



20220616000242490 1/5 \$54.00
Shelby Cnty Judge of Probate, AL
06/16/2022 12:28:24 PM FILED/CERT

PROPERTY ADDRESS:

PARCEL #s:

36 1 02 0 001 071.000

36 1 02 0 001 071.001

LOCATION: 5606 Hwy 25
Montevallo, AL 35115

SEND TAX NOTICE TO:
University Community LLC
PO Box 52735
Knoxville, Tn 37950

This instrument prepared by:
Aaron B. Thomas
Watkins & Eager, PLLC
1904 1st Ave N, Suite 300
Birmingham, Alabama 35203

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration Two Million Five Hundred Thousand Dollars and 00/100 (\$2,500,000.00) (Total Purchase Price per sales contract) and other valuable considerations to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **Bella Properties, LLC**, whose mailing address is 2130 Cameron Circle, Birmingham, AL 35242 ("Grantor"), does hereby grant, bargain, sell and convey unto **University Community LLC**, whose mailing address is PO Box 52735, Knoxville, TN 37950 (hereinafter referred to as "Grantee") all that certain real property, located and situated in Shelby County, Alabama, more particularly described in Exhibit "A" attached hereto and incorporated herein by reference.

SUBJECT, HOWEVER, to each of the matters set forth in Exhibit "B" attached hereto and incorporated herein by reference.

Shelby County, AL 06/16/2022
State of Alabama
Deed Tax:\$20.00

Grantor makes no warranty or covenant respecting the nature or the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

TO HAVE AND TO HOLD, the aforegranted premises to the said Grantee, its successors and assigns, FOREVER.



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[signatures on following pages]

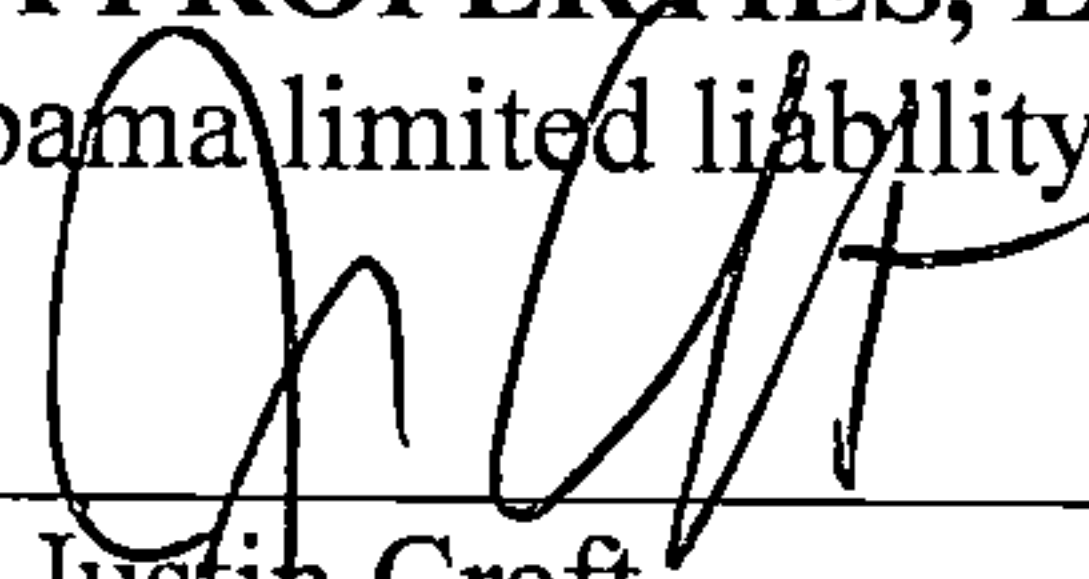


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IN WITNESS WHEREOF, Grantor has executed and sealed this instrument, and delivered this instrument to Grantee, all this 14th day of June, 2022.

GRANTOR:

