



20220524000210600 1/4 \$33.00
Shelby Cnty Judge of Probate, AL
05/24/2022 02:58:43 PM FILED/CERT

Send tax notice to:

MI Sweetwater, LLC
3060 Peachtree Road, N.W.
Suite 1080
Atlanta, Georgia 30305

This instrument prepared by:

Jason A. Forbus
Davidson, Davidson, Umbach & Forbus
310 Samford Village Ct, Ste. 200
Auburn, AL 36830

STATE OF Alabama

COUNTY OF Shelby

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of FIVE AND NO/100THS DOLLARS (\$5.00) and other good and valuable consideration to the undersigned, PELHAM INVESTMENT PARTNERS, LLC, a Georgia limited liability company, hereinafter referred to as Grantor, in hand paid by MI SWEETWATER, LLC, a Georgia limited liability company, hereinafter referred to as Grantee, the receipt of which is hereby acknowledged, the said Grantor, does hereby remise, release, quitclaim and convey unto the said Grantee, all its right, title, interest and claim in and to the real estate described on EXHIBIT A attached hereto and made a part hereof by this reference.

TO HAVE AND TO HOLD to the said Grantee, his/her heirs and assigns, forever.

11th IN WITNESS WHEREOF, the undersigned has hereunto executed this instrument on this the day of May, 2022.

GRANTOR:

PELHAM INVESTMENT PARTNERS, LLC,
a Georgia limited liability company

By: WOODDALL HOLDINGS, LLLP, a Georgia limited liability limited partnership, Manager

By: Wooddall Management, LLC, a Georgia limited liability company, its General Partner

