

SEND TAX NOTICE TO:
A&T 280 Property, LLC
c/o Dentons Sirote PC
2311 Highland Avenue South
Birmingham, AL 35205

STATE OF ALABAMA)
 :
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by **A&T 280 Property, LLC**, an Alabama limited liability company (the “Grantee”), to **Dantract, Inc.**, an Alabama corporation (the “Grantor”), receipt whereof is hereby acknowledged, the Grantor does hereby grant, bargain sell and convey unto Grantee that certain real property lying and being situated in Shelby County, Alabama as more particularly described as follows:

A parcel of land in the SW 1/4 of the SW 1/4 of Section 32, Township 18 South, Range 1 West, more particularly described as follows:

From the SW corner of said 1/4 - 1/4 Section, run North along the West boundary thereof for a distance of 1167.40 feet to the Northeast right of way line of Old U.S. Highway #280; thence turn an angle to the right of 114°26'31" and run in a Southeasterly direction along said right of way line for a distance of 58.64 feet to the Point of Beginning of the property herein described; thence continue on same course along said right of way line for a distance of 444.11 feet; thence turn an angle to the left of 58°39'28" and run in a Northeasterly direction for a distance of 83.00 feet to the Northwest right of way line of Alabama Highway #119; thence turn an angle to the left of 33°55' and run in a Northeasterly direction along said right of way line for a distance of 65.37 feet; thence turn an angle to the left of 48°32'12" and run in a Northwesterly direction for a distance of 123.37 feet to the Southwest right of way line of U.S. Highway #280; thence turn an angle to the left of 53°40'19" to tangent and run in a Northwesterly direction along said right of way line along the arc of a curve to the left having a central angle of 9°25'04" and a radius of 2699.79 feet for a distance of 443.77 feet; thence turn an angle to the left of 90° from tangent and run South for a distance of 72.07 feet to the Point of Beginning of the property herein described.

LESS AND EXCEPT the portion of subject property conveyed to the State of Alabama by deed recorded in Instrument 20131219000486390, in the Probate Office of Shelby County, Alabama, being more particularly described as follows:

A part of the SW 1/4 of SW 1/4, Section 32, Township 18 South, Range 1 West, identified as Tract No. 11 on Project No. NHF-0038() in Shelby County, Alabama and being more fully described as follows:

Commencing at a found Paragon capped rebar located at the Northeast corner of the property referenced in Document 19950000779700000 in the Probate Office of Shelby County, Alabama; thence in an Easterly direction along the South present R/W line of SR-38 (US-280) a distance of 120 feet, more or less, to a point on the said present R/W line; thence in an Easterly direction along the said present R/W line a distance of 95 feet, more or less, to a point on the West present R/W flare of SR-119; thence in a Southeasterly direction along the said present R/W flare a distance of 120 feet, more or less, to a point on the said present R/W flare (said point also on the acquired R/W line (said point offset 53.03 feet LT and tied to the said present R/W flare), which is the Point of Beginning; thence South 27°15'22" East and along the said present R/W flare a distance of 16.79 feet to a point on the West present R/W line of SR-119; thence South 21°16'47" West and along the said present R/W line a distance of 65.37 feet to a point on the South present R/W flare

of SR-119; thence South 55°11'47" West and along the said present R/W flare a distance of 23.03 feet to a point on the acquired R/W line (said point offset 52.04 feet LT and tied to the said present R/W flare); thence North 26°44'33" East and along the acquired R/W line a distance of 85.72 feet to a point on the acquired R/W line (said point offset 45 feet LT and perpendicular to centerline of project at station 120+05.59); thence North 16°16'16" West and along the acquired R/W line a distance of 12.95 feet; to the Point and Place of Beginning.

