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02/15/2023 12:04:19 PM
DEEDS 1/4

This instrument prepared by:
Thomas J. Skinner, IV
Law Offices of Thomas J. Skinner, IV, LLC
1 Independence Plaza Suite 415
Birmingham, Alabama 35209

Send tax notice to:
MAM Partners, LLC
3637 Altadena Drive
Birmingham, Alabama 35243

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that in consideration of One Million Three Hundred Fifty Thousand and 00/100 Dollars (\$1,350,000.00), the undersigned Grantor **Ross Tortorigi, Inc.**, an Alabama corporation, in hand paid by Grantee **MAM Partners, LLC**, an Alabama limited liability company, the receipt and sufficiency of which are hereby acknowledged, the said Grantor does hereby grant, bargain, sell, and convey unto said Grantee, subject to the matters hereinafter set forth, the following described real estate situated in Shelby County, Alabama, which is legally described as follows:

PARCEL I:

Commence at a nail in a wooden fence, locally accepted as the Southeast corner of the Northeast Quarter of the Northwest Quarter of Section 35, Township 20 South, Range 3 West, Shelby County, Alabama; thence West along the South line of said Quarter Quarter section for a distance of 660.35 feet to a 1 inch crimped pipe; thence deflect 00 degrees 06 minutes 04 seconds left for a distance of 153.88 feet to a capped rebar marked 'LUKER' and the point of beginning of the property herein described; thence continue along the last described course for a distance of 455.69 feet to a right of way marker on the East margin of Shelby County Highway 95, also known as 9th Street SW; thence deflect 93 degrees 44 minutes 08 seconds right and run North along said right of way a distance of 351.81 feet to a right of way marker; thence deflect 07 degrees 20 minutes 21 seconds left and continue along said right of way for a distance of 184.12 feet to a right of way marker on the corner of Shelby County Highway 95 and Industrial Road; thence deflect 90 degrees 11 minutes 57 seconds right and run East along the South margin of Industrial Road for a distance of 180.64 feet to a right of way marker; thence deflect 07 degrees 06 minutes 46 seconds left and continue along said right of way for a distance of 253.51 feet to a right of way marker; thence leaving said right of way deflect 99 degrees 05 minutes 15 seconds right and run South for a distance of 592.00 feet to the point of beginning.

PARCEL II:

Commence at a nail in a wooden fence, locally accepted as the Southeast corner of the Northeast Quarter of the Northwest Quarter of Section 35, Township 20 South, Range 3 West, Shelby County, Alabama; thence West along the South line of said Quarter Quarter section for a distance of 406.76 feet to a capped rebar marked 'LUKER' and the point of beginning of the property herein described; thence continue along the last described course for a distance of 253.59 feet to a 1" crimped pipe; thence deflect 00 degrees 06 minutes 04 seconds left and run West for a distance of

153.88 feet to a capped rebar marked 'LUKER'; thence deflect 88 degrees 34 minutes 12 seconds right and run North for a distance of 592.00 feet to a right of way marker on the South margin of Industrial Road; thence deflect 91 degrees 09 minutes 36 seconds right and run East along the South margin of Industrial Road for a distance of 409.63 feet to a capped rebar marked 'LUKER'; thence leaving said right of way deflect 89 degrees 03 minutes 11 seconds right and run South for a distance of 594.33 feet to the point of beginning.

PARCEL III:

Begin at a nail in a wooden fence, locally accepted as the Southeast corner of the Northeast Quarter of the Northwest Quarter of Section 35, Township 20 South, Range 3 West, Shelby County, Alabama; thence West along the South line of said Quarter Quarter section for a distance of 406.76 feet to a capped rebar marked 'LUKER'; thence deflect 88 degrees 40 minutes 56 seconds right and run North for a distance of 594.33 feet to a capped rebar marked 'LUKER' on the South margin of Industrial Road; thence deflect 90 degrees 56 minutes 49 seconds right and run East along the South margin of Industrial Road for a distance of 406.57 feet to a 5/8 inch rebar; thence leaving said right of way deflect 89 degrees 10 minutes 48 seconds right and run South for a distance of 545.29 feet to a 1 inch crimped pipe; thence deflect 01 degrees 36 minutes 58 seconds left and run South for a distance of 51.69 feet to the point of beginning.

