

STATE OF ALABAMA
COUNTY OF SHELBY

INSTALLMENT LAND SALE CONTRACT

THIS CONTRACT IS ENTERED INTO this the 25th day of May, 2023, by and between **The Davies Living Trust, dated August 31, 2000 and any amendments thereto** (hereinafter called the “**Seller**”) **Bulldog SFR LLC, A Wyoming Limited Liability Company** (hereinafter called “**Buyer**”), (“**Seller**” and “**Buyer**” may hereinafter be collectively referred to as the “**Parties**”).

WHEREAS, the Parties have reached an agreement as to the terms for the sale and purchase of the property described herein, and the Sellers are willing to sell said property to Buyer on an Installment Land Sale basis.

NOW THEREFORE, in consideration of Ten dollars, the mutual promises and covenants contained herein, and other good and valuable consideration the sufficiency and adequacy of which is hereby acknowledged, the parties hereby agree as follows:

1. **SALE AND PURCHASE.** Sellers agree to sell and convey to the Buyer, and the Buyer agrees to purchase and pay for, upon the provisions, terms and conditions of this contract, the following described premises situated in the County of Shelby with an address of **66 Salser Ln., Birmingham, AL 35242**, and more particularly described as follows, to-wit:

SEE ATTACHED EXHIBIT “A”

2. **PURCHASE PRICE.** The purchase price for the Property (herein called the “**Purchase Price**”), shall be **SIX HUNDRED THIRTY-FIVE THOUSAND and 00/100 DOLLARS (\$635,000.00)**, which shall be financed as follows: A non-refundable downpayment of **\$55,000.00** to be paid to the Sellers upon execution of this agreement. Buyer acknowledges that \$320,000.00 of the purchase price is a Mirror Wrap of existing loans including monthly payments of **\$3293.02** for 36 months. In addition, Buyer acknowledges that the remaining amount of \$260,000 will be financed as follows: \$260,000.00, will be amortized over a 36-month term at the rate of 5%. Purchaser shall make **Six (6) Monthly Payments of an additional \$500.00** equaling monthly payments of **\$3793.02** beginning on **June 25, 2023**; beginning on **December 25, 2023** Purchaser shall make **Thirty (30) Monthly payments of an additional \$1000** equaling monthly payments of **\$4,293.02** every month thereafter until **maturity on or before June 25, 2026** (the “**Maturity Date**”). The Buyer acknowledges that \$17,246.50 will be added to the final payoff amount at the time upon payoff or maturity representative of unpaid interest. Buyer understands and agrees to pay the entire principal balance and any accrued interest on or before maturity.

Payments are to be sent to Seller at: PO Box 381443, Birmingham, AL 35238 unless otherwise indicated in writing by Seller to Buyer.

3. **LATE PAYMENT.** In the event the Seller does not receive the installment on or before the 5th of each month, Seller shall be entitled to a late fee of ten percent (10%) of the monthly payment in addition to the delinquent installment.

4. **NO PREPAYMENT PENALTY.** The Buyer may pay the entire principal balance and any accrued interest at any time, without charge or prepayment penalty.

5. **RESTRICTION ON TRANSFER.** The Buyer, after the date of this contract, shall not assign, lease, or otherwise transfer any portion of this property or hypothecate the property or any portion thereof by pledging the same as collateral to secure any loans and shall not secure any loans on the property. If any of the aforementioned events take place without the Seller’s written consent, the same shall be an event of default, and all sums due hereunder shall be immediately due and payable, with all accrued interest and cost of collection.

6. **OUTSTANDING MORTGAGE.** Buyer acknowledges that this property is subject to a mortgage(s) listed as follows:

a. That certain Mortgage executed by The Davies Living Trust to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for CitiMortgage, Inc., dated 01/14/2011 and recorded in Instrument 20110202000036780 on 02/02/2011, of the Probate Records of Shelby County, Alabama, in the original principal sum of \$210,000.00.

b. That certain Mortgage executed by The Davies Living Trust to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Citibank, N.A., dated 04/02/2013 and recorded in Instrument 20130415000154240 on 04/15/2013, and rerecorded and corrected 07/09/2013 in Instrument 20130709000277450, of the Probate Records of Shelby County, Alabama, in the original principal sum of \$98,000.00.

c. that certain Mortgage executed by James Davies, a married person to Liberty Mortgage Corporation, dated 11/03/2003 and recorded in Instrument 20031106000738780 on 11/06/2003, of the Probate Records of Shelby County, Alabama, in the original principal sum of \$156,500.00.

