

THIS INSTRUMENT WAS PREPARED BY:
W. L. LONGSHORE, III
LONGSHORE, BUCK AND LONGSHORE, PC
2009 2ND AVENUE NORTH
BIRMINGHAM, AL 35203-3703

SEND TAX NOTICE TO:
KAU Land Holdings, LLC
P.O. Box 336
Birmingham, AL 35201



20230414000105250 1/3 \$838.00
Shelby Cnty Judge of Probate, AL
04/14/2023 10:54:50 AM FILED/CERT

CORPORATE STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN and no/100---- (\$10.00) DOLLARS and other good and valuable consideration to the undersigned grantor,

DAY, LLC, an Alabama limited liability company

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt whereof is acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

KAU Land Holdings, LLC

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama to-wit:

See attached Exhibit "A"

SUBJECT TO:

- 1. 2023 Taxes
- 2. Easements and restrictions of record.

TO HAVE AND TO HOLD, To the said GRANTEE, its successors or assigns, forever.

IN WITNESS WHEREOF, the said GRANTOR, by David Y. Upton, Steve D. Upton and Kent A. Upton, who constitute all of the Members of DAY, LLC, who are authorized to execute this conveyance, hereto set their signatures and seals, this 6 day of March, 2023.

DAY, LLC

David Y. Upton, Member

Steve D. Upton, Member

Kent A. Upton, Member

STATE OF ALABAMA)
JEFFERSON COUNTY)

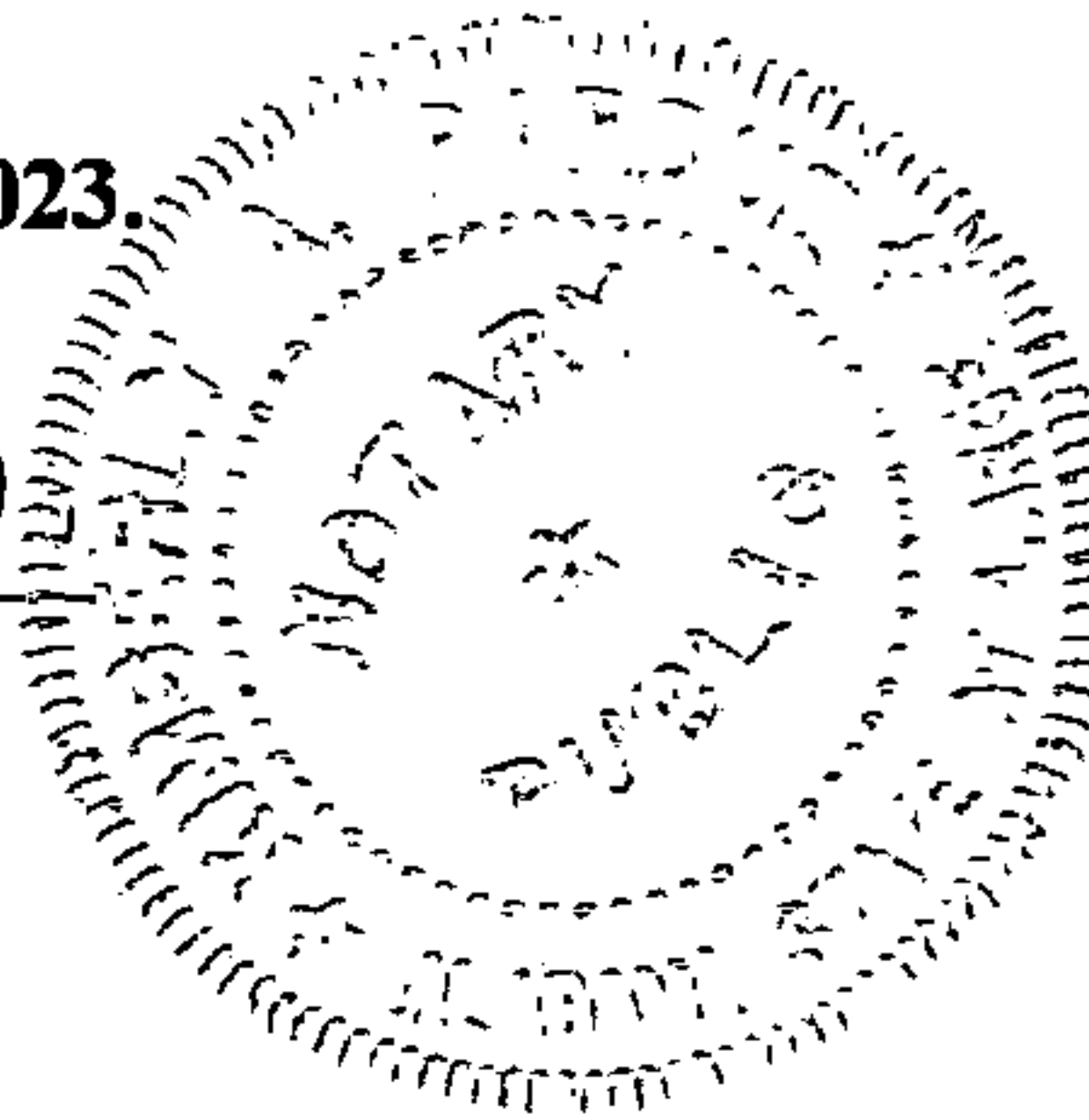
GENERAL ACKNOWLEDGMENT

I, the undersigned, A Notary Public in and for said County, in said State, hereby certify that David Y. Upton, Steve D. Upton and Kent A. Upton, who constitute all of the members of Day, LLC, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily for said company.

