

Send tax notice to:
Brasher Holdings, LLC
31 Dogwood Drive
Chelsea, AL 35043

This instrument prepared by:
Charles A. J. Beavers, Jr.
Beavers Law, LLC
4301 Dolly Ridge Road
Birmingham, AL 35243

STATE OF ALABAMA)
 :
SHELBY COUNTY)

GENERAL WARRANTY DEED AND EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Thirty-Five Thousand and no/100 Dollars (\$35,000.00) in hand paid to **ACL PROPERTY, LLC**, an Alabama limited liability company (“Grantor”) by **BRASHER HOLDINGS, LLC**, an Alabama limited liability company (“Grantee”), the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantee, subject to the matters hereinafter set forth, the following:

That certain real estate (the “Property”) situated in Shelby County, Alabama, which is more particularly described on ***Exhibit A*** attached hereto.

TOGETHER WITH an exclusive easement for ingress, egress, and utilities over, under and across the property described on ***Exhibit B*** attached hereto (the “Easement Parcel”) for the benefit of (i) Grantee, (ii) the Property, (iii) that certain real property described on ***Exhibit C*** attached hereto (the “Development Parcel”), (iv) any properties (the “Additional Parcels”) which Grantee or its successors in interest might acquire or develop which are contiguous to the Property, the Easement Parcel, or the Development Parcel, and (v) the successors and assigns of Grantee, including any future owners, mortgagees, occupants and holders of interest in the Property, the Development Parcel, or any Additional Parcels.

TOGETHER WITH the right to dedicate or grant easements across all or any portion of the Easement Parcel to the public, any governmental entity, or any utility providers; and the right to construct, maintain, replace and repair improvements for roadways, drainage systems, utilities and other such improvements within the Easement Parcel as Grantee or its successors in interest might determine.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns forever; subject, however, to the following:

1. Ad valorem taxes for 2023 and subsequent years, not yet due and payable.
2. Any mineral and/or mining rights which are not owned by Grantor, it being the intention of Grantor to convey, without warranty, all mineral and mining rights to which Grantor has an interest or title.

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Grantor does for itself and its successors and assigns, covenant with Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as set forth hereinabove; that Grantor has a good right to sell and convey the same as aforesaid; and that Grantor will, and its successors and assigns shall, warrant and defend the same to Grantee, its successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal on the 27th day of OCTOBER, 2022.

SELLER:

ACL PROPERTY, LLC

By: [Signature]
Name: SCOTT B. CHAMPION
Its: SOLE MEMBER

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Scott B. Champion, whose name as SOLE MEMBER of ACL Property, 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 officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal on the 27th day of OCTOBER, 2022.

[Signature]
Notary Public

My commission expires: MAY 5, 2025

[NOTARIAL SEAL]