BELLA PROPERTIES, LLC
an Alabama limited liability company

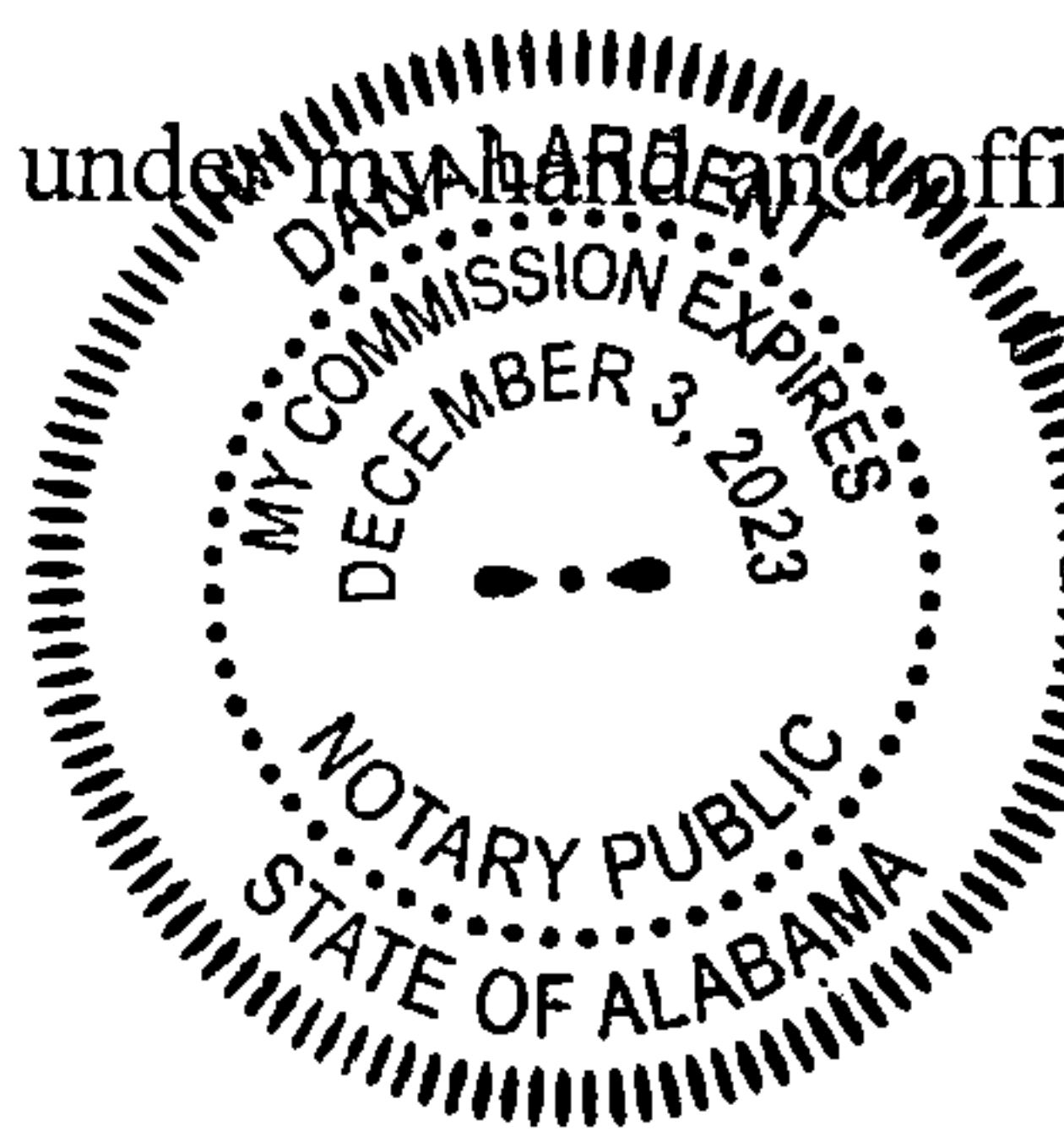
By: 
Name: Justin Craft
Its: Member

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a notary public in and for said county in said state, hereby certify that **Justin Craft**, whose name as Member of **Bella Properties, 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 as such member 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 the 14th day of June, 2022.

[SEAL]



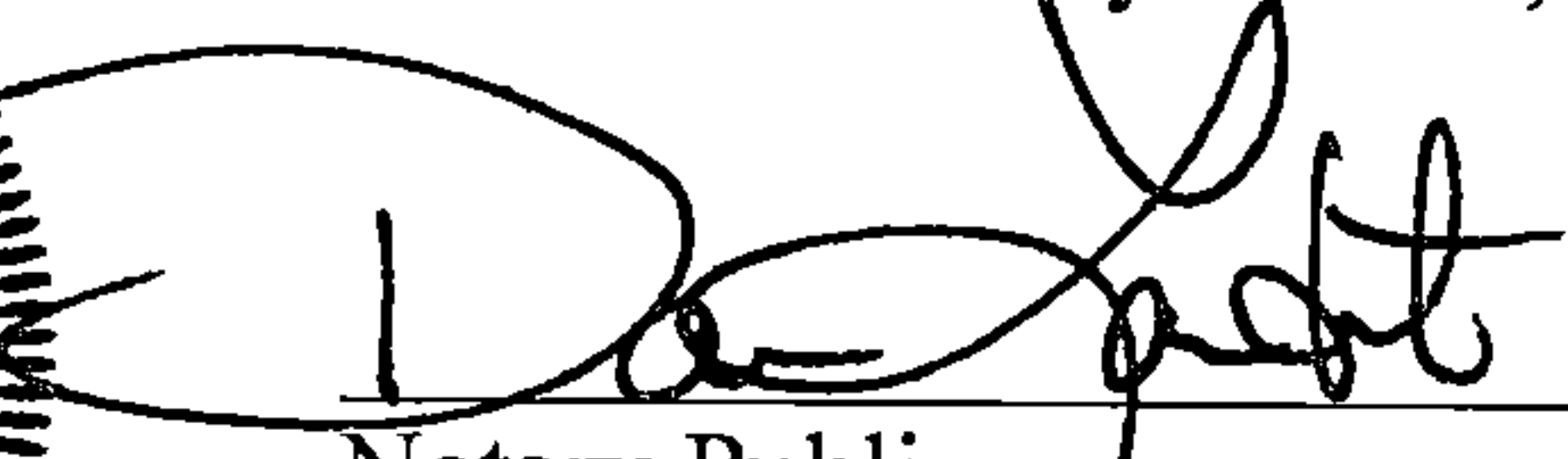

Notary Public
My Commission Expires: 12/3/23

EXHIBIT "A"