LESS AND EXCEPT:

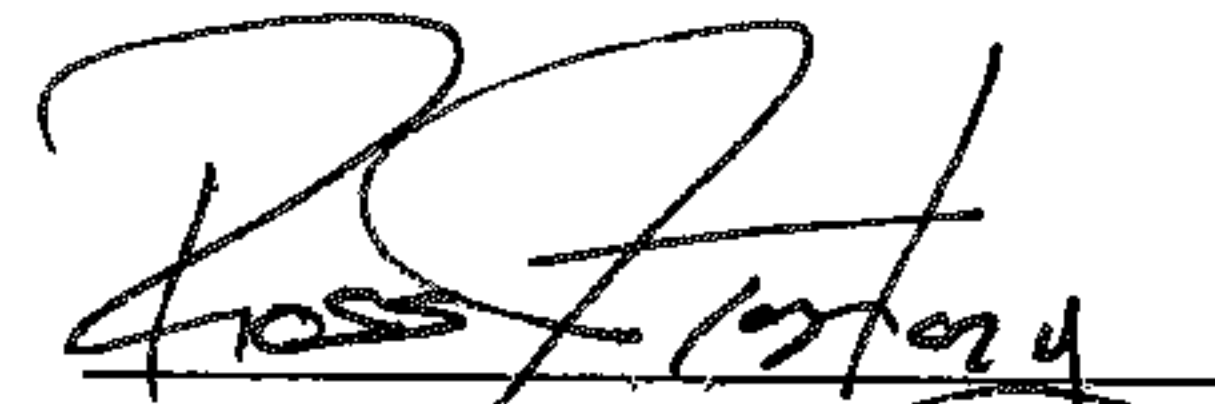
1. Taxes or assessments for 2023 and subsequent years and not yet due and payable.
2. Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Volume 60, Page 68.
3. Right of Way to Shelby County as recorded in Volume 256, Page 870; Volume 271, Page 737 and Instrument # 1996-39157.
4. Easements for sanitary sewer purposes, to Town of Alabaster, Alabama recorded in Volume 308, Page 252.
5. Any part of the Land lying within the right of way of a public road.

TO HAVE AND TO HOLD unto Grantee, its respective successors and assigns, forever.

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

IN WITNESS WHEREOF, Grantor has hereunto set its hands and seals on or as of the 15th day February, 2023.

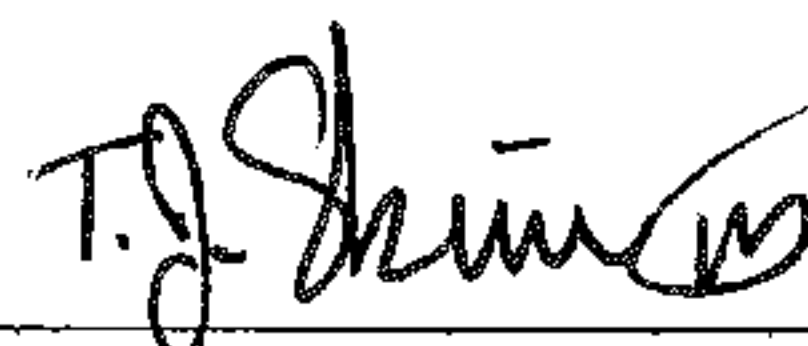
GRANTOR:



Ross Tortorigi, Inc.
BY: Ross Tortorigi
ITS: President

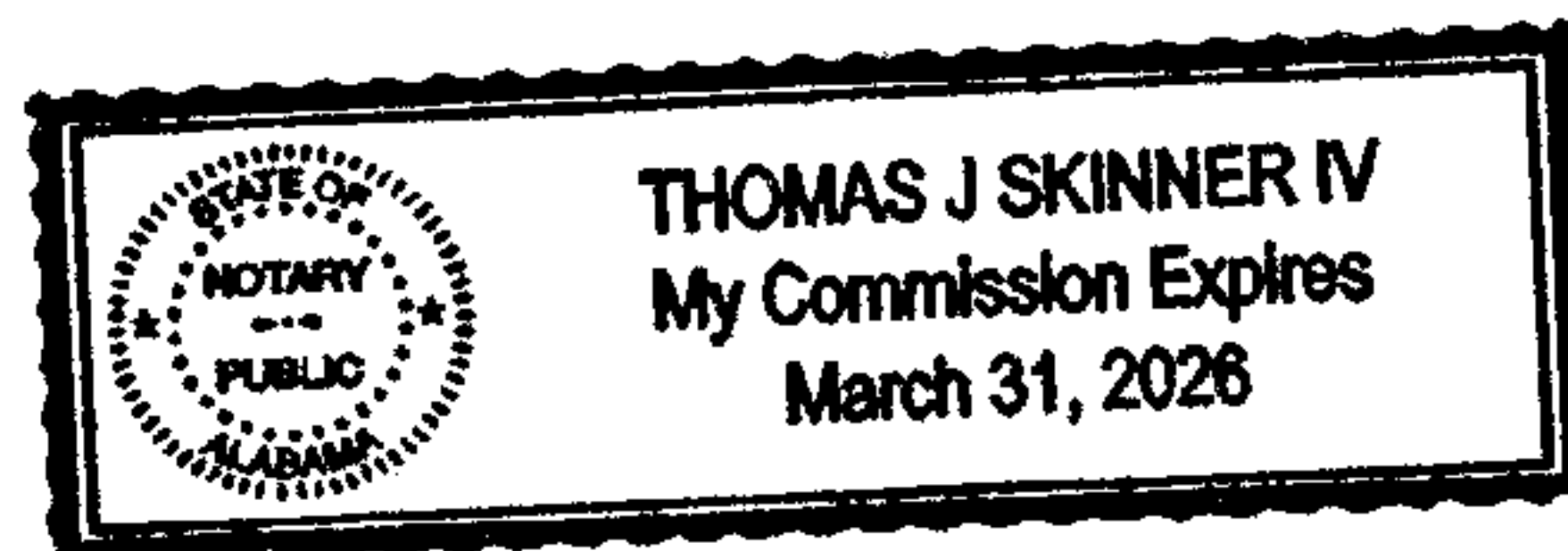
State of Alabama)
Jefferson County)

I, the undersigned authority, for and in said County and in said State, do hereby certify that Ross Tortorigi, who name is President of Ross Tortorigi, Inc., an Alabama corporation, is signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer and with full authority, executed the same voluntarily on the day the same bears date. Given under my hand and official seal this the 15th day of February, 2023.



Notary Public

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 Ross Tortorigi, Inc.
 Mailing Address 4232 Cliff Road South
Birmingham, Alabama 35222

Grantee's Name MAM Partners, LLC
 Mailing Address 3637 Altadena Drive
Birmingham, Alabama 35243

Property Address Industrial Road
Alabaster, Alabama
 PID # 13-7-35-2-001-001.000
 PID # 13-7-35-2-001-001.002

Date of Sale 2/15/2023
 Total Purchase Price \$ 1,350,000.00

or
 Actual Value \$

or
 Assessor's Market Value \$

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
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other

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 2/15/2023

Print Thomas J. Skinner, IV

☒ Unattested

Sign T.J. Skinner
 (Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded
 Official Public Records (verified by)
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/15/2023 12:04:19 PM
 \$1381.00 JOANN
 20230215000040800

Form RT-1



Allen S. Bayl