7. **NO FUTURE WORK.** The Buyer has permission from the Seller to undertake any improvements or perform any work on said property whatsoever. Should Buyer permit the creation of any lien whatsoever upon the property, Buyer shall be responsible to pay for any and all improvements performed on the property and shall defend and remove any liens or an encumbrance at Buyer's cost, and shall hold harmless and indemnify the Seller regarding same.

8. **TAXES AND ASSESSMENTS.** All taxes, assessments, and insurance premiums pertaining to said property shall be assessed in Sellers name and Seller will be responsible for their timely payment each year. Except as in this Contract otherwise expressly provided, the Seller shall pay all general and special taxes, liens, and charges, including all assessments of every nature, levied, assessed, or accruing on said property by December 31 of each year. Buyer will be responsible to reimburse the Seller for the payment of any and all taxes and other assessments on the property. Seller to provide amount of taxes and assessments to the Buyer and Buyer to remit any and all taxes and assessment amounts within 15 days of receipt of notice of amounts due under this item.

9. **INSURANCE.** The Seller will continue to maintain the current Hazard Insurance during the continuance of this contract. The Buyer, during the continuance of this contract, shall keep insurance coverage on his personal property and belongings, which will be paid by the Buyer. The Buyer agrees herein to hold harmless and indemnify the Seller for any loss that may result from any damage to personal property or personal injury to any guest or their party during the pendency of this agreement. Buyer will be responsible to reimburse the Seller for the payment of any and all hazard insurance on the property. Seller to provide amount of hazard insurance to the Buyer and Buyer to remit any and hazard insurance amounts within 15 days of receipt of notice of amounts due under this item.

10. **DESTRUCTION OF PROPERTY.** Destruction of, or damage to, any building or other improvement thereon or hereafter placed on said property, including but not limited to water heater, refrigerator, stove furnace, and HVAC System, whether from fire or any other cause, shall not release the Buyer from any obligations under this contract; it being expressly understood that the Buyer bears all risks of loss to, or damage of, said property, and Buyer shall pay for the cost of any repairs or maintenance for items named above or any other item needing repair or replacement.

11. **UTILITIES.** The Buyer shall have utilities turned on in his name and pay the cost of all utilities in connection with the property that may become due or payable on or after the date of this Contract. The Seller shall have the utilities transferred out of his/her name on or before the date of this contract.

12. **WASTE AND REMOVAL OF BUILDINGS.** The Buyer shall not remove or permit the removal from said property of any building or other improvement located thereon without first obtaining the express written consent of the Seller, nor shall the Buyer commit or permit to be committed any waste of said property or of any building or improvement thereon.

13. **PERSONAL INJURIES.** The Buyer shall indemnify and hold the Seller harmless from any and all demands, loss, or liability resulting from the injury to, or death of, any person or persons because of the negligence of the Buyer or the condition of said property at any time or times after the date possession of said property is delivered to the Buyer.

14. **OBSERVATION OF LAWS.** The Buyer will observe and obey all statutes and laws of the United States, and of the State of Alabama, including all rules or orders of any official commission or board of the United States, or the State of Alabama, or of the county or city in which the property is located. The Buyer will obey all ordinances of such city in respect to the use and occupation of the property, and will not do or suffer to be done anything that may constitute a nuisance, as a violation of any laws within the State of Alabama.

15. **MECHANIC'S LIENS.** The Buyer shall indemnify and hold the Sellers and the property of the Sellers, including the Seller's interest in said property, free and clear from all liability for all mechanic's or material man's liens or other expenses or damages resulting from any renovations, alterations, buildings, repairs or other work placed on said property by the Buyers, after first having obtained sellers written consent for any repairs or alterations.

16. **POSSESSION AND INSPECTION.** The Buyer shall be entitled to enter into possession of said property upon execution of this contract and to continue in possession thereof so long as he is not in default in the performance of this contract. The Buyer herein shall also allow the Seller to inspect the condition of the property from time to time and in reasonable duration upon advanced notice by Seller.

