

SEND TAX NOTICE TO:
Jeffery M. Hain, Manager
1101 N. Devonpark Place
Salisbury, NC 28147

This instrument prepared by:

A. Eric Johnston
Attorney at Law
1200 Corporate Drive, Suite 107
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of \$1.00 and other good and valuable consideration to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Michael Hain**, (herein referred to as grantor), by and through my true and lawful attorney, **Jeffery Martin Hain** grant, bargain, sell and convey unto **Barkley101, LLC**, a Florida Limited Liability Company (herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to wit:

Property description

See Exhibit "A" attached hereto.

Subject only to: unpaid taxes, easements, rights of way, mineral or mining rights, and other proper encumbrances of record.

This is not the homestead of the Grantor.

This deed is conveyed pursuant to the Durable Power of Attorney of Michael Hain appointing Jeffery Martin Hain as his true and lawful attorney, dated March 17, 2020, attached hereto as Exhibit "B."

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 15 day of December, 2022.

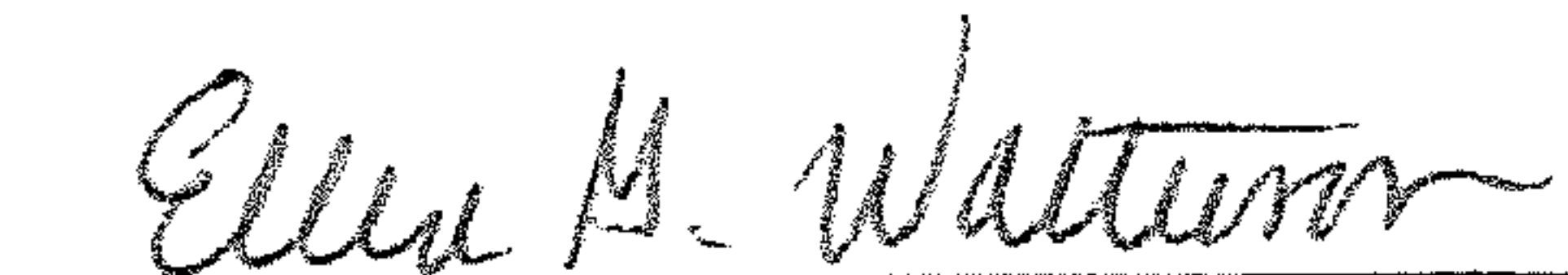

Michael Hain by Jeffery Martin Hain
True and Lawful Attorney

STATE OF FLORIDA)
COUNTY Duval)

GENERAL ACKNOWLEDGEMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael Hain by Jeffery Martin Hain, true and lawful attorney, whose name 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, with full authority, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of December, 2022.