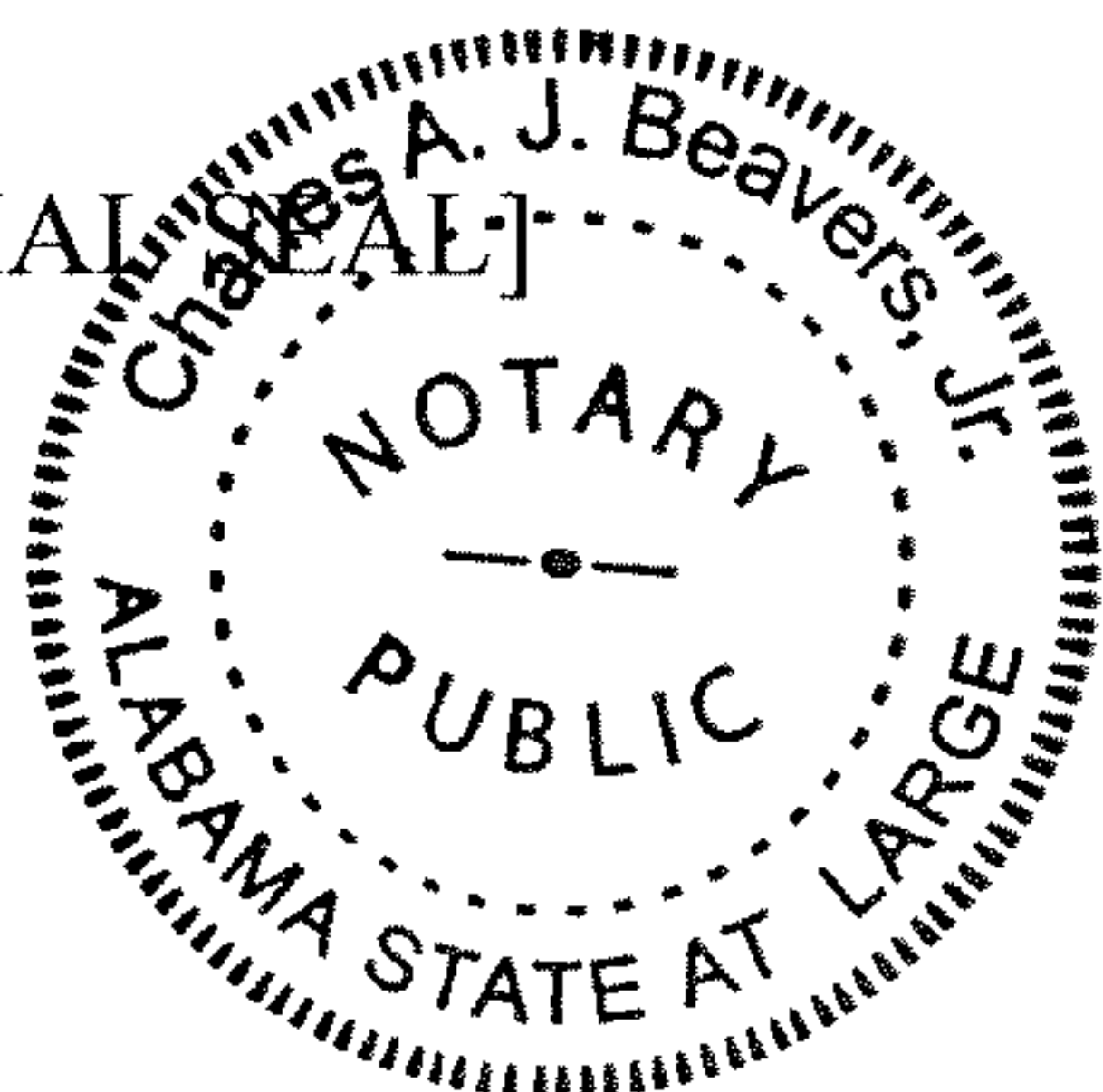


EXHIBIT A

The Property

A part of the Southwest one-fourth of the Northeast one-fourth of Section 29, Township 19 South, Range 1 East, Shelby County, Alabama being more particularly described as follows:

Commence at a 1" open top pipe in place being the Northeast corner of the Northeast one-fourth of the Southwest one-fourth of Section 29, Township 19 South, Range 1 East, Shelby County, Alabama; thence proceed South $53^{\circ}38'17''$ East for a distance of 190.19 feet; thence proceed North $26^{\circ}46'42''$ East for a distance of 102.19 feet to the P.C. of a concave curve right having a delta angle of $116^{\circ}40'47''$ and a arc distance of 112.0 feet; thence proceed Northeasterly along the curvature of said curve for a chord bearing and distance of North $58^{\circ}26'15''$ East, 93.63 feet to the P.T. of said curve, which is also the P.C. of a concave right having a delta angle of $39^{\circ}23'11''$ and a arc distance of 37.82 feet; thence proceed Northeasterly along the curvature of said curve for a chord bearing and distance of North $19^{\circ}47'48''$ East, 37.08 feet to the P.T. of said curve; thence proceed North $39^{\circ}29'48''$ East for a distance of 170.57 feet to the P.C. of a concave curve right having a delta angle of 90° and a radius of 25.0 feet; thence proceed Northeasterly along the curvature of said curve for a chord bearing and distance of North $84^{\circ}29'48''$ East, 35.36 feet to the P.T. of said curve; thence proceed South $50^{\circ}30'12''$ East for a distance of 302.00 feet; thence proceed South $05^{\circ}30'12''$ East for a distance of 32.52 feet to a point on the Westerly right of way of Shelby County Highway 51; thence proceed North $39^{\circ}29'48''$ East along the Westerly right of way of said road for a distance of 92.41 feet to a $\frac{1}{2}$ " rebar in place, said point being the point of beginning. From this beginning point continue North $39^{\circ}29'48''$ East along the Westerly right of way of said Highway 51 for a distance of 46.0 feet; thence proceed North $50^{\circ}37'16''$ West for a distance of 59.31 feet; thence proceed South $12^{\circ}49'37''$ East for a distance of 75.06 feet to the point of beginning.

