

The following information is furnished in accordance
with Code of Alabama 1975, Section 40-22-1,
and is verified by the signature of the Grantor below:

Grantor's Name: Gary Nichols
Mailing Address: P.O. Box 4042
Gulf Shores, AL 36547

Grantee's Name: Dirt Poor, LLC
Mailing Address: c/o Gary Nichols
1380 McCain Parkway
Pelham, AL 35124

Assessor's
Market Value: \$1,088,690.00

Property Addresses: 1380 McCain Parkway
Pelham, AL 35124

Date of Transfer: April 12, 2023

STATE OF ALABAMA:
COUNTY OF SHELBY:

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that Gary Nichols, a married person, (hereinafter "Grantor"), in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration paid to Grantor by Dirt Poor, LLC, an Alabama limited liability company (hereinafter called "Grantee"), the receipt whereof is hereby acknowledged, does, subject to all matters and exceptions hereinafter mentioned, hereby GRANT, BARGAIN, SELL and CONVEY unto the said Grantee, all of Grantor's interest in and to that real property in the County of Shelby, State of Alabama, described as follows:

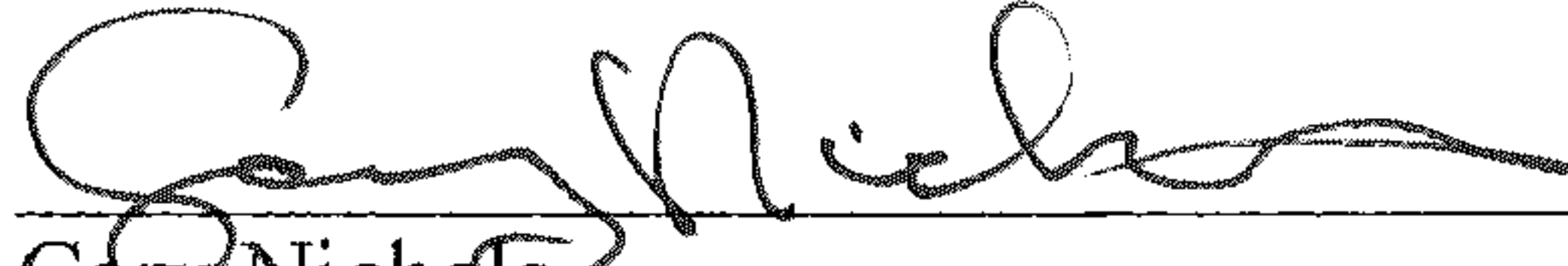
All that real property described on Exhibit "A" attached hereto and made a part hereof.

The above property does not constitute the homestead of the Grantor.

TO HAVE AND TO HOLD said property, together with all and singular, the rights, members, privileges, easements and appurtenances thereunto belonging or in anywise appertaining unto said Grantee, and to the successors in interest and assigns of Grantee, forever.

The property conveyed hereby is conveyed subject to all existing utility and drainage easements and rights-of-way, if any, and to all matters now of record in the Office of the Judge of Probate of Shelby County, Alabama, or which may be visible on the ground, as well as to the lien for current ad valorem taxes, if any, which taxes the Grantee assumes and agrees to pay when due.

IN WITNESS WHEREOF, Grantor has set his hand and seal this 12th day of April, 2023.