17. **INTENTIONALLY OMITED**

18. **CONVEYANCE ON FULL PERFORMANCE.** When the purchase price and all other amounts to be paid by the Buyer pursuant to this contract are fully paid as provided for in this contract, the Sellers will execute and deliver to the Buyer at final closing a good and sufficient warranty deed conveying to the Buyer good and marketable title to said property. Buyer shall be responsible for any and all closing cost including recording and transfer taxes for the recording of any Deeds or Mortgages pursuant to this contract, and the premiums of Lender's and owner's title insurance policy if any.

19. **CONDITION OF PROPERTY.** Buyer acknowledges and agrees that it is purchasing the property in an "AS IS" condition, and the Sellers have made no warranties as to its condition. The Buyer certifies herein he has inspected the property and agrees that said property and the buildings and improvements thereon are, at the date of this Contract, in good condition, order, and repair, and that he shall, at his own costs and expense, maintain said property and the buildings and improvements thereon in as good order and repair as they are in on the date of this Contract, reasonable wear and tear excepted.

20. **RECORDING.** This shall be recorded in Shelby County Judge of Probate

21. **CLOSING COSTS.** All closing costs shall be paid as outlined in the purchase contract.

22. **DEFAULT.** The payment of all monies becoming due hereunder by the Buyer to the Seller and the performance of all covenants and conditions of this contract to be kept and performed by the Buyers are conditions precedent to Seller's performance hereunder. In the event the Buyer should fail to pay any of the sums in this contract and agreed to be paid by the Buyer, either as the installment or on account of interest, taxes, insurance or assessments, or should the Buyer fail to comply with any of the covenants or conditions of this contract on its part to be performed, or should any action or proceeding be filed in any court to enforce any lien on, or claim against, the property seeking to reach the interest of the Buyer, then:

- (a) The Sellers may bring an action for any actual damages resulting from this contract, including but not limited to claims for specific performance; and
- (b) Buyer shall forfeit any and all monies paid under this installment contract including but not limited to all earnest money and any partial installments paid to Seller, and Seller shall retain all funds paid by Buyer under this contract, and treat the same as rent; and
- (c) Buyer shall give up possession and vacate the premises immediately; and
- (d) Buyer to pay any and all reasonable attorney's fees incurred by Seller in the Collection of any outstanding debt under this agreement, including but not limited to litigation costs for claims arising under this agreement; and
- (e) In the event of default by the Buyer, the Seller, at his/her option, may declare, by notice to the buyer, the entire unpaid balance of the purchase price specified in this Contract to be due and payable, and may by appropriate action, in law or in equity, proceed to enforce payment thereof; and
- (f) Any rights, powers, or remedies, special, optional, or otherwise, given or reserved to the Seller by this paragraph shall not be construed to deprive the Seller of any rights, powers, or remedies otherwise given by law or equity; and
- (g) In the event of default by the Buyer, the Seller shall be released from all obligations in law or equity to convey said property to the Buyer.

23. **NOTICES.** Any and all notices or other communications required by this contract or by law to be served on or given to either party hereto by the other party hereto shall be in writing and shall be deemed duly served and given when personally delivered to any of the parties of this contract or shall be given by certified mail, return receipt requested. Notices to Seller shall be sent to PO Box 381443, Birmingham, AL 35238. Notices to Buyer shall be sent to 30 N. Gould St. Ste R., Sheridan, WY 82801.

24. **BINDING EFFECT.** This contract shall be binding on and shall inure to the benefit of the heirs, executors, and administrators, successors and assigns of the parties hereto.

25. **ENTIRE CONTRACT.** Both the Buyer and the Sellers agree that this contract and the documents described herein constitute the sole and only contract between them respecting said property.

26. **ASSIGNMENT.** This contract may not be assigned by Buyer, in whole or in part, without the prior written consent of Seller.

27. **MODIFICATION.** Any modification of this contract shall be void unless in writing and signed by all the Parties.

28. **HEADINGS.** The use of headings, captions and numbers in this contract is solely for the convenience of identifying and indexing the various provisions in this contract and shall in no event be considered otherwise in construing or interpreting any provision in this contract.

