

This instrument was prepared by:
Jeffrey W. Brumlow, Esq.
BRUMLOW LEGAL GROUP
137 Main Street, Ste 202
Trussville, AL 35173

Send Tax Notice to:
City of Alabaster
1953 Municipal Way
Alabaster, AL 35007

This deed is prepared without benefit of title review or current survey from a legal description provided by the Grantor or Grantee herein.

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid to the undersigned, the receipt and sufficient of which are hereby acknowledged, **The Commercial Development Authority of the City of Alabaster**, an Alabama commercial development authority (hereinafter referred to as the “Grantor”), has bargained and sold and by these presents does grant, bargain, sell and convey unto, **The City of Alabaster, Alabama**, an Alabama municipal corporation (hereinafter referred to as the “Grantee”), all of its rights, title and interests in and to that certain tract or parcel of land lying in Shelby County, State of Alabama, and more particularly described on Exhibit “A” attached hereto and incorporated herein by reference. Such property is herein referred to as the “Property”.

This conveyance of the Property and the covenants and warranties contained herein are made expressly subject to the matters set forth on Exhibit “B” which is attached hereto and incorporated herein by reference as well as to all taxes due October 1, 2023 and subsequent years not yet due and payable (collectively, the “Permitted Exceptions”).

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

Grantor hereby covenants and agrees with Grantee, its successors and assigns, that Grantor will warrant and defend the Property against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantor, but against no other.

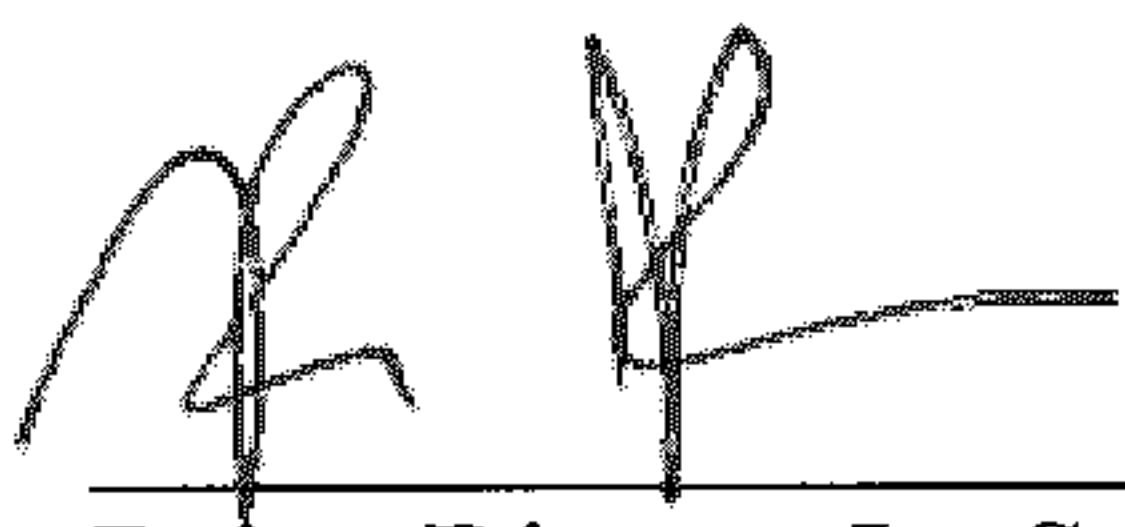
IN WITNESS WHEREOF, the Grantor has caused this Statutory Warranty Deed to be effective as of the 15th day of February 2023.

GRANTOR:

The Commercial Development Authority of the City of Alabaster

By: 
Dennis Torealba, Its Chairman

Attest:

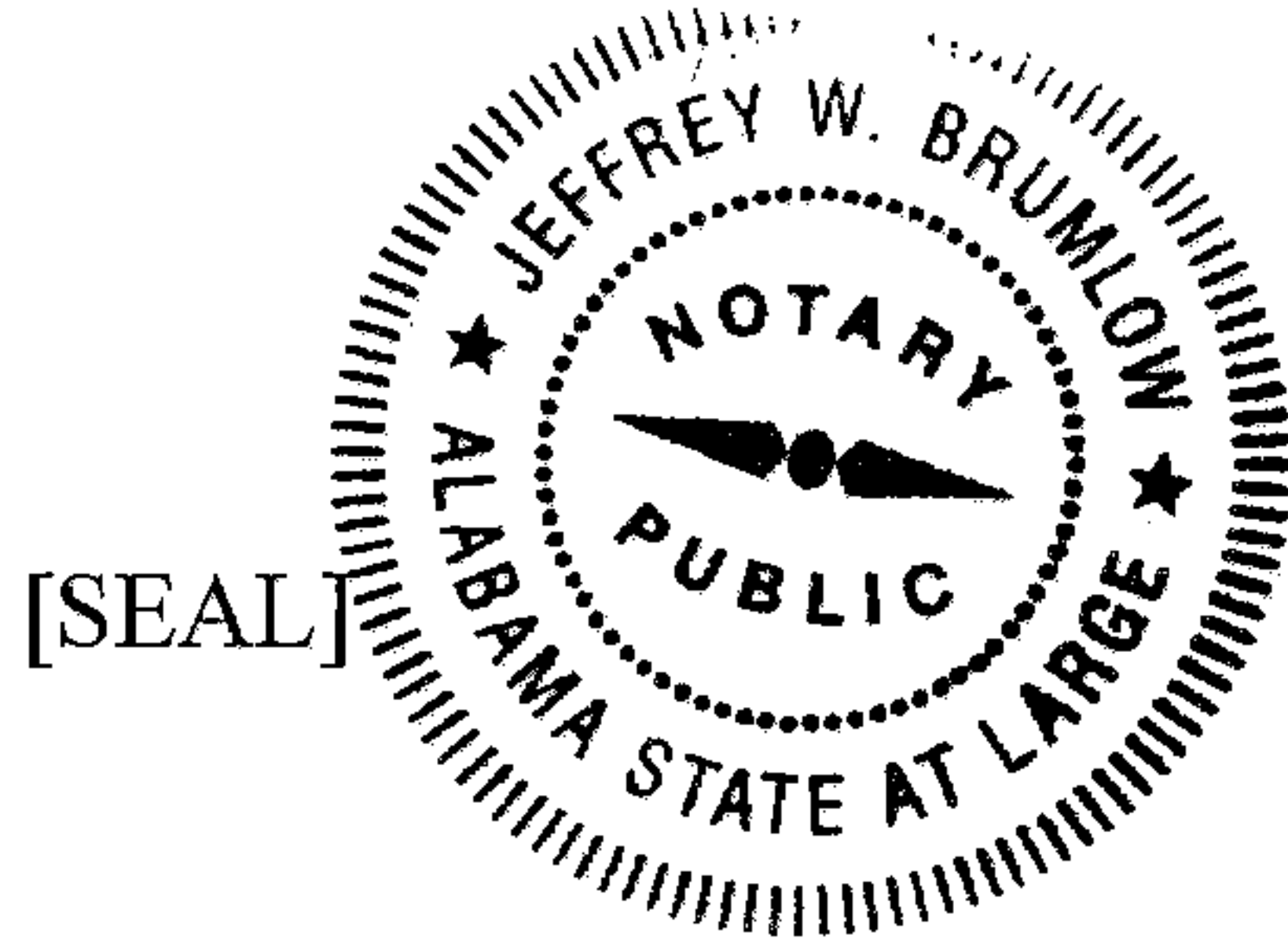

Brian Binzer, Its Secretary

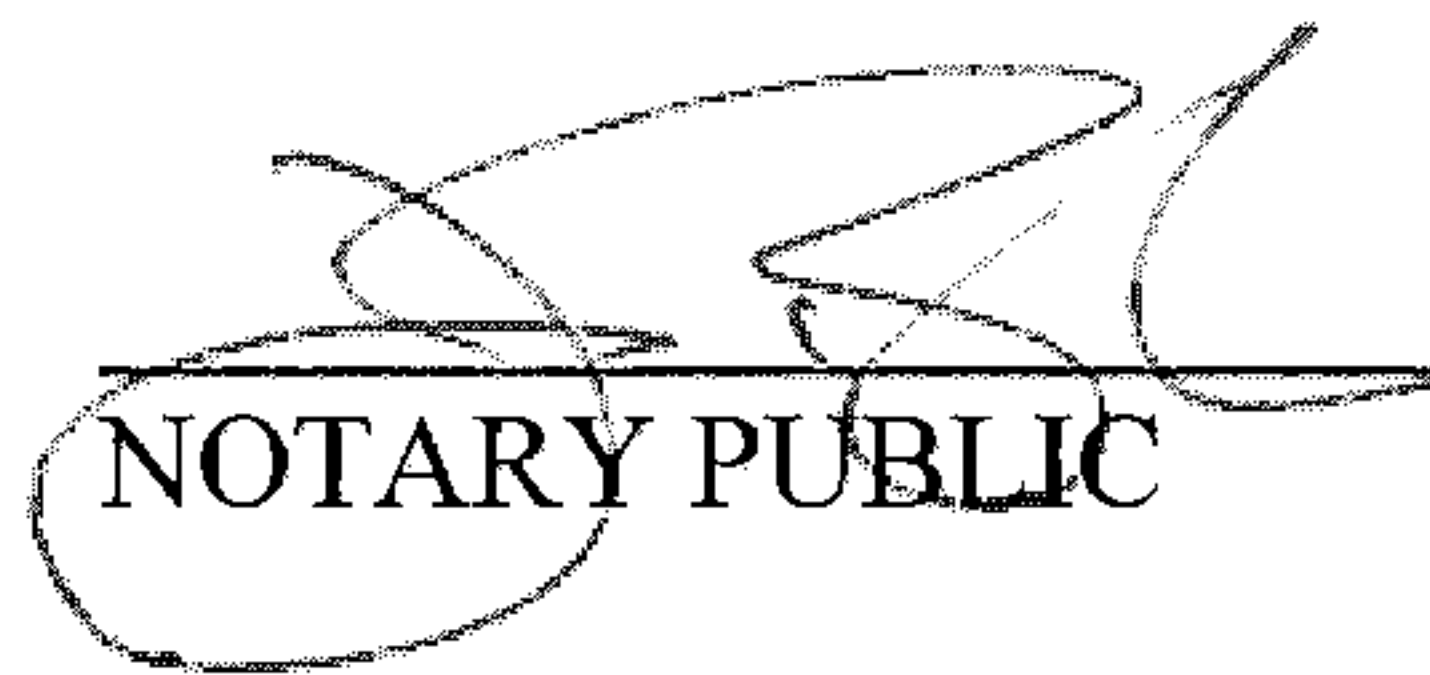
STATE OF ALABAMA)

COUNTY OF SHELBY)

I, Jeffrey W. Brumlow, a Notary Public in and for said County in said State, hereby certify that Dennis Torealba, whose name as the **The Commercial Development Authority of the City of Alabaster**, an Alabama commercial development authority, is signed to the foregoing Statutory Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, he, as the Chairman and with full authority, executed the same voluntarily for and as the act of said Authority.

Given under my hand and seal, this 15 day of February 2023.




NOTARY PUBLIC

My Commission Expires

| |
|--------------------------------------------------------------------------------------------------|
| JEFFREY W BRUMLOW Notary Public, Alabama State at Large My Commission Expires Dec. 1, 2026 |
|--------------------------------------------------------------------------------------------------|

EXHIBIT A

LEGAL DESCRIPTION

PARCEL I – PIN: 23 1 01 4 001 001.003 (Across from Jim-N-Nick #1)

Commence at a 5/8" rebar in place accepted as the Southeast corner of Section 1, Township 21 South, Range 3 West, Shelby County, Alabama; thence proceed North 88° 45' 06" West along the South boundary of said section for a distance of 617.78 feet (set ½" rebar), said point being the point of beginning. From this beginning point continue North 85° 45' 06" West along the South boundary of said section for a distance of 641.40 feet (set ½" rebar), said point being located on the Easterly right-of-way of Weatherly Road; thence proceed Northeasterly along the Easterly right-of-way of said road and along the curvature of a concave curve left having a delta angle of 26° 15' 01" and a radius of 500.0 feet for a chord bearing and distance of North 09° 59' 14" East, 227.08 feet to the P. T. of said curve; thence proceed North 03° 08' 16" West along the Easterly right-of-way of said road for a distance of 140.49 feet to the P. C. of a concave curve right having a delta angle of 34° 18' 33" and a radius of 775.0 feet; thence proceed Northeasterly along the Easterly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of North 14° 00' 59" East, 457.17 feet; thence proceed South 66° 11' 53" East for a distance of 559.48 feet (set ½" rebar); thence proceed South 01° 14' 54" West for a distance of 595.84 feet to the point of beginning.

