

SEND TAX NOTICES TO:

RESOURCE1500, LLC
Attn: Kris Towns
80 Gunter Lane
Oneonta, Alabama 35121-2935

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Two Million Nine Hundred Thousand and 00/100 Dollars (\$2,900,000.00) to the undersigned grantor, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, TBG ENTERPRISES, LLC, an Alabama limited liability company (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto RESOURCE1500, LLC, an Alabama limited liability company (herein referred to as "Grantee"), the real estate situated in Shelby County, Alabama, and described on Exhibit "A" attached hereto.

[NOTE: The purchase price for the herein described property was paid from mortgage loans in the principal amounts of \$2,089,400.00 and \$1,671,520.00 closed simultaneously herewith.]

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

AND THE GRANTOR will warrant and forever defend the right and title to the above-described property unto the Grantee against the claims of Grantor and all others claiming by or under Grantor.

PURSUANT TO and in accordance with Section 40-22-1 of the Code of Alabama (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor: TBG ENTERPRISES, LLC, an Alabama limited liability company
Grantor's Address: 1009 Ridge Circle, Birmingham, Alabama 35242

Grantee: RESOURCE1500, LLC, an Alabama limited liability company
Grantee's Address: 80 Gunter Lane, Oneonta, Alabama 35121-2935

Property Address: 1500 Resource Drive, Hoover, Alabama 35242-2935
Tax Parcel ID No.: 09-3-06-0-001-001.108
Total Purchase Price: \$2,900,000.00

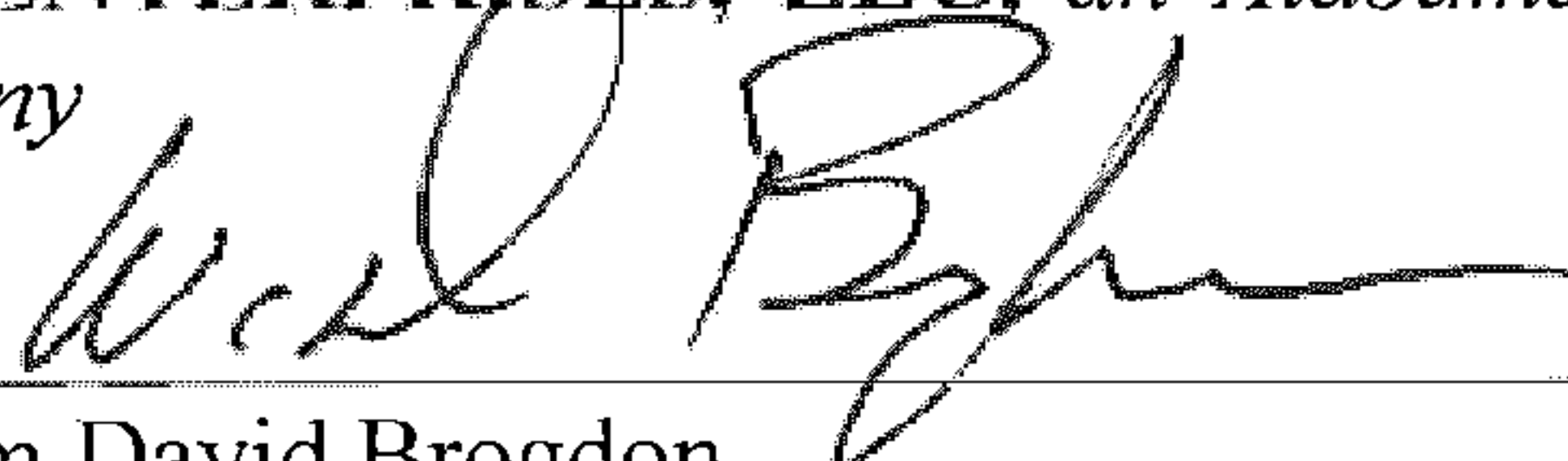
The Purchase Price claimed herein can be verified by the Sales Contract.

[SIGNATURE AND ACKNOWLEDGEMENT CONTAINED ON FOLLOWING PAGE.]

[STATUTORY WARRANTY DEED – SIGNATURE PAGE]

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 6th day of April, 2023.