Notary Public
Print Name: Ellen G. Waterson
My Commission Expires: 6-7-2026

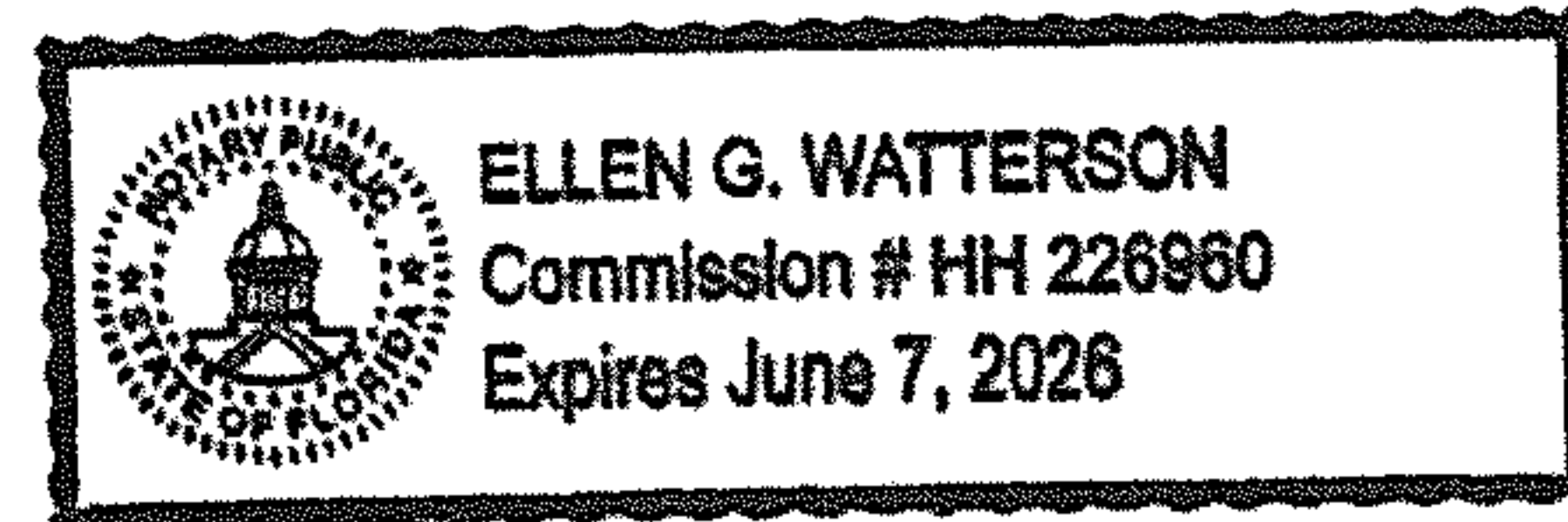


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

All of the NW 1/4 of the SW 1/4 of the NW 1/4 and all of the SW 1/4 of the SW 1/4 of the NW 1/4, lying Northwest of the centerline of a 30 foot perpetual easement for ingress and egress as described and shown hereon, of Section 9, Township 22 South, Range 3 West, Shelby County, Alabama.

ALSO, Easement/Right of way Description:

A 30 foot perpetual Easement and Right of way for Ingress and Egress situated in the South 1/2 of the NW 1/4 of Section 9, Township 22 South, Range 3 West, the centerline of which is more particularly described as follows:
Beginning at the NE corner of the North 1/2 of the NE 1/4 of the SE 1/4 of Section 8, Township 22 South, Range 3 West and run North 35 degrees 39 minutes 06 seconds East for a distance of 278.42 feet to a point; thence run North 23 degrees 31 minutes 06 seconds East for a distance of 209.71 feet to a point; thence run North 57 degrees 53 minutes 06 seconds East for a distance of 140.0 feet to a point; thence run North 23 degrees 49 minutes 24 seconds East for a distance of 202.91 feet to a point; thence run North 36 degrees 20 minutes 01 seconds East for a distance of 150.69 feet to a point; thence run North 89 degrees 39 minutes 05 seconds East for a distance of 48.69 feet to the point of ending of that certain 30 foot perpetual easement and right of way established by Civil Action E708-75 in Shelby County, Alabama, Civil Court on October 3, 1975 and being further identified on a survey by B & N Surveying, Inc. of February 24, 2000.

ALSO, A 30 foot perpetual easement and right of way for ingress and egress granted by the Circuit Court in Shelby County, dated October 3, 1975, Civil Action E708-75. Description of easement is as follows: A portion of the S 1/2 of the NW 1/4 of Section 9, Township 22 South, Range 3 West, Shelby County, Alabama, described as follows: Commencing at the SE corner of said subdivision of said section; thence North 11 chains and 77 links to a post; thence West and parallel with the South line of said subdivision of said section to a point on the West right of way line of Shelby County Highway No. 15, which is the point of beginning of the 30 feet easement and right of way herein conveyed; thence continue along said course to a point on the East line of the W 1/2 of the SW 1/4 of the NW 1/4 of said Section 9; thence run South along the East line of said 20 acres for a distance of 30 feet to a point; thence run East and parallel with the South line of said subdivision of said subdivision to a point on the West right of way line of Shelby County Highway No. 15; thence run in a Northerly direction along said West right of way line to the point of beginning; being situated in Shelby County, Alabama.
This easement is subject to the Order of the Circuit Court of Shelby County, Alabama, dated September 20, 1994, Civil Action CV 93-689, specifying the agreement of the use of the easement.