Given under my hand and official seal this 6 day of March, 2023.

Notary Public:
My Commission Expires:

MY COMMISSION EXPIRES JUNE 09, 2024



Shelby County, AL 04/14/2023
State of Alabama
Deed Tax:\$810.00

Exhibit "A"

Parcel I:

Sec 22, Township 20S, Range 2W

A parcel of land located in the West Half of Section 22, Township 20 South, Range 2 West, in Shelby County, Alabama, containing Two (2.00) Acres and being more particularly described as follows: Start at a Concrete Monument accepted to mark the Southwest corner of Section 22 and run North 2 degrees 02 minutes 12 seconds East (Assumed) and along the Western Boundary of said Section 22 for a distance of 2279.28 feet to a 1/2" rebar set, said rebar being the Point-of-Beginning; thence continue in a Northerly direction along the Western Boundary of said Section 22 for a distance of 330.00 feet to a 1/2 " rebar set; thence with a deflection angle of 48 degrees 47 minutes to the right, run in a Northeasterly direction for a distance of 350.00 feet to a 1/2 " rebar set; thence with a deflection angle of 131 degrees 13 minutes to the right, run in a Southerly direction for a distance of 330.00 feet to a 1/2" rebar set; thence with a deflection angle of 48 degrees 47 minutes to the right, run in a Southwesterly direction for a distance of 350.00 feet to the Point-of-Beginning.

2 acres

Parcel II:

Section 21 Township 20S Range 2W

Begin at the NE corner of the NE 1/4-NE 1/4 of said Section 21, thence S 3 Deg-55'-25" W, along the East Line of said 1/4 - 1/4 Section a distance of 1547.45'; thence N 86 Deg-26'-35" W along the South Line of said 1/4 - 1/4 Section a distance of 1293.02'; thence South 5 Deg-41'-12" W, along the East Line of the SW 1/4-NE 1/4 of said Section 21 a distance of 1285.58'; thence N 81 Deg-51'-04" W along the South Line of said 1/4 - 1/4 Section a distance of 1284.38'; thence continue along last described course a distance of 150.00'; thence N 33 Deg-40'-03" E a distance of 1262.99; thence N 52 Deg-53'-54" E a distance of 108.55'; thence N 43 Deg-24'-47" E a distance of 145.02; thence N 59 Deg-15'-48" E a distance of 100.50'; thence N 24 Deg-20'-03" E a distance of 192.10'; thence N 43 Deg-28'-37" E a distance of 152.13'; thence N 0 Deg-44'-57"; W a distance of 85.02'; thence N 47 Deg-34'-45" E a distance of 150.83'; thence N 44 Deg-46'-45" E a distance of 206.90; thence S 85 Deg-20'-57" E a distance of 187.01' thence S 85 Deg-44'-50" E a distance of 648.12'; thence N 43 Deg-31'-18" E a distance of 1016.82' to the point of beginning. Said parcel of land contains 70.05 acres, more or less.

Easement:

A 15' non-exclusive ingress/egress, drainage & utilities easement lying 7.5' either side of and parallel to the following described center line:

Commence at the SW corner of the SW 1/4 -NE 1/4 of Section 21, Township 20 South, Range 2 West; thence N 81 Deg-51'-04" W a distance of 150.00'; thence N 33 Deg-40'-03" E a distance pf 88.73' to the Point of Beginning; thence N 70 Deg-56'-37" W a distance of 53.07' along the said centerline to the beginning of a curve to the right having a radius of 275.00' a central angle of 49 Deg-07'-17" and subtended by a chord which bears N 46 Deg-22'-59" W a chord distance of 228.61'; thence along the arc of said curve and along said centerline a distance of 235.77' to the beginning of a compound curve to the left having a radius of 750.00' a central angle of 39 Deg-07'57" and subtended by a chord which bears N 41 Deg-23'-19" W a chord distance of 502.34'; thence along the arc of said curve and along said centerline a distance of 512.24'; thence N 60 Deg-57'-18" W a distance of 62.29' more or less to its intersection with the centerline of a 15' easement as recorded in Instrument #1996-06788 in the Office of the Judge, Shelby County, Alabama.

Subject to easement of Colonial Pipeline.

Parcel 3:

The NE 1/4 of the SE 1/4 and the SE 1/4 of the NE 1/4 Section 21; Township 20 South, Range 2 West, Shelby County, Alabama, consisting of 80 acres more or less.

Real Estate Sales Validation Form

20230414000105250 3/3 \$838.00
Shelby Cnty Judge of Probate, AL
04/14/2023 10:54:50 AM FILED/CERT

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

Grantor's Name: Steve D. Upton

Grantees' Name: David Y. Upton

Mailing Address: P. O. Box 336
Birmingham, AL 35201

Mailing address: P. O. Box 336
Birmingham, AL 35201

Property Address:

No property address

Date of Sale: March, 2023

Total Purchase Price \$ _____

or

Actual Value \$ _____

Or

Assessor's Market Value \$ 809,630

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 March 14 2023

Print Steve Upton

_____ Unattested _____

Sign Steve Upton

Verified by

(Grantor/Grantee/Owner/Agent) circle one