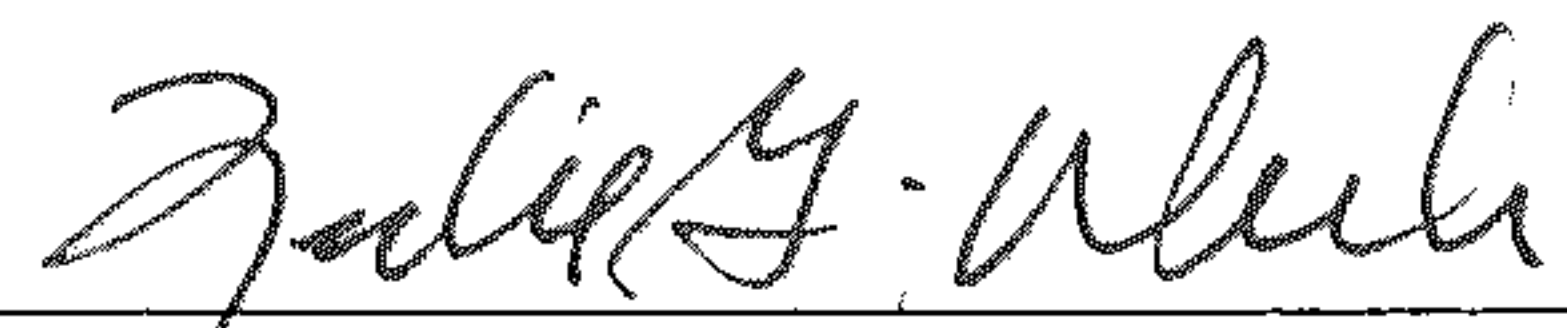


Gary Nichols

STATE OF ALABAMA:
COUNTY OF BALDWIN

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Gary Nichols, whose name 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 executed the same voluntarily on the day same bears date.

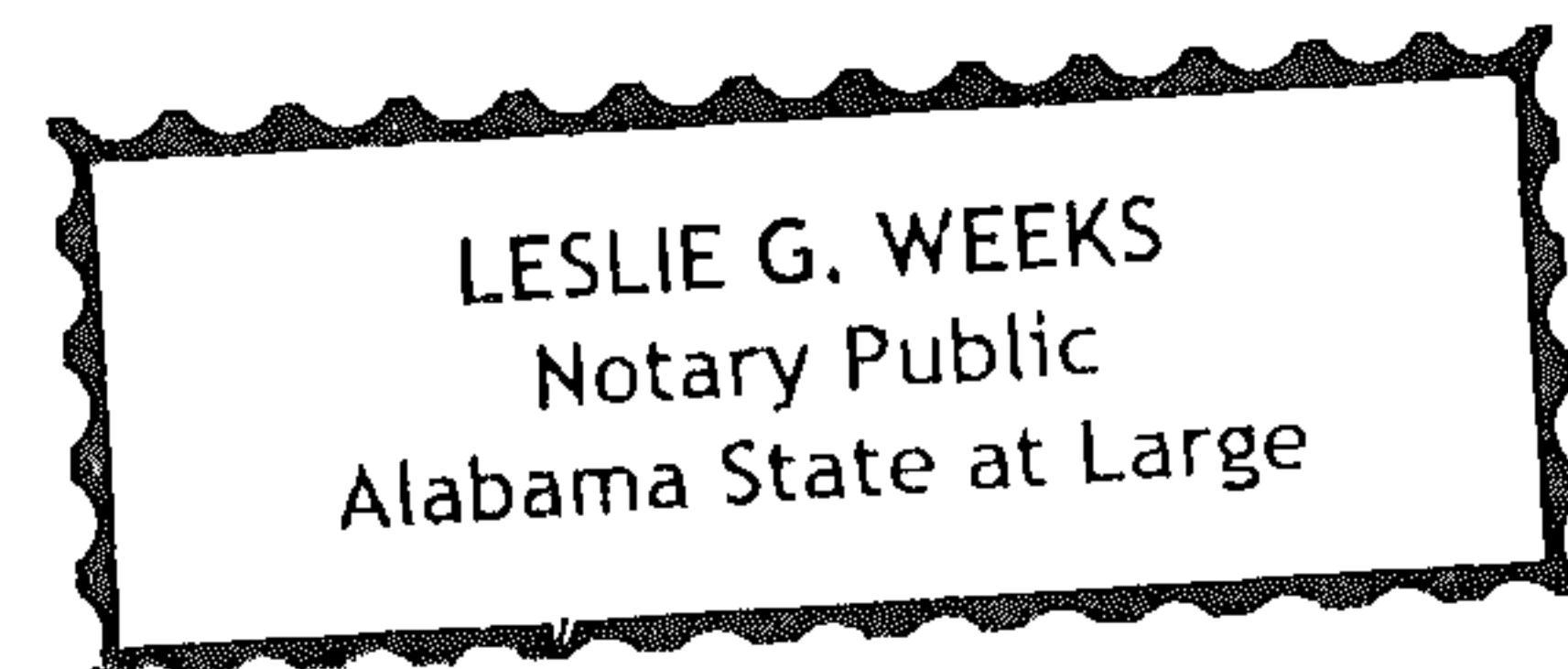
GIVEN under my hand this the 12 day of April, 2023.