EXHIBIT B

The Easement Parcel

An exclusive easement for ingress, egress, and utilities over, under and across the property being more particularly described as follows:

A 13 feet wide easement being 13 feet in equal width on the Northwesterly side of the following described line: Commence at a 1" open top pipe in place being the Northeast corner of the Northeast one-fourth of the Southwest one-fourth of Section 29, Township 19 South, Range 1 East, Shelby County, Alabama; thence proceed South 53°38'17" East for a distance of 190.19 feet; thence proceed North 26°46'42" East for a distance of 102.19 feet to the P.C. of a concave curve right having a delta angle of 116°40'47" and a arc distance of 112.0 feet; thence proceed Northeasterly along the curvature of said curve for a chord bearing and distance of North 58°26'15" East, 93.63 feet to the P.T. of said curve, which is also the P.C. of a concave right having a delta angle of 39°23'11" and a arc distance of 37.82 feet; thence proceed Northeasterly along the curvature of said curve for a chord bearing and distance of North 19°47'48" East, 37.08 feet to the P.T. of said curve; thence proceed North 39°29'48" East for a distance of 170.57 feet to the P.C. of a concave curve right having a delta angle of 90° and a radius of 25.0 feet; thence proceed Northeasterly along the curvature of said curve for a chord bearing and distance of North 84°29'48" East, 35.36 feet to the P.T. of said curve; thence proceed South 50°30'12" East for a distance of 302.00 feet; thence proceed South 05°30'12" East for a distance of 32.52 feet to a point on the Westerly right of way of Shelby County Highway 51; thence proceed North 39°29'48" East along the Westerly right of way of said road for a distance of 92.41 feet to a ½" rebar in place; thence continue North 39°29'48" East along the Westerly right of way of said Highway 51 for a distance of 46.0 feet, said point being the point of beginning of said easement. From this beginning point proceed North 39°22'44" East along the Westerly right of way of said Highway 51 for a distance of 170.0 feet to the termination of said easement.

The above described easement is located in the Southwest one-fourth of the Northeast one-fourth of Section 29, Township 19 South, Range 1 East, Shelby County, Alabama.

EXHIBIT C

The Development Parcel

Parcel I

The SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 29, Township 19, Range 1 East.

Parcel II

Part of the SW corner of the SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 29, Township 19, Range 1 East, beginning at the SW corner of said SW $\frac{1}{4}$ of NE $\frac{1}{4}$ and run East along the South line of said forty acres 609 feet to the old Pumpkin Swamp Road, thence N 44 deg. 6' east in a Northeasterly direction along said road 104 feet, thence N 7 deg. 55' West 528 feet, thence South 89 deg. 25' West 213, thence North 44 deg. 35' West 134.2 feet, thence South 86 deg. 35' West 226.8 feet to the West line of said SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section, thence South along the West line of said forty to the SW corner of said forty.

Parcel III

That part of the following described tract lying Northwest of the Pumpkin Swamp Road: Begin at the NW corner of said NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 29, Township 19, Range 1 East, thence run east along the North line of said forty 1320 feet to the NE corner of said forty, thence south along the east line of said forty 990 feet, thence in a northwesterly direction in a straight line about 1654 feet to the NW corner of the NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 29, Township 19, Range 1 East.

Less and Except

Less and Except any property in the U.S. Highway 280 right of way; and less and except any portion of the aforementioned described property previously deeded to the State of Alabama and as shown on the right of way map of Project No. F-214(20) as recorded in the Office of the Judge of Shelby County, Alabama and conveyed in Real 284, Page 440 and Real 284, Page 443.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name ACL Property, LLC
 Mailing Address 190 Coves Drive
Vincent, AL 35178

Grantee's Name Brasher Holdings, LLC
 Mailing Address 31 Dogwood Drive
Chelsea, AL 35043

Property Address Property on Highway 51
Westover, AL

Date of Sale October 26, 2022

Total Purchase Price \$ 35,000.00

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/01/2022 12:10:21 PM
 \$72.00 JOANN
 20221101000409640

or
 Actual Value \$

or
 Assessor's Market Value \$



Allen S. Bayl

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale ☐ Appraisal
☐ Sales Contract ☐ Other
☒ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date October 26, 2022

Print ACL Property, LLC

☐ Unattested
 (verified by)

Sign *Scott B. Champion*
 (Grantor/Grantee/Owner/Agent) circle one
 Scott B. Champion
 Its Sole Member

Form RT-1