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DESCRIPTION OF PROPERTY

Parcel I

A parcel of land located in the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 2, Township 24 North, Range 12 East, Shelby County, Alabama, being more particularly described as follows:

Beginning at the Southwest corner of the Northeast $\frac{1}{4}$ of said Section 2; thence North 00 degrees 45 minutes 48 seconds East along the West line of said Southwest $\frac{1}{4}$ of Northeast $\frac{1}{4}$ a distance of 111.13 feet to its intersection with the Southerly right of way line of Alabama Highway Number 25; thence South 86 degrees 14 minutes 03 seconds East, along said right of way line a distance of 132.67 feet; thence North 04 degrees 06 minutes 20 seconds East along said right of way line a distance of 16.18 feet; thence South 86 degrees 14 minutes 03 seconds East along said right of way line, a distance of 68.16 feet to the point of beginning; thence continue along last described course a distance of 223.88 feet; thence leaving said right of way line, South 01 degrees 00 minutes 26 seconds West, a distance of 988.69 feet; thence North 88 degrees 10 minutes 13 seconds West, a distance of 126.40 feet; thence North 01 degrees 49 minutes 47 seconds East a distance of 73.74 feet; thence North 88 degrees 10 minutes 13 seconds West a distance of 111.01 feet; thence North 00 degrees 48 minutes 56 seconds East, a distance of 165.59 feet; thence North 05 degrees 42 minutes 40 seconds East a distance of 114.93 feet; thence North 00 degrees 48 minutes 56 seconds East a distance of 513.59 feet; thence North 03 degrees 28 minutes 49 seconds East a distance of 128.74 feet to the point of beginning.

Parcel II

A parcel of land located in the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 2, Township 24 North, Range 12 East, Shelby County, Alabama, being more particularly described as follows:

Begin at the Southwest corner of the Northeast $\frac{1}{4}$ of said Section 2, said point being the point of beginning; thence South 00 degrees 45 minutes 48 seconds West, along the West line of said Northwest $\frac{1}{4}$ - Southeast $\frac{1}{4}$, a distance of 1226.85 feet; thence South 87 degrees 14 minutes 18 seconds East, a distance of 419.69 feet; thence North 01 degrees 00 minutes 26 seconds East, a distance of 359.83 feet; thence North 88 degrees 10 minutes 13 seconds West a distance of 126.40 feet; thence North 01 degrees 49 minutes 47 seconds East, a distance of 73.74 feet; thence North 88 degrees 10 minutes 13 seconds West a distance of 111.01 feet; thence North 00 degrees 48 minutes 58 seconds East, a distance of 165.59 feet; thence North 05 degrees 42 minutes 40 seconds East a distance of 114.93 feet; thence North 00 degrees 48 minutes 56 seconds East a distance of 513.59 feet; thence North 03 degrees 28 minutes 49 seconds East a distance of 128.74 feet to a point lying on the Southerly right of way line of Alabama Highway Number 25; thence North 86 degrees 14 minutes 03 seconds West along said right of way line a distance of 68.16 feet; thence South 04 degrees 06 minutes 20 seconds West along said right of way line a distance of 18.18 feet; thence North 86 degrees 14 minutes 03 seconds West along said right of way line a distance of 132.67 feet to its intersection with the West line of said Southwest $\frac{1}{4}$ - Northeast $\frac{1}{4}$; thence South 00 degrees 45 minutes 48 seconds West, along said $\frac{1}{4}$ - $\frac{1}{4}$ line a distance of 111.13 feet to the point of beginning.

EXHIBIT "B"

PERMITTED EXCEPTIONS



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1. All taxes and assessments for the year 2022 and subsequent years, not due and payable.
2. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under the Land.
3. Intentionally Omitted.
4. Intentionally Omitted.
5. Intentionally Omitted.
6. Rights of tenants, or parties in possession, if any, pursuant to unrecorded leases.
7. Intentionally Omitted.
8. Right of Way granted to Alabama Power Company by instrument(s) record in Deed Book 188, Page 67; Deed Book 107, Page 304; Deed Book 276, Page 480 and Deed Book 181, Page 431.
9. Subject to Agreement with Alabama Power Company as set out in Book 35, Page 313.
10. Subject to Right(s) of Way to Shelby County, as recorded in Deed Book 146, Page 521 and Deed Book 76, Page 434.
11. Subject to any security interest which may be claimed of perfected under the Uniform Commercial Code as to any manufactured homes, mobile, or mobile dwellings located on subject property.
12. Less and except any part of the subject property lying within a road right of way.
13. The Land shall not be deemed to include any manufactured home, mobile home or mobile dwelling located on the Land.