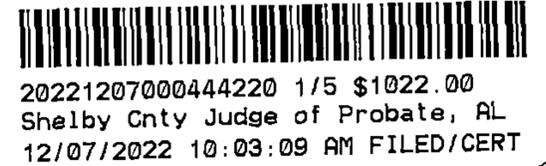


THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
P. O. Box 11244
Birmingham, AL 35202-1244
(No Title Examination Provided)

SEND TAX NOTICE TO:
RDH Properties, LLC
745 Chestnut Park Lane
Hoover, Alabama 35226

STATE OF ALABAMA)

COUNTY OF SHELBY)



STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, to the undersigned Venture Developers, LLC, an Alabama limited liability company (herein referred to as "Grantor"), in hand paid by RDH Properties, LLC, an Alabama limited liability company (herein referred to as "Grantee"), the receipt and sufficiency whereof 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 "Premises"), to-wit:

A parcel of land situated in the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows:

All that part of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, lying West of Interstate Highway 65 and East of Fungo Hollow Road (Shelby County Highway 33) all of which is more particularly described as follows: Commence at the Northeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence run West along the North line of same for 19.82 feet to a point on the West right of way line of said Interstate Highway 65, said point being the point of beginning; thence continue West along said $\frac{1}{4}$ - $\frac{1}{4}$ section line for 704.54 feet to the East right of way line of Fungo Hollow Road (Shelby County Highway 33); thence 63 deg. 59 min. 26 sec. left and run Southwesterly along said right of way line for 54.53 feet to the beginning of a curve to the right, said curve having a radius of 2, 837.68 feet and subtending a central angle of 04 deg. 16 min. 18 sec.; thence run Southwesterly along the arc of said curve for 211.56 feet to the end of said curve, said point being also the beginning of a curve to the right said curve subtending a central angle of 13 deg. 26 min. 00 sec. and having a radius of 1,677.02 feet; thence run Southwesterly along the arc of said curve for 393.19 feet to the end of said curve; said point being also the beginning of a curve to the right, said curve subtending a central angle of 07 deg. 00 min. 40 sec. and having a radius of 2, 443.99 feet; thence run Southwesterly along the arc of said curve and along said right of way line for 299.06 feet to the end of said curve; thence at tangent to said curve Southwesterly along said right of way line for 16.85 feet to a point on the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence 51 deg. 15 min. 53 sec. left and run Southerly along said $\frac{1}{4}$ - $\frac{1}{4}$ section line for

547.27 feet to the Southwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence 89 deg. 06 min. 26 sec. left and run East along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for 734.79 feet to a point on the Westerly right of way line of Interstate Highway 65; thence 67 deg. 22 min. 19 sec. left and run Northeasterly along said right of way for 819.35 feet; thence 05 deg. 44 min. 44 sec. left and run Northeasterly for 100.52 feet; thence 05 deg. 43 min. 15 sec. right and run Northeasterly along said right of way line for 249.95 feet; thence 05 deg. 33 min. 57 sec. right and run Northeasterly for 100.52 feet; thence 05 deg. 33 min. 57 sec. left and run Northeasterly along said right of way line for 157.98 feet to the point of beginning; being situated in Shelby County, Alabama.

Less and Except:

A parcel of land situated in the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the Northeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section, thence run Westerly along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ for 19.82 feet to a point in the West right-of-way line of Interstate Highway I-65, said point being the Northeast corner of a boundary survey of an acreage tract by Joseph A. Miller, Jr., dated 5-26-93, thence continue Westerly along the last stated course for 205.00 feet to a point; said point being the Point of Beginning of the parcel herein described; thence continue Westerly along the last described course for 171.90 feet to a point at the Northeast corner of the recorded right-of-way of Dow Street; thence turn 90 deg. left and run Southerly across the end of Dow Street right-of-way for 50.00 feet to the Northeast corner of Lot 31 of Brookhollow 2nd Sector as recorded in Map Book 17, Page 141, in the Probate Office of Shelby County, Alabama; thence turn 19 deg. 00 min. 00 sec. right and run Southwesterly along the East line of said Lot 31 for 115.00 feet to a point; thence turn 19 deg. 52 min. 07 sec. right and run Southwesterly along said Lot 31 East line for 40.16 feet to a point on the right-of-way of Brookhollow Drive; thence turn 38 deg. 52 min. 07 sec. left and run Southwesterly along the East line of Lot 32 of said Brookhollow 2nd Sector for 90.00 feet to a point; thence turn 19 deg. 09 min. 05 sec. left and run Southeasterly along the East line of said Lot 32 for 126.44 feet to a point; thence turn 16 deg. 27 min. 24 sec. right and run Southeasterly along the East line of Lot 37 of said Brookhollow 2nd Sector for 44.01 feet; thence turn 27 deg. 16 min. 09 sec. right and run Southwesterly along the East line of Lot 38 of said Brookhollow 2nd Sector for 119.56 feet; thence turn 12 deg. 19 min. 28 sec. right and run Southwesterly along the East line of Lot 39 of said Brookhollow 2nd Sector for 98.18 feet; thence continue Southwesterly along the last stated course and along the East line of Lot 40 of said Brookhollow 2nd Sector for 33.28 feet to a point; thence turn 27 deg. 54 min. 04 sec. left and run Southwesterly along said Lot 40 East line for 53.76 feet; thence continue Southwesterly along the last stated course and along the East line of Lot 41 of said Brookhollow 2nd Sector for 72.27 feet; thence turn 26 deg. 07 min. 38 sec. right and run Southwesterly along the East line of Lot 42 of said Brookhollow 2nd Sector for 64.00 feet; thence turn 19 deg. 22 min. 55 sec. right and run Southwesterly along the East line of Lot 43 of said Brookhollow 2nd Sector for 65.40 feet to the most Easterly corner of Lot 44A of the Resurvey of Lot 44 of Brookhollow 2nd Sector as recorded in Map Book 18, Page 86 in the Judge of Probate Office of Shelby County, Alabama; thence turn 11 deg. 37 min. 06 sec. left and run Southwesterly along the East line of Lot 44A of said resurvey of Lot 44 of Brookhollow 2nd Sector for 63.44 feet; thence turn 16 deg. 51 min. 46 sec. left and run Southwesterly along the East line of Lot 45 of Brookhollow 1st Sector as recorded in Map Book 17, Page 103 in the Judge of Probate Office of Shelby County, Alabama for 66.08 feet; thence continue Southwesterly along the last stated course and along the East line of Lot 46 of said Brookhollow 1st Sector for 35.91 feet; thence turn 65 deg. 33 min. 55 sec. left and run Southeasterly along the

Northeasterly line of Lot 51 of said Brookhollow 1st Sector for 110.00 feet; thence turn 79 deg. 22 min. 36 sec. right and run Southwesterly along the Southeasterly line of said Lot 51 for 101.91 feet to a point on the right-of-way line of said Brookhollow Drive, said point being on a curve to the right, said curve subtending a central angle of 90 deg. and having a radius of 40.00 feet; thence run Southeasterly along the arc of said curve and along said right-of-way line for 62.83 feet to the end of said curve, said point being the Northeast corner of Lot 1 of said Brookhollow 1st Sector; thence from tangent of said curve turn 90 deg. left and run Southwesterly along the East line of said Lot 1 for 45.00 feet; thence turn 27 deg. 24 min. 18 sec. right and run Southwesterly along the Easterly line of said Lot 1 for 61.95 feet to the Southeast corner of said Lot 1; said point being on the South line of said Southeast ¼ of the Northeast ¼ of Section 13, Township 20 South, Range 3 West; thence turn 117 deg. 23 min. 31 sec. left and run East along said ¼- ¼ line for 230.19 feet to a point on the Westerly right-of-way line of Interstate Highway I-65; thence turn 67 deg. 22 min. 18 sec. left and run Northeasterly along said right-of-way line for 819.35 feet to an Alabama Department of Transportation Concrete right-of-way monument; thence turn 5 deg. 44 min. 44 sec. left and run Northeasterly along said right-of-way line for 25.52 feet to a point; thence turn 34 deg. 56 min. 33 sec. left and run Northwesterly for 248.63 feet to a point; thence turn 36 deg. 12 min. 21 sec. right and run Northeasterly for 315.00 feet to the Point of Beginning; being situated in Shelby County, Alabama.

