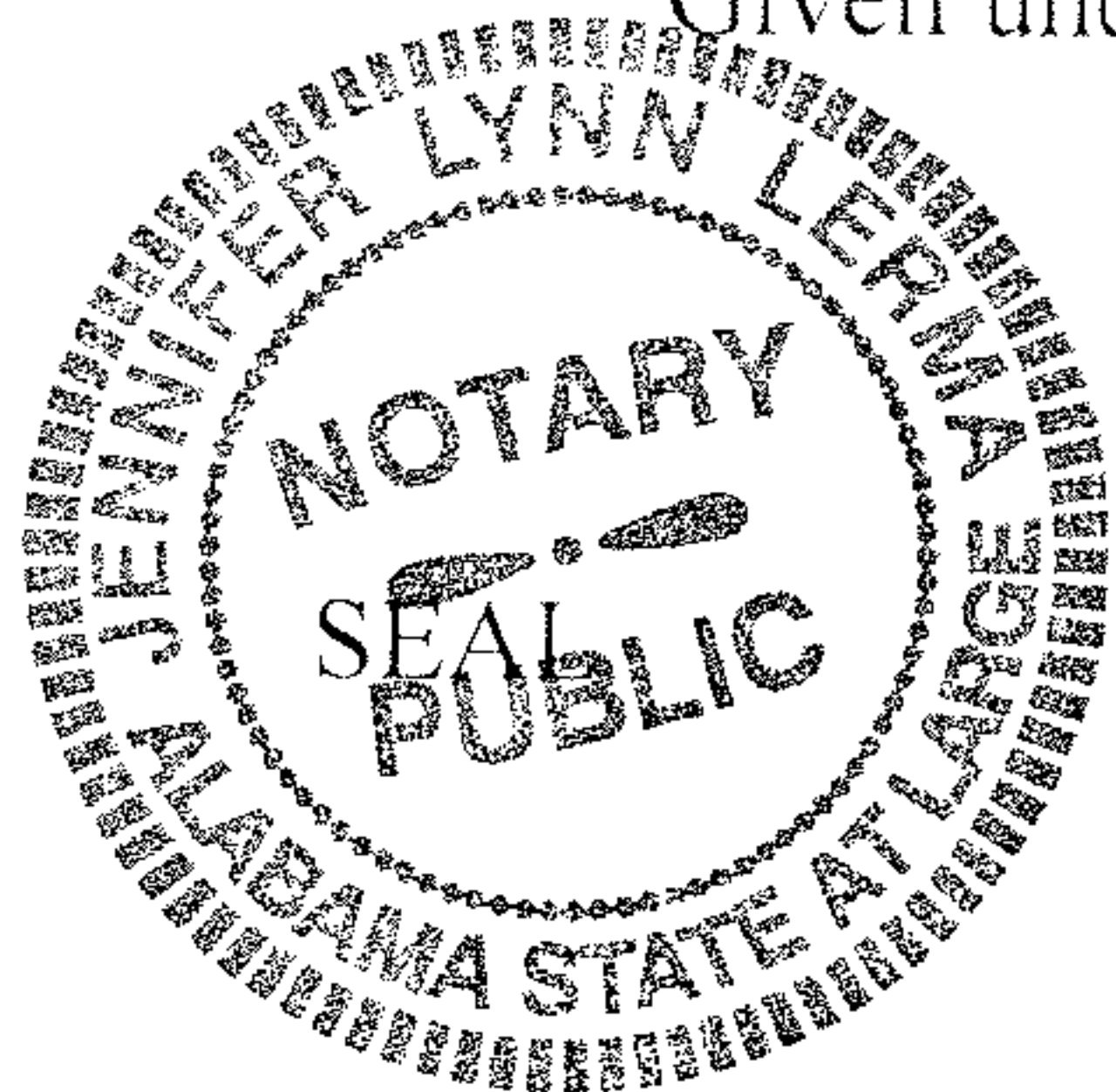
Its: Authorized Signatory

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned authority, a Notary Public in and for said county in said State, hereby certify that Allen W. Hawkins, III whose name as Authorized Signatory of Cahaba Pointe, 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 authorized signatory 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 17<sup>th</sup> day of May, 2022.