29. **SEVERABILITY.** If any term, covenant, condition or provision of this contract, or the application thereof to any person or circumstance, shall ever be held to be invalid or unenforceable, then in each such event the remainder of this contract or the application of such term, covenant, condition or provision to any other person or any other circumstance (other than those as to which it shall be invalid or unenforceable) shall not be thereby affected, and each term, covenant, condition and provision hereof shall remain valid and enforceable to the fullest extent permitted by law.

30. **PAYMENTS BY SELLER.** Should the Buyer fail to pay any amount to be paid by him pursuant to this contract for taxes, assessments, insurance, or utilities within ten (10) days before such amount becomes delinquent, Seller may at his option, pay such amount and Buyer will repay to Seller on demand the amounts so paid by Seller together with interest thereon from the date of payment by Seller to the date of repayment by Buyer at the rate of Twelve (12%) per annum.

31. **NO REPRESENTATIONS.** Buyer acknowledges and agrees the Seller have not made any representations or given any warranties, and that the property is being sold and purchased on an "AS IS" basis. Buyer agrees with and represents to Seller that said property has been inspected by him and that he has been assured by means independently of Seller or that said property, as it is described in this contract, is and has been purchased by Buyer as a result of such inspection or investigation conducted by Buyer. Buyer hereby expressly waives any and all claims for damages or for recession or cancellation of this contract because of representations if any, which may have been made outside of this contract.

32. **APPLICABLE LAW.** It is agreed by Seller and Buyer that this contract shall be governed by the laws of the State of Alabama.

33. **WAIVER.** The waiver of any breach of this contract by either party shall not constitute a continuing waiver or a waiver of any subsequent breach, either of the same or another provision of this contract. The acceptance of any payments made by Buyer in a manner or at a time other than required by the terms and conditions of this contract shall not be construed as a waiver or variation of such terms and conditions. Any default on the part of the Buyer shall be construed as continuous, and the Seller may exercise every right and power under the contract at any time during the continuance of such default, or upon the occurrence of any subsequent default.

34. **WAIVER OF JURY TRIAL.** Buyer hereby knowingly, voluntarily and intentionally waives the right they may have to a trial by jury in respect of any litigation based on, or arising out of, under or in connection with this Agreement and any transaction, contemplated hereby.

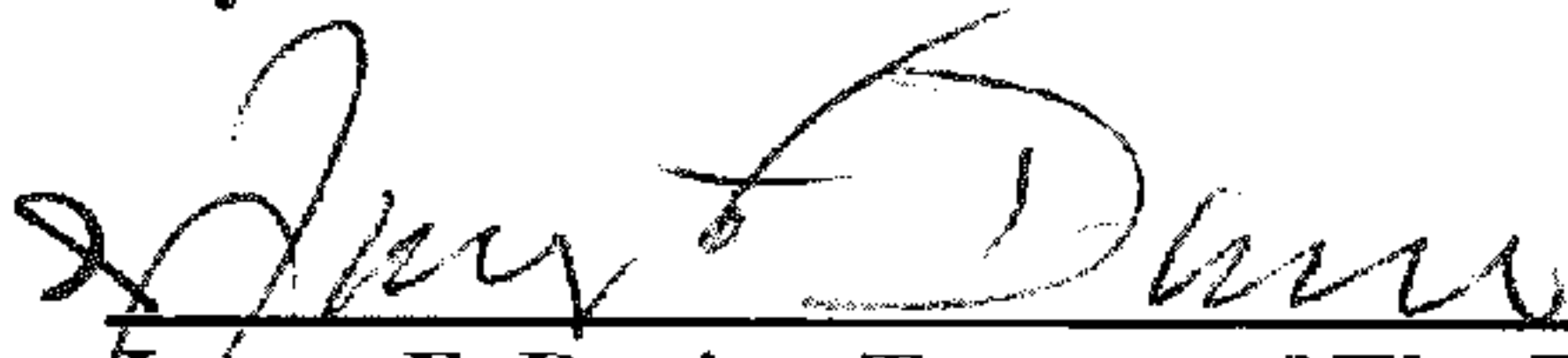
35. **NO CONSTRUCTION AGAINST PREPARER.** No provision of this contract shall be construed against or interpreted to the disadvantage of any party by any court or other governmental or judicial authority by reason of such party's having or being deemed to have prepared or imposed such provision.