Less and except the property located within map of Brook Hollow, First Sector, as recorded in Map Book 17, Page 103; property located within Map of Brook Hollow, Second Sector, as recorded in Map Book 17, Page 141, and property located in that certain Resurvey recorded in Map Book 18, Page 86 and that certain Resurvey recorded in Map Book 19, Page 49, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed 127, at Page 375, in the Probate Office; (3) Right of Way granted to Shelby County by instrument recorded in Deed 231, at Page 189, in the Probate Office; (4) All existing, future or potential common law or statutory rights of access between the right of way of I-65 and subject property as conveyed and relinquished to the State of Alabama; (5) Road and Utility Easement as set out in Inst. No. 2000-03227 in the Probate Office; (6) Less and except any portion of subject land lying within any road right of way.

TO HAVE AND TO HOLD to the Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, Grantor has hereunto set its signature and seal on this the 27th

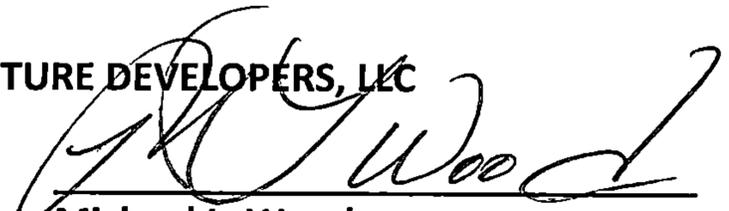
day of October, 2022.

WITNESS:



VENTURE DEVELOPERS, LLC

By:


Michael L. Wood
As its Manager

STATE OF ALABAMA)
COUNTY OF SHELBY)

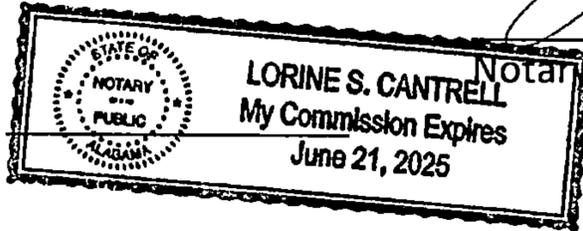
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael L. Wood, whose name as Manager of Venture Developers, LLC, an Alabama limited liability company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he, in his capacity as such officer 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 27th day of October, 2022.

Lorine S. Cantrell

Notary Public

My Commission Expires:



20221207000444220 4/5 \$1022.00
Shelby Cnty Judge of Probate, AL
12/07/2022 10:03:09 AM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name:
Venture Developers, LLC
Mailing Address:
745 Chestnut Park Lane
Hoover, AL 35226

Grantee's Name:
RDH Properties, LLC
Mailing Address:
745 Chestnut Park Lane
Hoover, AL 35226

Property Address:
Dow Street (901, 951, 981)
Shelby County, AL

Date of Sale: October 27, 2022
Total Purchase Price or Actual Value or
Assessor's Market Value: \$987,980.00

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 _____
Contract _____
Other Assessor's Value _____

Appraisal _____
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 applicable.

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.

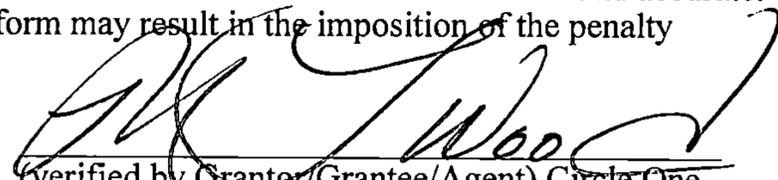
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provide 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 Section 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 Section 40-22-1 (h).

Date: October 27, 2022

Form RT-1


(verified by Grantor/Grantee/Agent) Circle One
Michael L. Wood, as Manager of
Venture Developers, LLC



20221207000444220 5/5 \$1022.00
Shelby Cnty Judge of Probate, AL
12/07/2022 10:03:09 AM FILED/CERT