TBG ENTERPRISES, LLC, *an Alabama limited liability company*

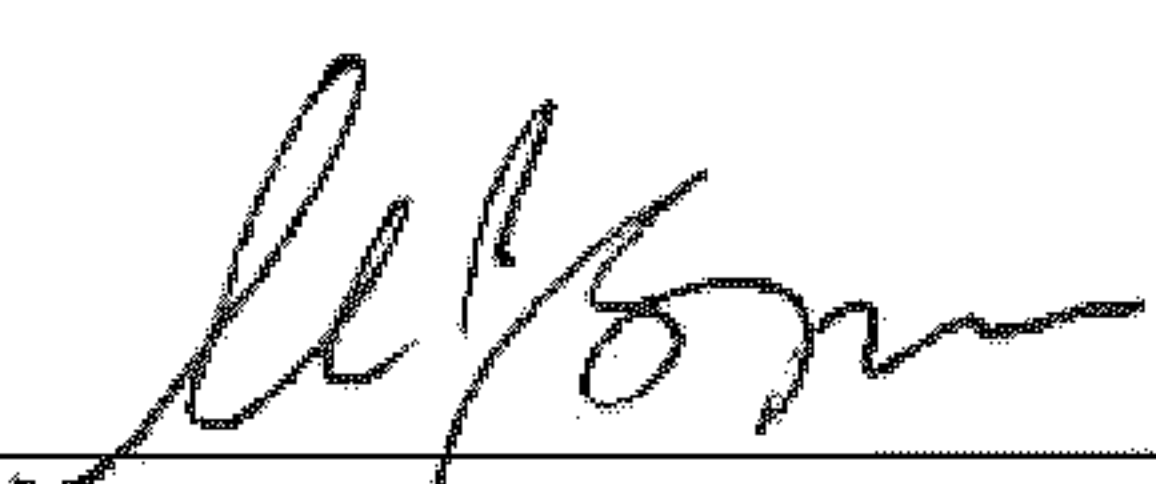
By: 
William David Brogdon
Member

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William David Brogdon, whose name as Member of TBG ENTERPRISES, LLC, an Alabama limited liability company, 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 member, and with full authority, executed the same voluntarily, as an act of said limited liability company, acting in his capacity as aforesaid.

Given under my hand and official seal, this the 6th day of April, 2023.

WILLIAM CRAIG BROWN
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES DEC. 14, 2024


NOTARY PUBLIC
My Commission Expires: 12/14 / 2024

THIS INSTRUMENT PREPARED BY AND AFTER
RECORDATION SHOULD BE RETURNED TO:

William C. Brown
Engel Hairston – Raulston Brown, PC
P.O. Box 1927
Birmingham, AL 35201-1927
(205) 328-4600

EXHIBIT "A"

[1500 Resource Drive, Hoover, Alabama 35242-2935]

THAT CERTAIN TRACT OR PARCEL LYING AND BEING SITUATED IN SHELBY COUNTY, ALABAMA, AS FOLLOWS:

PARCEL I:

Lot 8, according to the Map and Survey of Meadow Brook Corporate Park South, Phase II, as recorded in Map Book 12, Page 10, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

PARCEL II:

All rights that constitute a beneficial interest in real estate in the following easements:

Parcel One:

A 15-foot-wide storm drainage easement across Lot 7, Meadow Brook Corporate Park South, lying 7.5 feet each side of the following described centerline:

Commence at the Southeast corner of Lot 8, Meadow Brook Corporate Park South; thence run at a bearing of North 26 degrees 06 minutes 17 seconds West for a distance of 233.50 feet to a point; thence at a bearing of Northwest for a distance of 233.50 feet to a point; thence at a bearing of North 71 degrees 06 minutes 17 seconds West for a distance of 26.87 feet to a point; thence at a bearing of South 63 degrees 53 minutes 43 seconds West for a distance of 3 feet more or less to the point of beginning; thence at a bearing of North 15 degrees 06 minutes 17 seconds West for a distance of 10 feet more or less to the point of intersection with the Southwest line of a 15 foot wide storm drainage easement as shown on the record map of Meadow Brook Corporate Park South, said point being the point of beginning.

Parcel Two:

A 15-foot-wide drainage easement across Lot 11, Meadow Brook Corporate Park South, lying 7.5 feet each side of the following described centerline:

Commence at the Southwest corner of Lot 8, Meadow Brook Corporate Park South; thence run at a bearing of North 26 degrees 06 minutes 17 seconds West for a distance of 55 feet more or less to the point of beginning; thence at a bearing of North 86 degrees 06 minutes 17 seconds West for a distance of 166 feet more or less to the point of intersection with the Easterly line of a 20-foot storm drainage easement as shown on record map of Meadow Brook Corporate Park South, said point being the point of ending.

