

20230223000048410

02/23/2023 08:12:25 AM

DEEDS 1/3

SEND TAX NOTICE TO:
Transportation Realty, Inc.
One Racehorse Drive
East St. Louis, IL 62205

This Instrument was prepared by:
James F. Burford III
1318 Alford Avenue
Suite 101
Birmingham, Al. 35226

STATUTORY WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

Know all men by these presents, that in consideration of Four Hundred Thousand and 00/100 Dollars (\$400,000.00) which sum can be verified by sales contract between the parties to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, Holland Real Estate Company, LLC and Holland Family, LLC, whose addresses are PO Box 1008, Alabaster, Al. 35007 (herein collectively referred to as Grantor) do grant, bargain, sell and convey unto Transportation Realty, Inc. whose address is One Racehorse Drive, East St Louis, IL 62205 (herein referred to as Grantee) the following described real estate (the Property) which is vacant property with no address assigned situated in Shelby County, Alabama, located at Industrial Park Drive, Montevallo, Al, 35115 to wit:

See Exhibit A, attached hereto for legal description of the Property.

Subject to: (1) taxes due in the year 2023 and thereafter, (2) Mineral and mining rights not owned by Grantor (3) any portion of the Property lying within any road right of way, and (4) Montevallo, Alabama zoning case number Z22-008 and natural buffer requirements contained therein.

Grantor represents and warrants that there are no fire dues or assessments due against the Property and that this deed was executed in accordance with the Operating Agreements for the Grantor LLCs.

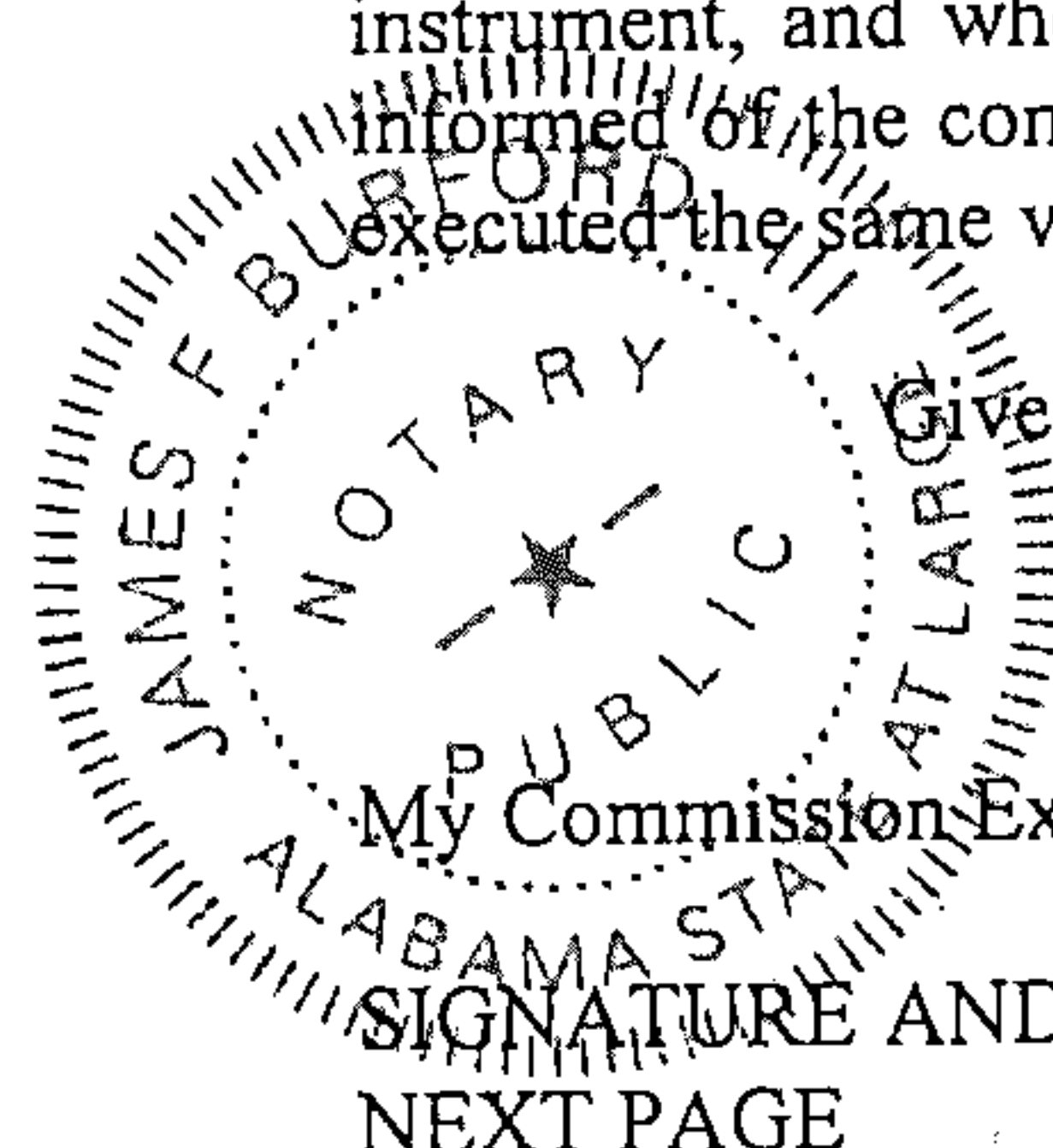
TO HAVE AND TO HOLD Unto the said GRANTEE its successors and assigns forever.
IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 22
day of February, 2023.