The above described land is located in the Southeast one-fourth of the Southeast one-fourth of Section 1, Township 21 South, Range 3 West, Shelby County, Alabama, and contains 9.91 acres.

PARCEL II – PIN: 23 1 01 4 001 001.017 (Across from Jim-N-Nicks #2)

Commence at a 5/8" rebar in place accepted as the Southeast corner of Section 1, Township 21 South, Range 3 West, Shelby County, Alabama; thence proceed North 88° 45' 06" West along the South boundary of said section for a distance of 617.78 feet (set ½" rebar), said point being the point of beginning. From this beginning continue North 88° 45' 06" West along the South boundary of said section for a distance of 375.0 feet (set ½" rebar); to a point being located on the Easterly right-of-way of Alabaster Boulevard; thence proceed Northeasterly along the Easterly right-of-way of said road and along the curvature of a concave curve left having a delta angle of 26° 15' 01" and a radius of 500.0 feet for a chord bearing and distance of North 09° 59' 14" East, 227.08 feet to the P. T. of said curve; thence proceed North 03° 08' 16" West along the Easterly right-of-way of said road for a distance of 140.49 feet to the P. C. of a concave curve right having a delta angle of 13° 41' 40" and a radius of 775.0 feet; thence proceed Northeasterly along the Easterly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of North 03° 42' 33" East, 184.79 feet; thence proceed South 71° 17' 58" East for a distance of 33.61 feet to the P. C. of a concave curve right having a delta angle of 50° 37' 30" and a radius of 90.0 feet; thence proceed Southeasterly along the curvature of said curve for a chord bearing and distance of South 45° 59' 13" East, 76.96 feet to the P. T. of said curve; thence proceed South 20° 40' 28" East for a distance of 72.46 feet to the P. C. of a concave curve left having a delta angle of 68° 07' 03" and a radius of 180.0 feet; thence proceed Southeasterly along the curvature for a chord bearing and distance of South 54° 44' East, 201.62 feet; thence proceed South 88° 47' 31" East for a distance of 326.98 feet; thence proceed South 01° 14' 54" West for a distance of 307.03 feet to the point of beginning.

The above described land is located in the Southeast one-fourth of the Southeast one-fourth of Section 1, Township 21 South, Range 3 West, Shelby County, Alabama, and contains 4.95 acres.

PARCEL III – PIN 23 7 26 0 001 001.001 (Silver Creek #1)

A tract of land being in the North Half of the Northeast Quarter of Section 26, Township 21 South, Range 3 West, situated in Shelby County, Alabama, more particularly

described by bearings as follows:

Commence at the Northeast corner of Section 26, Township 21, Range 3 West, Shelby County, Alabama; thence South 86 degrees 41 minutes 56 seconds West, a distance of 2454.63 feet to Northwest corner of Lot 1, Silver Creek, Sector I, as recorded in Map Book 26, Page 144, in the Office of the Judge of Probate of Shelby County, Alabama; thence South 20 degrees 41 minutes 29 seconds East, a distance of 202.55 feet along the West line of Lot 1 to the Northwest corner of Lot 15 as recorded therein at the point of beginning; thence South 20 degrees 41 minutes 29 seconds East, a distance of 141.16 feet along said West line; thence South 80 degrees 26 minutes 32 seconds West a distance of 20.27 feet; thence South 20 degrees 49 minutes 53 seconds East a distance of 343.71 feet; thence North 86 degrees 33 minutes 31 seconds East a distance of 20.96 feet; thence South 20 degrees 49 minutes 53 seconds East a distance of 898.73 feet; thence North 89 degrees 28 minutes 33 seconds West a distance of 446.70 feet to the East right of way line of Alabama Highway No. 119; thence North 15 degrees 23 minutes 33 seconds West a distance of 521.26 feet along said right of way; thence South 74 degrees 36 minutes 27 seconds West a distance of 20.00 feet along said right of way; thence North 15 degrees 21 minutes 53 seconds West a distance of 821.60 feet along said right of way to the South right of way line of Silver Creek Parkway; thence North 76 degrees 38 minutes 07 seconds East a distance of 50.06 feet along said South right of way line to the PC of a curve to the right, concave Southerly with a radius of 220.00 feet, a chord bearing of South 81 degrees 39 minutes 58 seconds West and a chord length of 38.59 feet along said right of way; thence run along the arc of said curve 38.64 feet along said right of way; thence North 86 degrees 41 minutes 55 seconds East a distance of 88.66 feet along said right of way line to the PC of a curve to the right, concave Southerly with a radius of 220.00 feet, a chord bearing of South 84 degrees 40 minutes 23 seconds East and a chord length of 66.01 feet; thence run 66.26 feet along the arc of said right of way; thence run South 76 degrees 02 minutes 45 seconds East a distance of 25.26 feet along said right of way line to the PC of a curve to the right, concave Northerly with a radius of 280.00 feet, a chord bearing of South 82 degrees 38 minutes 05 seconds East and a chord length of 64.261 feet along said right of way; thence run along the arc of said curve 64.40 feet along said right of way to the point of beginning.

PARCEL IV – PIN: 23 7 26 0 001 001.002 (Silver Creek #2)

A tract of land situated in Section 26, Township 21 South, Range 3 West, Shelby County, Alabama, bounded on the East by Lots 15, 46A and 47A of the Silver Creek Subdivision, being more particularly described as follows:

Commence at the Northeast corner of said Section 26, Township 21 South, Range 3 West, Shelby County, Alabama; thence run North 87 degrees 00 minutes 59 seconds West along the North line of said Section 26 for 2,454.94 feet to a point; thence leaving said North line run South 14 degrees 24 minutes 23 seconds East for 204.53 feet to a point on the Southerly right of way of Silver Creek Parkway, said point also being the point of beginning; thence continue South 14 degrees 24 minutes 23 seconds East for 139.85 feet to a point; thence run North 87 degrees 00 minutes 59 seconds West for 20.96 feet to a point; thence run South 14 degrees 24 minutes 23 seconds East for 277.85 feet to a point; thence run South 80 degrees 55 minutes 01 seconds W for 336.26 feet to a point that intersects with the Easterly right of way of U.S. Highway No.119; thence run N 09 degrees 04 minutes 59 seconds West along said right of way for 497 .06 feet to a point that intersects with the Southerly right of way of Silver Creek Parkway; thence run North 82 degrees 55 minutes 14 seconds East along said right of way of Silver Creek Parkway for 50.00 feet to a point at the beginning of a curve to the right, said curve having a radius of 220.00 feet, a chord bearing of N 87 degrees 57 minutes 08 seconds East chord length of 38.59 feet and a central angle of 10 degrees 03 minutes 47 seconds; thence run along said right of way and the arc of said curve for 38.64 feet to a point; thence run South 87 degrees 00 minutes 59 seconds East for 88.66 feet to a point at the beginning of a curve to the right, said curve having a radius of 220.00 feet, a chord bearing of S 78 degrees 23 minutes 18 seconds East, a chord length of 66.01 feet and a central angle of 17 degrees 15 minutes 22 seconds; thence run along said right of way and the arc of said curve for 66.26 feet to a point; thence run S 69 degrees 45 minutes 37 seconds E for 25.26 feet to a point at the beginning of a curve to the left, said curve having a radius of 280.00 feet, a chord bearing of S 76 degrees 20 minutes 57 seconds East, a chord length of 64.26 feet and a central angle of 13 degrees 10 minutes 39 seconds; thence run along said right of way and the arc of said curve for 64.40 feet to the point of beginning. Said parcel contains 151,131.047 square feet, more or less.