By: C. Lee Wooddall (SEAL)
Charles Lee Wooddall, Manager

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

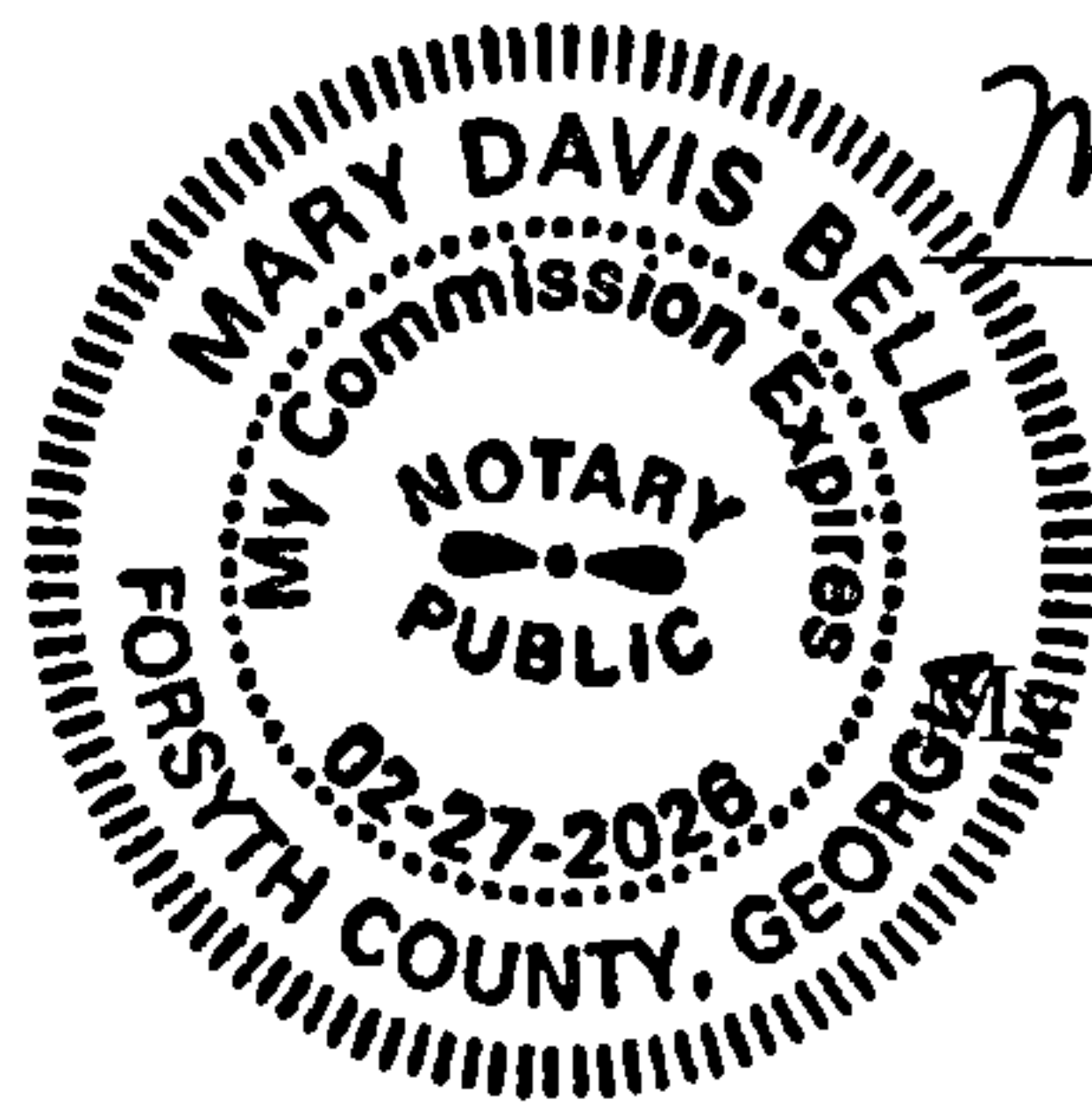
STATE OF Georgia
COUNTY OF Fulton



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I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that CHARLES LEE WOODALL, the Manager of Woodall Management, LLC, which is the General Partner of Woodall Holdings, LLLP, which is the Manager of PELHAM INVESTMENT PARTNERS, LLC, whose name 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/she/they executed the same voluntarily on the day same bears date.

Given under my hand this the 11th day of May, 2022.



Mary Davis Bell

NOTARY PUBLIC

commission expires: 2/27/26



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EXHIBIT A

A parcel of land situated in the SE 1/4 of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a 3" capped pipe at the SE corner of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama; thence westerly along the south line of said section a distance of 203.25 feet to a point on the centerline of CSX Transportation Railroad right of way; thence turn right $62^{\circ}23'11''$ and run northwesterly along said centerline a distance of 202.26 feet to the intersection of said centerline and the centerline of Shelby County Highway 238 (Lee Street); thence turn right $20^{\circ}46'49''$ leaving said railroad centerline and run northerly along the centerline of Shelby County Highway 238 for a distance of 696.71 feet to a point; thence turn left 90° leaving said centerline and run westerly 30.00 feet to a concrete monument on the westerly right of way line of Shelby County Highway 238 (Lee Street), said point being the POINT OF BEGINNING; thence continue along the last described course a distance of 180.90 feet to a 3/4" crimp on the northeasterly right of way of CSX Transportation Railroad; thence turn right $69^{\circ}13'53''$ and run northwesterly along said right of way a distance of 594.68 feet to a 1/2" rebar at the point of curve to the left having a central angle of $8^{\circ}05'32''$ and a radius of 2939.09 feet; thence northwesterly along the arc of said curve and along said right of way a distance of 415.11 feet to 5/8" rebar; thence turn right $125^{\circ}32'56''$ from tangent to said curve leaving said right of way and run easterly 670.35 feet to 1/2" rebar capped CA-0287-LS on the westerly right of way of Shelby County Highway 238 (Lee Street), said point also being a point on a curve to the left having a central angle of $2^{\circ}17'04''$ and a radius of 2914.82 feet; thence turn right $94^{\circ}57'02''$ to the tangent of said curve and run southerly along the arc of said curve and along said right of way a distance of 116.22 feet to a 3/4" crimp; thence turn an interior angle left $179^{\circ}26'05''$ and run southerly along said right of way a distance of 179.95 feet to a 1/2" rebar at the point of curve to the left having a central angle of $10^{\circ}03'14''$ and a radius of 3223.53 feet; thence turn an interior angle left $180^{\circ}02'28''$ to the tangent of said curve and run along the arc of said curve and along said right of way a distance of 565.65 feet to the POINT OF BEGINNING.

Said tract or parcel of land, containing approximately 8.02 acres, is more accurately depicted on that certain ALTA/ACSM Land Title Survey prepared for MI Sweetwater, LLC and First American Title Insurance Company, by Rodney Keith Cunningham, Alabama Registered Land Surveyor No. 26013, dated May 4, 2022.

Tax Parcel No. 13 6 14 4 001 002.000