SIGNATURES AND NOTARY ON THE FOLLOWING PAGES

IN WITNESS WHEREOF, the parties have executed, sealed and delivered this contract, all as of the day and year first written above.

SELLERS:

The Davies Living Trust, dated August 31, 2000, and any amendments thereto.

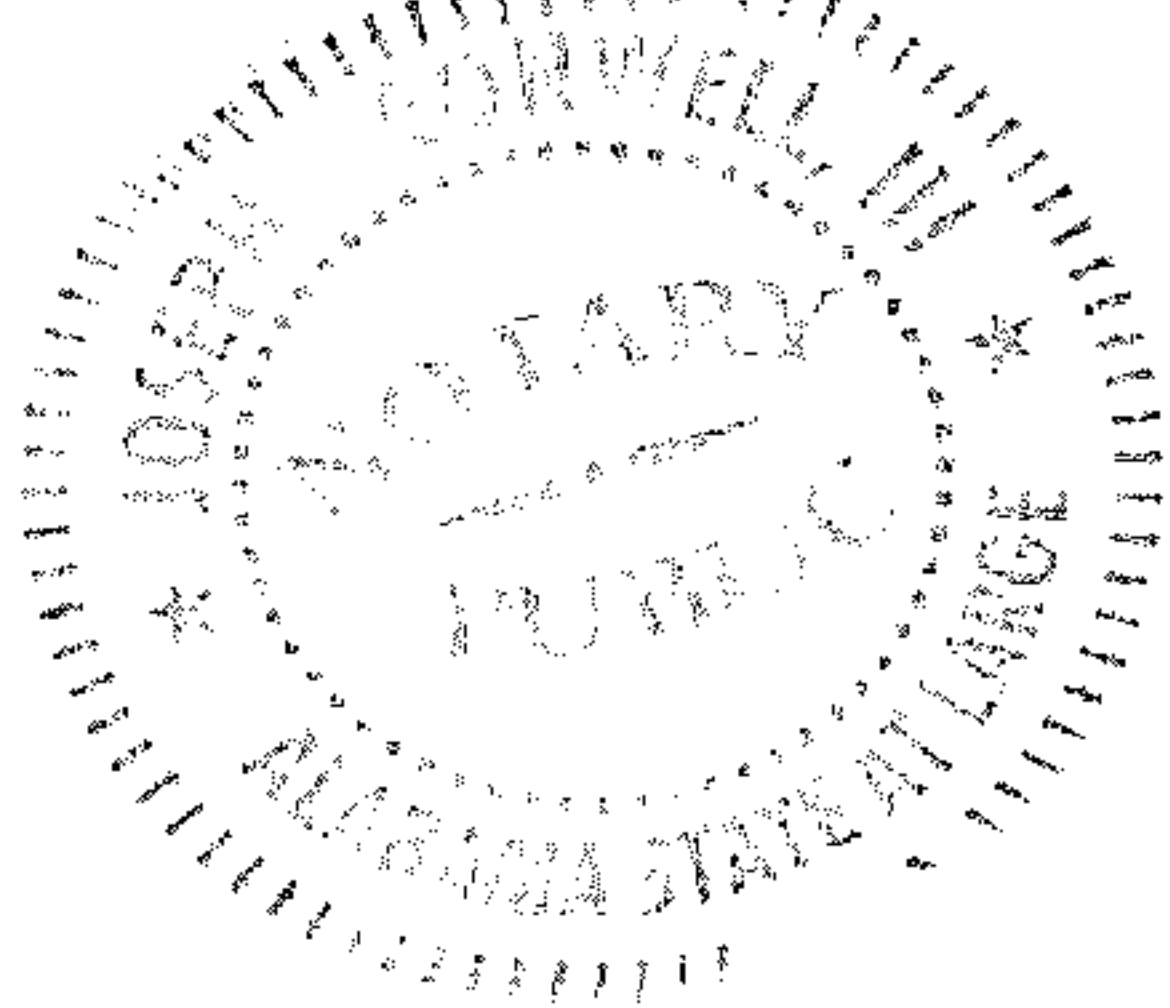

James F. Davies, Trustee of The Davies Living Trust, dated August 31, 2000, and any amendments thereto