Holland Real Estate Company, LLC
Holland Family LLC

By: Clay M. Holland, mgr.
Clay M. Holland, Manager

STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Clay M. Holland whose name as one of the two Managers of both Holland Real Estate Company, LLC and Holland Family LLC, 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 Manager and with full authority, executed the same voluntarily for and as the act of said limited liability companies.



Given under my hand this 22 day of February, 2023.

Notary Public

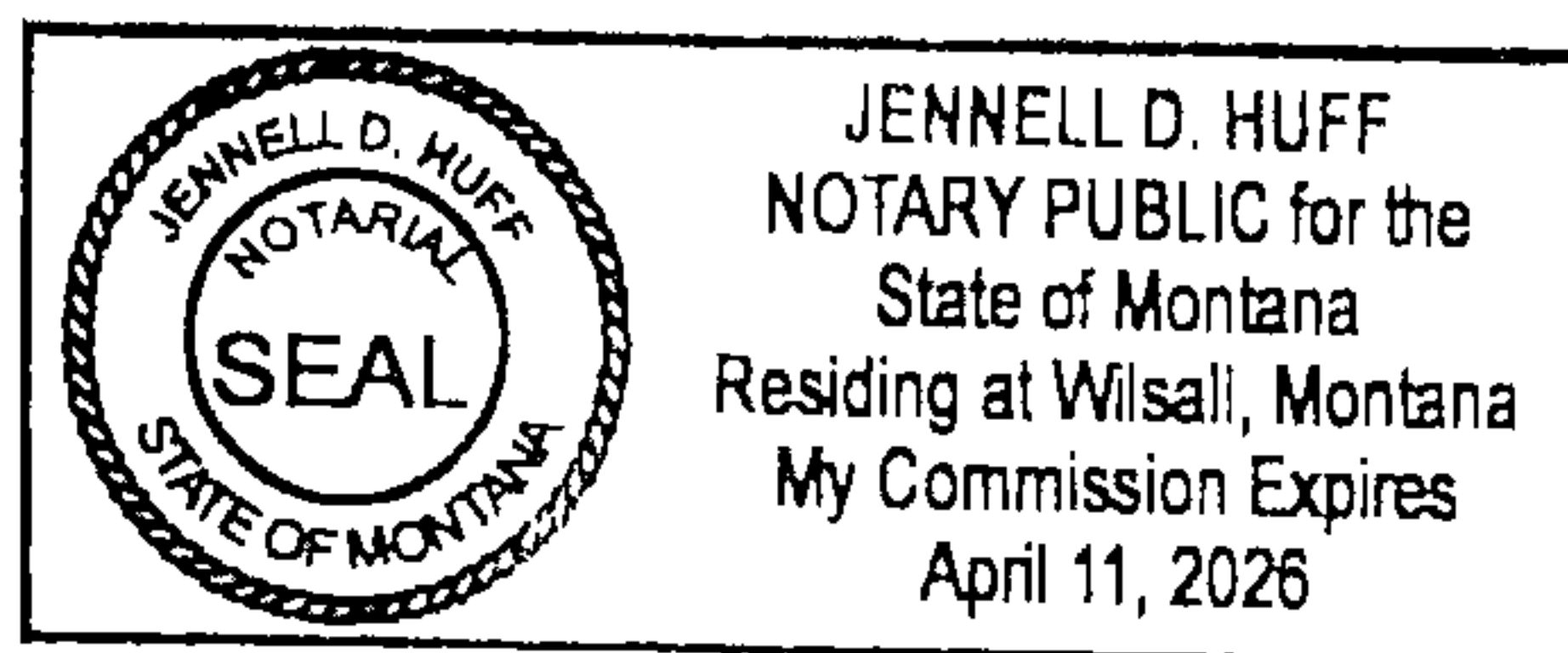
SIGNATURE AND ACKNOWLEDEMENT OF TERESA H. CRUGER APPEARS ON
NEXT PAGE

By: Teresa H. Cruger
Teresa H. Cruger, Manager
STATE OF MONTANA)
COUNTY OF Park)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Teresa H. Cruger whose name as one of the two Managers of both Holland Real Estate Company, LLC and Holland Family LLC, 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, she, as such Manager and with full authority, executed the same voluntarily for and as the act of said limited liability companies.

Given under my hand this 17 day of February, 2023.

Jennell D. Huff
Notary Public
My Commission Expires: 4-11-2026





File No. 248494

SCHEDULE A
(continued)

LEGAL DESCRIPTION

A Parcel of land located in fractional Section 27, Township 22 South, Range 3 West, and in fractional Section 2, Township 24 North, Range 12 East, Shelby County, Alabama, and being more particularly described as follows:

COMMENCING at the northeast corner of said fractional Section 27, thence North 88°38'09" West for a distance of 2349.51 feet to the POINT OF BEGINNING of the Parcel herein described; thence South 07°53'48" West for a distance of 1284.17 feet; thence North 87°58'28" West for a distance of 923.34 feet; thence South 69°01'04" West for a distance of 247.84 feet; thence North 62°04'05" West for a distance of 263.90 feet to the eastern right of way of Industrial Park Road; thence along said right of way North 02°34'36" East for a distance of 66.40 feet; thence leaving said right of way South 62°04'05" East for a distance of 235.10 feet; thence North 34°17'33" East for a distance of 373.35 feet; thence North 28°23'26" East for a distance of 354.10 feet; thence North 37°59'23" East for a distance of 333.79 feet; thence North 48°23'16" East for a distance of 197.12 feet; thence North 40°02'14" East for a distance of 154.58 feet; thence North 00°35'56" East for a distance of 127.00 feet; thence South 88°58'41" East for a distance of 234.85 feet; thence South 88°38'09" East for a distance of 286.01 feet to the POINT OF BEGINNING of the Parcel herein described.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/23/2023 08:12:25 AM
\$428.00 JOANN
20230223000048410

Allen S. Bayl

This page is only a part of a 2016 ALTA® Commitment for Title Insurance Issued by Commonwealth Land Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.
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ALTA Commitment for Title Insurance 8-1-16