Source of Title: 20021114000569890. Probate Court of Shelby County, Alabama

Parcel II

All of the SW 1/4 of the SW 1/4 of the NW 1/4 and all of the NW 1/4 of the SW 1/4 of the NW 1/4 lying southeast of the centerline of a 30 foot perpetual easement for ingress and egress (said centerline of said easement being described by two separate descriptions, which connect as described above).

Parcel III

The NW 1/4 of the NW 1/4 of the SW 1/4 of Section 9, Township 22 South, Range 3 West, Shelby County, Alabama.

Source of Title: 20021114000569900

Durable Power Of Attorney

Know All People By These Presents that I, MICHAEL HAIN, of GREEN COVE SPRINGS, CLAY county, FLORIDA, hereby constitute and appoint JEFFERY MARTIN HAIN my true and lawful Attorney for me and in my name and stead to do every act which I could do in connection with or in relation to any property, real or personal, belonging to me or to which I am or may become entitled. This Power Of Attorney shall remain effective notwithstanding my subsequent disability or incapacity. In particular, but without limiting in any way this general power, I authorize said Attorney to:

- a. collect and acknowledge the receipt of all moneys, rents or other property to which I am or may become entitled;
- b. sign, endorse, draw, make and deliver checks and other negotiable instruments;
- c. sell, assign, gift, exchange and deliver personal property;
- d. sell, gift, mortgage, convey, lease, sublease, assign, insure, repair, maintain and manage real estate;
- e. invest and reinvest my property in such manner as my Attorney in my Attorney's uncontrolled discretion may deem proper, to hold securities, obligations and other property in my name, in my Attorney's own name or in any other name or names as my Attorney sees fit and either separately or together with other property in my Attorney's custody;
- f. borrow money and execute promissory notes, mortgages or other obligations for amounts so borrowed and to secure payment of any amounts so borrowed by mortgage or pledge of any property;
- g. represent me and to vote any shares of mine at any meeting of stockholders, either in person or by proxy;
- h. subscribe under any rights to new shares or other securities;
- i. have access to any safe deposit box rented by me;
- j. compromise and adjust any claims between me or her and other persons;
- k. prosecute or defend any legal or administrative proceedings in which I or my property may be interested or concerned, except for the purpose of being served with process, and to settle the same at my Attorney's discretion;
- l. employ brokers, agents or counsel to advise, assist or represent my Attorney and to pay their reasonable charges;



m. sign and file tax or other returns, reports, or certificates as required by any law or regulation in such form as may seem to desirable to my Attorney;

n. execute, file and prosecute before the United States Treasury Department and all other tax authorities claims for the refund, abatement or credit of any tax, to execute and deliver all necessary receipts, vouchers and releases in connection with the same, to receive and receipt for all documents relating thereto, including vouchers for refunds, to execute consents to determination and assessment of taxes later than permitted by statutes of limitations and to execute closing agreements relative to tax liability; and to execute, sign, seal, acknowledge and deliver any instrument which may seem necessary or convenient to my Attorney.

I authorize my Attorney to delegate powers or to appoint one or more attorneys by way of substitution under my Attorney.

My said Attorney is not, nor shall my Attorney be, held to be liable or responsible in any way for any loss or damage to me or my property which is not directly caused by my Attorney's own willful misconduct, and my Attorney shall be reimbursed or indemnified for any reasonable expense which my Attorney may incur in the course of or by reason of my Attorney's acts hereunder and be paid a reasonable compensation for my Attorney's services.

I hereby for myself, and my heirs, executors and administrators, agree that I will and that my heirs, executors and administrators shall ratify and confirm whatsoever my said Attorney may do by virtue of these presents up to the time of the receipt by my Attorney of a written revocation signed by me or of reliable intelligence of my death.

IN WITNESS WHEREOF, I, MICHAEL HAIN, hereunto set my hand MARCH 17, 2020.