Mary E. Davies, Trustee of The Davies Living Trust, dated August 31, 2000, and any amendments thereto

**STATE OF ALABAMA
COUNTY OF MADISON**

I, the undersigned, a Notary Public in and for said County and State, hereby certify that **James F. Davies and Mary E. Davies, Trustees of The Davies Living Trust, dated August 31, 2000 and any amendments thereto** 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 foregoing conveyance they as such trustees and with fully authority executed the same voluntarily for and as the act of said trust on the day the same bears date.

Give under my hand and official seal this the 25 day of May, 2023




NOTARY PUBLIC
My commission expires: March 3, 2025

BUYER:

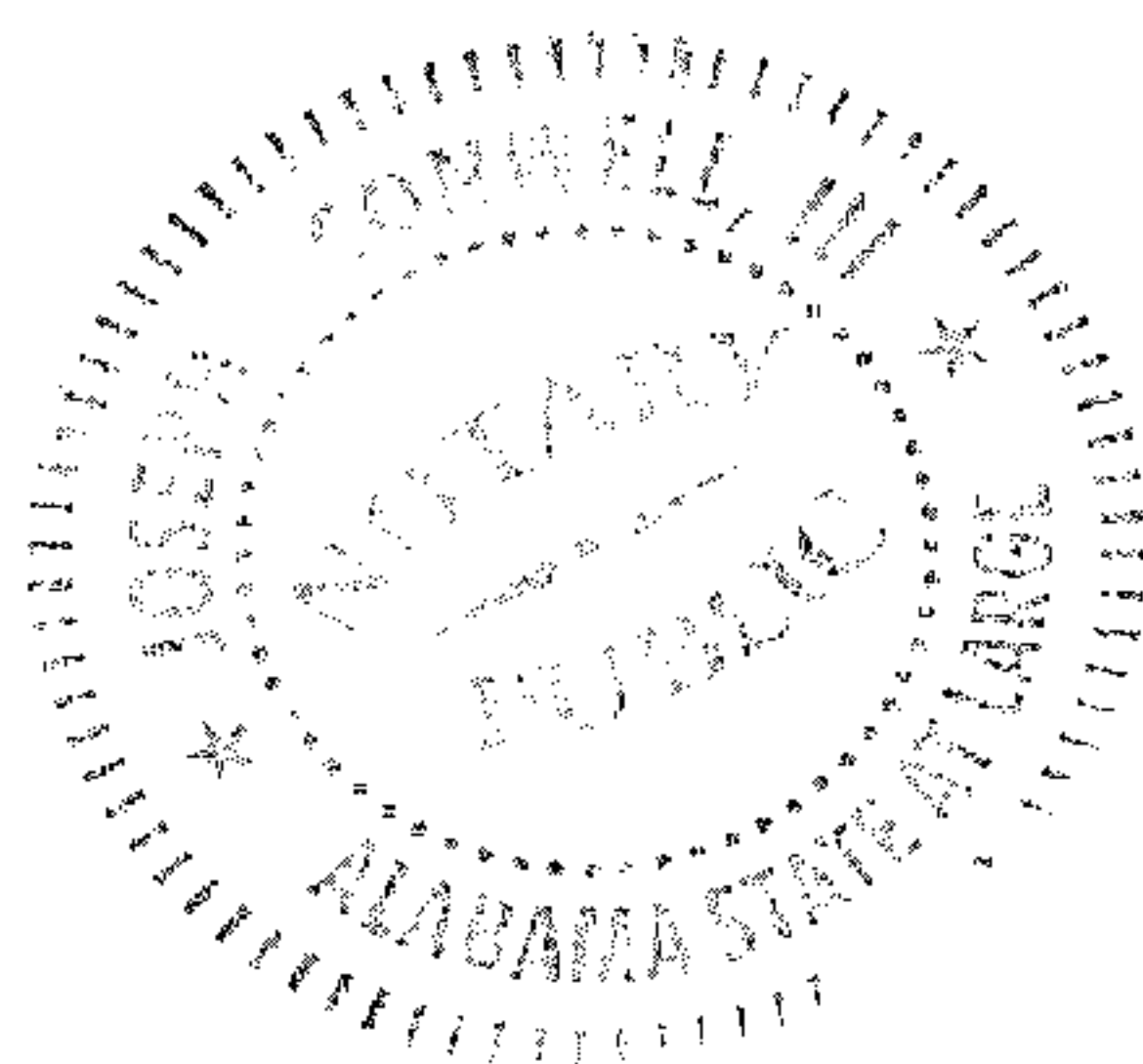
Bulldog SFR, LLC, a Wyoming Limited Liability Company