NOTARY PUBLIC
MY COMMISSION EXPIRES: 3.27.27
(NOTARY SEAL)

GRANTEE'S ADDRESS:

Dirt Poor, LLC
c/o Gary Nichols



THIS INSTRUMENT PREPARED BY:

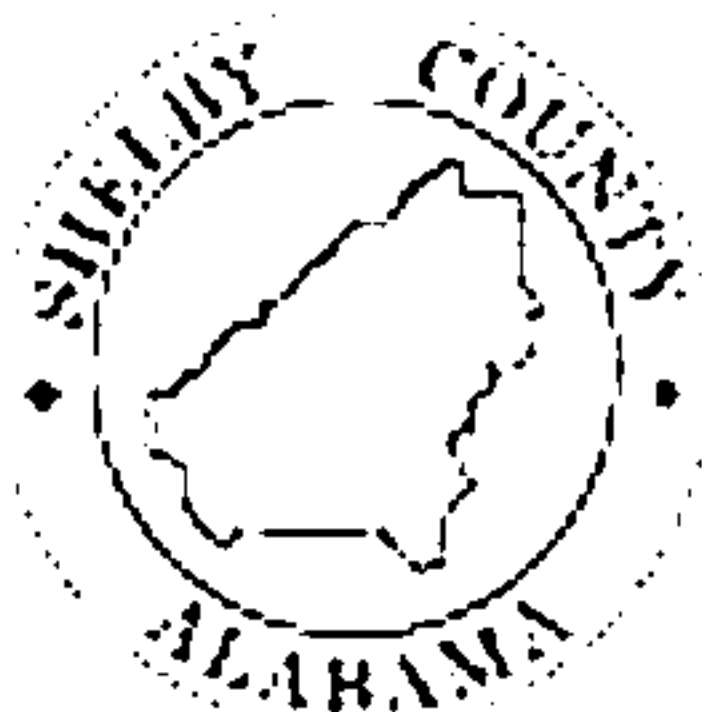
LESLIE G. WEEKS, ESQ.
HELMSING, LEACH, HERLONG,
NEWMAN & ROUSE, P.C.
Post Office Box 2767
Mobile, Alabama 36652
(251) 432-5521

This deed was prepared without
a complete examination of title
and without the benefit of a survey
and is based on information provided
by the Grantor.

EXHIBIT "A"

A parcel of land situated in the SE ¼ of the SE ¼ of Section 24, Township 20 North, Range 3 East, described as follows:

Commence at the S.E. Corner of the S.E. ¼ of the S.E. ¼ of Section 24 and go South 89 degrees 52 minutes 17 seconds West for 782.20 feet to the East Boundary of Interstate Highway No. 65; thence North .06 degrees 51 minutes East along said boundary for 19.81 feet to a concrete monument; thence North 04 degrees 51 minutes 05 seconds West along said boundary for 570.00 feet to a concrete monument and the point of beginning; thence North 07 degrees 21 minutes 09 seconds East along said boundary for 149.40 feet to a concrete monument; thence North 02 degrees 57 minutes 07 seconds West along said boundary for 200.00 feet; thence North 85 degrees 14 minutes 40 seconds East for 267.62 feet to appoint on a curve to the left on the West Boundary of McCain Parkway, said curve having a central angle of 05 degrees 12 minutes 33 seconds and a radius of 3849.72 feet; thence Southerly along said curve for 350.00 feet; thence South 85 degrees 58 minutes West for 293.67 feet to the Point of Beginning, containing 2.18 acres more or less.



23736 SWD F
4877-4577-90

virt Poor, L

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/25/2023 02:09:26 PM
\$117.00 BRITTANI
20230425000120460

Allen S. Bayl