Michael Hain
MICHAEL HAIN

Paulette Schmelzer
PAULETTE SCHMELZER

Witness

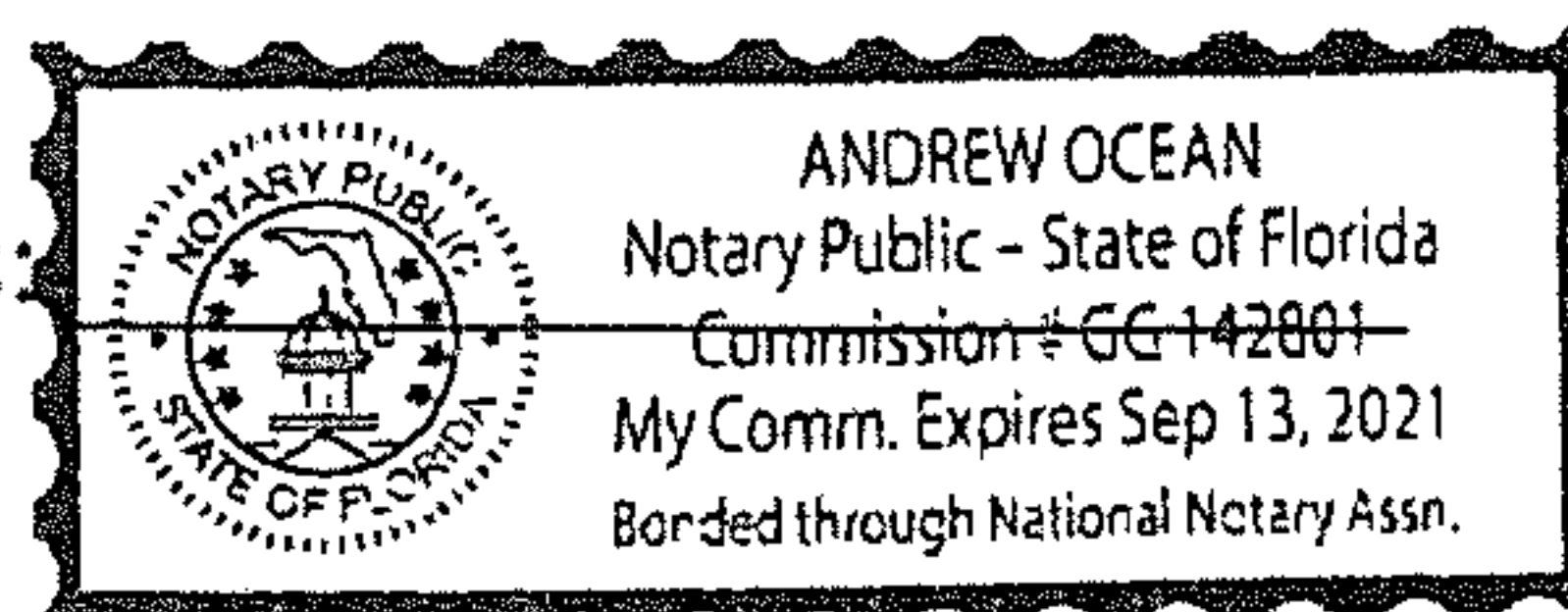
Saul Schmelzer
SAUL SCHMELZER
Witness

Subscribed, sworn to and acknowledged before me by MICHAEL HAIN, the signer of this Durable Power Of Attorney, and the above-named PAULETTE SCHMELZER and SAUL SCHMELZER (the witnesses), on MARCH 17, 2020.

Andrew Ocean
Notary Public

(Seal)

My Commission Expires:



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

Grantor's Name Michael Hain by Attorney in Fact
 Mailing Address Jeffery Hain
 1101 N. Devonpark Place
 Salisbury, NC 28147

Grantee's Name Barkley101, LLC
 Mailing Address 1101 N. Davonpark Place
 Salisbury, NC 28147

Property Address 1101 N. Devonpark Place
 Salisbury, NC 28147

Date of Sale _____
 Total Purchase Price \$ _____

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ 257,000



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/16/2022 08:26:00 AM
 \$294.00 BRITTANI
 20221216000452910

Alex S. Byrd

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 Tax Assessor
☐ 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 12.15.22

Print A. Eric Johnston

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1