By: Jeremy C. Gonzalez
Its: Authorized Agent/Officer

**STATE OF ALABAMA
COUNTY OF MADISON**

I, the undersigned, a Notary Public in and for said County and State, hereby certify that **Jeremey Gonzalez, Authorized Member of Bulldog SFR, LLC a Wyoming Limited Liability Company** is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing conveyance they as such officer and with fully authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Give under my hand and official seal this the 25 day of May, 2023.



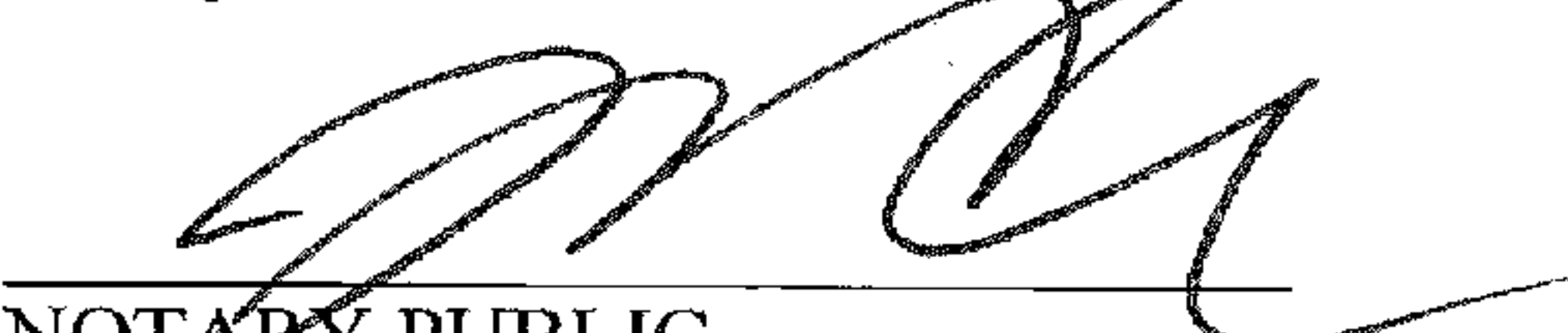

NOTARY PUBLIC
My commission expires: March 3, 2025

EXHIBIT "A"

Commence at the Southwest corner of the Northwest Quarter of the Southeast Quarter of Section 17, Township 19 South, Range 1 West, Shelby County, Alabama; thence run in a Northerly direction along the West line of said quarter-quarter section for a distance of 330.00 feet; thence turn a deflection angle to the left of 89 degrees, 49 minutes, 00 seconds and run in a Westerly direction 64.02 feet to a point on the Easterly right of way line of Old Highway 280; thence turn a deflection angle to the right of 93 degrees, 54 minutes, 00 seconds and run in a Northerly direction for a distance of 234.74 feet to the point of beginning; thence continue last described course For a distance of 95.42 feet to the point of commencement of a curve to the left, having a central angle of 1 degree, 20 minutes, 48 seconds and a radius of 2321.41 feet; thence run in a Northerly direction along the arc of said curve for a distance of 54.56 feet; thence turn an interior angle to the left of 93 degrees, 31 minutes, 08 seconds from the chord of said curve and run in an Easterly direction for a distance of 200.36 feet; thence turn an interior angle to the left of 86 degrees, 06 minutes, 00 seconds and run in a Southerly direction for a distance of 150.00 feet; thence turn an interior angle to the left of 93 degrees, 54 minutes, 00 seconds and run in a Westerly direction for a distance of 200.00 feet to the point of beginning.