Jennifer L. Lepore  
Notary Public

My commission expires: 9/15/2024

**EXHIBIT A**

**Description of the Property**

A parcel of land being situated in the Southeast one-quarter of the Southeast one-quarter of Section 31, Township 18 South, Range 1 West, Shelby County, Alabama and being more particularly described as follows:

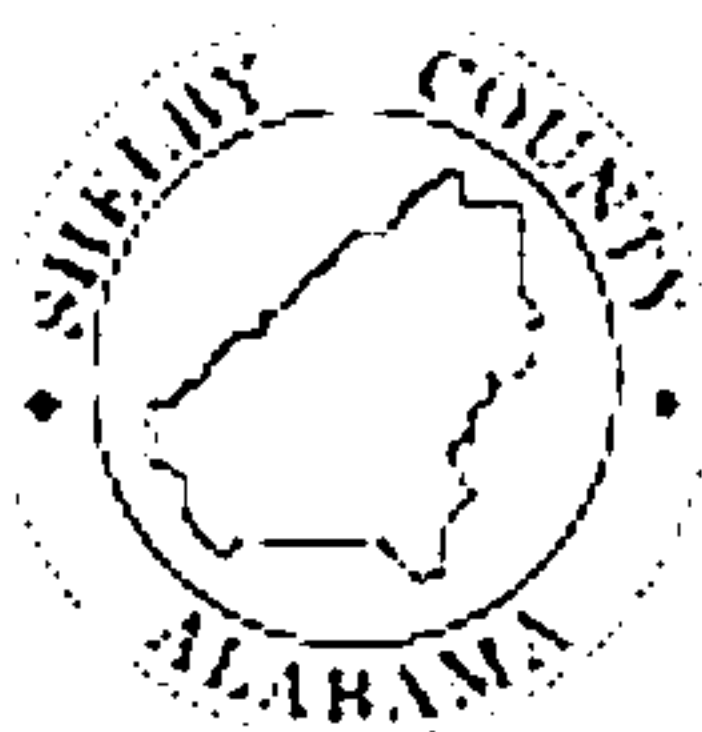
Commence at a point marking the Southeast corner of said Section 31; thence run South 88 degrees 51 minutes 52 seconds West along the South line of said Section for a distance of 200.00 feet to a found concrete monument being the POINT OF BEGINNING; thence continue along the last described course and said South line for a distance of 600.59 feet to a found 5/8 inch rebar; thence leaving said South line, run North 00 degrees 24 minutes 43 seconds West for a distance of 799.99 feet to a found capped rebar stamped (JPS); thence run North 89 degrees 17 minutes 05 seconds East for a distance of 299.41 feet to a found capped pipe; thence run South 00 degrees 05 minutes 36 seconds East for a distance of 43.56 feet to a set capped rebar stamped (GSA); thence run South 89 degrees 59 minutes 17 seconds East for a distance of 401.73 feet to a set capped rebar stamped (GSA); thence run South 00 degrees 16 minutes 45 seconds East for a distance of 517.57 feet to a found rebar; thence run South 89 degrees 15 minutes 26 seconds West for a distance of 99.23 feet to a found 3/4 inch rebar; thence run South 00 degrees 26 minutes 01 seconds East for a distance of 229.31 feet to the POINT OF BEGINNING. Said parcel contains 517,083 square feet or 11.87 acres more or less.



**EXHIBIT B**

**Exceptions**

1. Taxes for the year 2022 and subsequent years, a lien 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.
3. Less and except any part of subject property lying within any road right-of-way.
4. Right of Way granted to Shelby County recorded in Volume 95, pager 519.
5. Right of way granted to South Central Bell Telephone Company recorded in Shelby Real 215, page 408 and Shelby Real 17, page 967.
6. Right of way granted to Alabama Power Company recorded in Volume 1098, page 491.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**05/24/2022 12:08:54 PM**  
**\$2434.00 JOANN**  
**20220524000209920**

*Allen S. Bayl*