**PARCEL V – PINs: 23 1 02 4 001 002.000; 23 1 11 1 001 002.001, 23 1 11 1 001 001.000
(Mountain Prop.)**

Being that property described in that certain deed recorded as Instrument Number 20051215000649050 in the Office of the Judge of Probate of Shelby County, Alabama, less a **except** that property recorded as Instrument Number 20100929000321740 in the Office of the Judge of Probate of Shelby County, Alabama:

Commence at a 3/4" capped rebar in place accepted as the Northwest corner of the Northeast one-fourth of the Southeast one-fourth of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed South 00° 12' 43" East along the West boundary of said quarter-quarter section and along the West boundary of the Southeast one-fourth of the Southeast one-fourth for a distance of 1648.81 feet to a 3/4" capped rebar in place; thence proceed South 00° 05' 37" East along the West boundary of said Southeast one-fourth of the Southeast one-fourth for a distance of 100.42 feet to a 3/4" capped rebar in place; thence proceed South 00° 18' 21" East along the West boundary of said Southeast one-fourth of the Southeast one-fourth for a distance of 113.74 feet to a 3/4" capped rebar in place; thence proceed South 00° 14' 21" East along the West boundary of said Southeast one-fourth of the Southeast one-fourth for a distance of 344.17 feet to a 1" rebar in place; thence proceed South 00° 06' 42" East along the West boundary of said Southeast one-fourth of the Southeast one-fourth for a distance of 441.26 feet to a 3/4" capped rebar in place accepted as the Southwest corner of the Southeast one-fourth of the Southeast one-fourth of said section; thence proceed South 02° 29' 02" East along the West boundary of the Northeast one-fourth of the Northeast one-fourth of Section 11, Township 21 South, Range 3 West, for a distance of 1330.23 feet (set 1/2" rebar) to the Southwest corner of said quarter-quarter section; thence proceed South 88° 32' 26" East along the South boundary of said quarter-quarter section for a distance of 1304.33 feet (set 1/2" rebar) to the Southeast corner of said Northeast one-fourth of the Northeast one-fourth; thence proceed North 02° 27' 53" West along the East boundary of said quarter-quarter section for a distance of 1327.96 feet to a 1/2" crimp top pipe in place being the Northeast corner of Section 11 which is also the Southwest corner of Section 1, Township 21 South, Range 3 West; thence proceed South 88° 45' 27" East along the South boundary of the Southwest one-fourth of the Southwest one-fourth of said Section 1 for a distance of 55.0 feet; thence proceed North 01° 14' 33" East for a distance of 210.0 feet; thence proceed South 88° 45' 27" East for a distance of 210.0 feet; thence proceed South 01° 14' 33" West for a distance of 210.0 feet to a point on the South boundary of said Southwest one-fourth of the Southwest one-fourth; thence proceed South 88° 45' 27" East along the South boundary of said quarter-quarter section for a distance of 283.42 feet to a point on the Westerly right-of-way of the CSX Railroad right-of-way; thence proceed North 43° 42' 09" West along the Westerly right-of-way of said railroad right-of-way for a distance of 786.86 feet to the P. C. of a concave curve right having a delta angle of 48° 44' 52" and a radius of 1495.69 feet; thence proceed Northeasterly along the curvature of said curve and along the Westerly right-of-way of said railroad right-of-way for a chord bearing and distance of North 19° 19' 43" West, 1234.51 feet to the P. T. of said curve; thence proceed North 04° 46' 55" East along the Westerly right-of-way of said railroad right-of-way for a distance of 551.73 feet to the P. C. of a concave curve left having a delta angle of 16° 38' 59" and a radius of 1349.97 feet; thence proceed Northwesterly along the curvature of said curve and along the Westerly right-of-way of said railroad right-of-way for a chord bearing and distance of North 04° 32' 18" West, 390.91 feet (set 1/2" rebar) to a point on the North boundary of the Northeast one-fourth of the Southeast one-fourth of Section 2, Township 21 South, Range 3 East; thence continue Northwesterly along the curvature of said curve and along the Westerly right-of-way of said railroad right-of-way for a chord bearing and distance of North 18° 28' 11" West, 283.48 feet to a 6" x 6" concrete right-of-way monument, being located on the Southerly right-of-way of Alabama Highway No. 119; thence proceed North 67° 40' 55" West along the Southerly right-of-way of said highway for a distance of 167.97 feet; thence proceed South 75° 49' 36" West along the Southerly right-of-way of said highway for a distance of 80.56 feet to its point of intersection with the centerline of John Allen Branch; thence proceed South 27° 36' 11" East along the center of said creek for a distance of 46.54 feet thence proceed thence proceed South 01° 24' 36" East along the center of said creek for a distance of 264.61 feet to a point on the North boundary of the Northeast one-fourth of the Southeast one-fourth of Section 2; thence proceed North 88° 36' 33" West along the North boundary of said Northeast one-fourth of the Southeast one-fourth for a distance of 315.17 feet to a 2" pipe in place; thence continue North 88° 36' 33" West along the North boundary of said quarter-quarter section for a distance of 314.50 feet to the point of beginning.