Said parcel being further and more particularly described on the survey prepared by Derek S. Meadows with Gonzalez-Strength & Associates, Inc., dated December 21, 2022 as follows:

A parcel of land situated in the Southwest Quarter of the Southwest Quarter of Section 32, Township 18 South, Range 1 West Shelby County, Alabama, said parcel being more particularly described as follows:

commence at the Southwest corner of said quarter-quarter section and run North 00 degrees 19 minutes 38 seconds West along the West line of said quarter-quarter section for a distance of 1166.09 feet to a point; thence run South 65 degrees 54 minutes 03 seconds East for a distance of 41.41 feet to a found capped rebar stamped WSE, said point marking the intersection of Southernmost right of way of U.S Highway 280 and the Northernmost right of way of Old U.S. Highway 280 and also being the Point of Beginning; thence leaving said right of way of Old U.S. Highway 280 run North 02 degrees 36 minutes 46 seconds East along said right of way for a distance of 68.88 feet to a found capped rebar stamped WSE, said point marking the corner of said right of way and being a point on a non-tangent curve turning to the right, said curve having a radius of 2699.81 feet, a central angle of 09 degrees 39 minutes 08 seconds, a chord bearing of South 85 degrees 05 minutes 14 seconds East, a chord length of 454.28 feet, thence run along said right of way and along the arc of said curve for a distance of 454.82 feet to a set 5/8 inch capped rebar stamped CA-560LS; thence continue along said right of way run South 27 degrees 17 minutes 02 seconds East for a distance of 106.55 feet to a found concrete monument, said point marking the intersection of U.S. Highway 280 and the Western present right of way flare of SR-119; thence leaving said right of way of U.S. Highway 280 run South 16 degrees 19 minutes 50 seconds East along said flare right of way for a distance of 12.98 feet to a found concrete monument; thence South 26 degrees 45 minutes 01 seconds West along the westernmost right of way of Highway 119 for a distance of 85.74 feet to a found concrete monument; thence continue along said right of way run South 55 degrees 11 minutes 08 seconds West for a distance of 60.77 feet to a set 5/8 inch capped rebar stamped CA-560LS, said point marking the intersection of Westernmost right of way of Highway 119 and the Northernmost right of way of Old U.S. Highway 280; thence leaving said right of way of Highway 119 run North 65 degrees 48 minutes 56 seconds West along the Northernmost right of way of Old U.S. Highway 280 for a distance of 460.15 feet to the Point of Beginning.

TO HAVE AND TO HOLD unto the Grantee, and the Grantee's successors and assigns, forever.

It is expressly understood and agreed that this Statutory Warranty Deed is made subject only to the matters set forth on Exhibit A attached hereto and made a part hereof (the "Permitted Encumbrances").

TO HAVE AND TO HOLD that said Property unto the Grantee, its successors and assigns, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and unto its successors and assigns forever.

This Statutory Warranty Deed is executed without warranty or representation of any kind on the part of the Grantor, express or implied, except as against acts done or suffered by the Grantor that are not specifically excepted herein.

IN WITNESS WHEREOF, the undersigned Grantor has executed this Statutory
Warranty Deed on this the ____ day of March, 2023.

DANTRACT, INC., an Alabama corporation

By: Charles W. Daniel
CHARLES W. DANIEL
Its: President

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said in County in said State, hereby
certify that **CHARLES W. DANIEL**, whose name as President of Dantract, Inc., an Alabama
corporation, 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 said instrument, he, as such officer and with
full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 15th day of March, 2023.

Frank H. Tomlinson
Notary Public



My commission expires: 9/8/2025

THIS INSTRUMENT WAS PREPARED BY:
Frank H. Tomlinson, Esq.
Tomlinson Law, LLC
2100 1st Avenue North, Suite 600
Birmingham, Alabama 35203

EXHIBIT A

Permitted Encumbrances

It is expressly understood and agreed that this Statutory Warranty Deed is made subject to the following:

1. Ad Valorem taxes for the current tax year, not yet due and payable.
2. Mineral and mining rights not owned by the Grantor.
3. Any applicable zoning ordinances.
4. Less and except any part of subject property conveyed to the State of Alabama by deed recorded in Instrument 20131219000486390 in the Probate Office of Shelby County, Alabama.
5. Covenant and Agreement for Water Service as recorded in Deed Book 235, page 574 in the Probate Office of Shelby County, Alabama.
6. Rights of others in and to the use of an easement for ingress/egress as recorded in Instrument 1995-7797 in the Probate Office of Shelby County, Alabama.
7. Easement to Alabama Power Company recorded in Instrument 20140428000125220, in the Probate Office of Shelby County, Alabama.
8. Less and except any portion of subject property lying within a public/private road or road right of way.
9. Declaration of Restrictive Covenants as recorded in Instrument 20171024000385350, in the Probate Office of Shelby County, Alabama.
10. Transmission Line Permit in favor of Alabama Power Company as recorded in Deed Book 126, Page 180, in the Probate Office of Shelby County, Alabama.
11. Right of way in favor of Shelby County as recorded in Deed Book 95, Page 519, Deed Book 135, Page 59 and Deed Book 253, Page 945 in the Probate Office of Shelby County, Alabama.
12. Greystone Commercial Declaration of Protective Covenants, Conditions and Restrictions as recorded in Real 314, page 506; First Amendment recorded in Instrument 1996-531; Second Amendment recorded in Instrument 1996-532; Third Amendment recorded in Instrument 2000-38942; Assignment of Developers Rights as recorded in Instrument 2001-35832; Confirmation of Approval and Waiver as recorded in Instrument 20020911000436060; Assignment and Assumption of Developers Rights as recorded in Instrument 20160512000163130 and Fourth Amendment as recorded in Instrument 20211027000520470 in the Probate Office of Shelby County, Alabama.
13. Rights of Tenants in possession, as tenants only.
14. The following matters as set out and delineated on the survey prepared by Derek S. Meadows with Gonzalez-Strength & Associates, Inc. dated December 21, 2022, Project No. 22-0668:
 - a) Existing overhead power lines as shown;
 - b) Curb cuts into road right of way.

Real Estate Sales Validation Form

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

Grantor's Name	Dantract, Inc.	Grantee's Name	A&T 280 Property, LLC
Mailing Address	510 Office Park Drive, Suite 210 Birmingham, AL 35223	Mailing Address	3605 8 th Avenue South Birmingham, AL 35222
Property Address	5376 & 5368 US HWY 280 Hoover, AL 35242	Date of Sale	March __, 2023
		Total Purchase Price	\$3,150,000.00
		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).

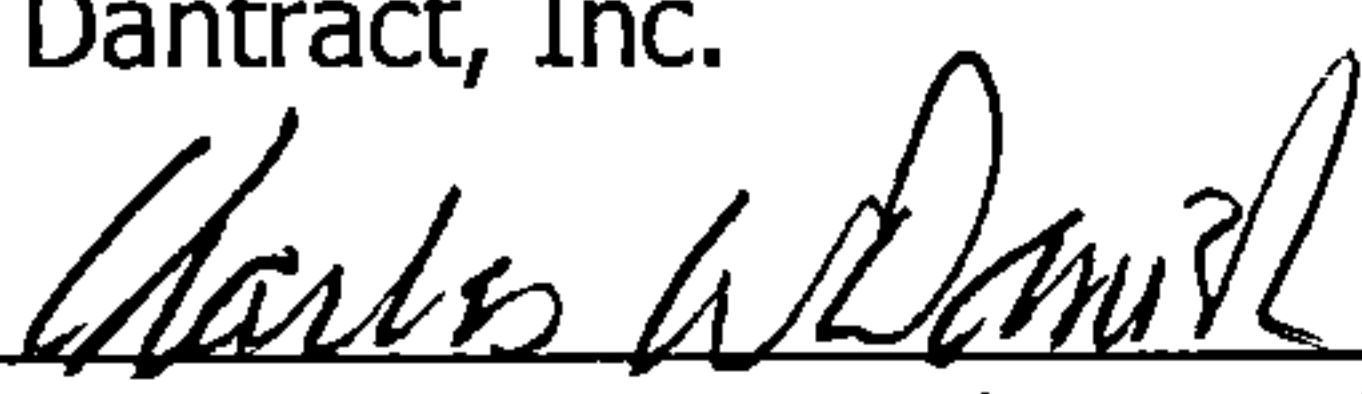
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date _____, 2023

☐ Unattested

(verified by)

Print: Dantract, Inc.

Sign: 

Grantor/Grantee/Owner/Agent
(circle one)