The above described land is located in the Southeast one-fourth of the Northeast one-fourth, the Northeast one-fourth of the Southeast one-fourth and the Southeast one-fourth of the Southeast one-fourth of Section 2, the Northeast one-fourth of the Northeast one-fourth of Section 11 and the Southwest one-fourth of the Southwest one-fourth of Section 1, Township 21 South, Range 3 West, Shelby County, Alabama, and contains 108.76 acres, more or less.

Less and Except the following property as shown in that certain deed recorded as
Instrument Number 20100929000321740 In the Office of the Judge of Probate of Shelby
County, Alabama:

Commence at a 1/2" crimp top pipe in place being the Northeast corner of the Northeast one-fourth of the Northeast one-fourth of Section 11, Township 21 South, Range 3 West, Shelby County, Alabama; thence proceed South 02° 27' 33" East along the East boundary of said quarter-quarter section for a distance of 658.32 feet to the point of beginning. From this beginning point continue South 02° 27' 33" East along the East boundary of said quarter-quarter section for a distance of 669.44 feet to the Southeast corner of said quarter-quarter section to a 1/2" capped rebar in place; thence proceed North 88° 32' 26" West along the South boundary of said quarter-quarter section for a distance of 1304.33 feet to the Southwest corner of said quarter-quarter section to a 1/2" capped rebar in place; thence proceed North 02° 29' 02" West along the West boundary of said quarter-quarter section for a distance of 669.46 feet; thence proceed South 88° 32' 26" East for a distance of 1304.33 feet to the point of beginning.

Also including that certain property described as follows:

Being the property described in that certain deed recorded as Instrument Number
20100929000321730 in the Office of the Judge of Probate of Shelby County, Alabama:

Commence at a 3/4" capped rebar in place being the Northeast corner of the Northwest one-fourth of the Northeast one-fourth of Section 11, Township 21 South, Range 3 West, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed South 02° 29' 02" East along the East boundary of said quarter-quarter section for a distance of 660.77 feet to a 1/2" capped rebar in place; thence proceed South 86° 31' 16" West for a distance of 1292.63 feet (set 1/2" rebar); thence proceed North 02° 29' 02" West for a distance of 437.02 feet (set 1/2" capped rebar); thence proceed North 44° 15' 53" East for a distance of 458.16 feet (set 1/2" capped rebar); thence proceed South 88° 26' 33" East for a distance of 961.12 feet to the point of beginning.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. All taxes for the year 2022 and subsequent years, not yet due and payable.
2. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to, oil, gas, sand, limestone, and gravel in, on and under the Property.
3. All easements and restrictions of record.

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

Grantor's Name Commercial Development Auth.
 Mailing Address 1953 Municipal Way
Alabaster, AL 35007

Grantee's Name City of Alabaster
 Mailing Address 1953 Municipal Way
Alabaster, AL 35007

Property Address N/A

Date of Sale 2/15/2023

Total Purchase Price \$ 10.00

or

Actual Value \$ _____

or

Assessor's Market Value \$ 5,104,640.00



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County Clerk
 Shelby County, AL
 03/21/2023 10:13:31 AM
 \$47.00 JOANN
 20230321000077120

The purchase price or actual value Alis Byrd 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 Resolution of CDA

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 3/20/23

Print Jeffrey W. Brumlow

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1