AND

Commence at the Southwest corner of the Northwest Quarter of the Southeast Quarter of Section 17, Township 19 South, Range 1 West, Shelby County, Alabama; thence run in a Northerly direction along the West line of said quarter-quarter section for a distance of 330.00 feet; thence turn a deflection angle to the right of 90 degrees, 11 minutes, 00 seconds and run in an Easterly direction for a distance of 174.98 feet to the point of beginning; thence turn a deflection angle to the left of 86 degrees, 06 minutes, 00 seconds and run in a Northerly direction for a distance of 104.74 feet; thence turn a deflection angle to the right of 86 degrees, 06 minutes, 00 seconds and run in a Easterly direction for a distance of 235.17 feet; thence turn a deflection angle to the right of 90 degrees, 00 minutes, 00 seconds and run in a Southerly direction for a distance of 104.50 feet; thence turn a deflection angle to the right of 90 degrees, 00 minutes, 00 seconds and run in a Westerly direction for a distance of 242.29 feet to the point of beginning.

AND

Commence at the Southwest corner of the Northwest Quarter of the Southeast Quarter of Section 17, Township 19 South, Range 1 West, Shelby County, Alabama; thence run in a Northerly direction along the West line of said quarter-quarter section for a distance of 330.00 feet; thence turn a deflection angle to the left of 89 degrees 49 minutes 00 seconds and run in a Westerly direction 64.02 feet to a point on the Easterly right of way line of Old Highway 280; thence turn a deflection angle to the right of 93 degrees 54 minutes 00 seconds and run in a Northerly direction along said right of way line for a distance of 164.74 feet to the point of beginning; thence continue last described course for a distance of 70.00 feet; thence turn a deflection angle to the right of 86 degrees 06 minutes 00 seconds and run in an Easterly direction for a distance of 220.00 feet; thence turn a deflection angle to the right of 93 degrees 54 minutes 00 seconds and run in a Southerly direction for a distance of 70.00 feet; thence turn a deflection angle to the right of 86 degrees 06 minutes 00 seconds and run in a Westerly direction for a distance of 220.00 feet to the point of beginning.

AND

Parcel IV: Commence at the Southwest corner of the Northwest quarter of the Southeast quarter of Section 17, Township 19 South, Range 1 West, Shelby County, Alabama; and run in a Northerly direction along the Westerly line of said quarter-quarter section 330.00 feet; thence turn an angle to the left 89 degrees, 49 minutes, 00 seconds and run in a Westerly direction 64.02 feet to a point on the Easterly right of way of Old Highway 280; thence turn an angle to the right 93 degrees, 54 minutes, 00 seconds and run in a Northerly direction along said right of way line 104.74 feet to the point of beginning; thence continue along last described course 60.00 feet; thence turn an angle to the right 86 degrees, 06 minutes, 00 seconds and run in an Easterly direction 220.00 feet; thence turn an angle to the left 86 degrees, 06 minutes, 00 seconds and run in a Northerly direction 70.00 feet; thence turn an angle to the left 93 degrees, 54 minutes, 00 seconds and run in a Westerly direction 20.00 feet; thence turn an angle to the right 93 degrees, 54 minutes, 00 seconds and run in Northerly direction 150.00 feet; thence turn an angle to the left 93 degrees, 54 minutes, 00

seconds and run in a Westerly direction 200.36 feet to a point on a curve to the left of the Easterly right of way line of Old Highway 280; said curve having a central angle of 3 degrees, 23 minutes, 14 seconds and a radius of 2,321.41 feet; thence turn an angle to the right 91 degrees, 09 minutes, 06 seconds to the chord of said curve and run along the arc of said curve in a Northerly direction for a distance of 137.24 feet; thence turn an angle to the right of 89 degrees, 15 minutes, 23 seconds from the chord of said curve and run in an Easterly direction 414.38 feet; thence turn an angle to the right 58 degrees, 19 minutes, 54 seconds and run in a Southeasterly direction 128.59 feet; thence turn an angle to the left 3 degrees, 45 minutes, 23 seconds and run Southeasterly 50.00 feet; thence turn an angle to the left 14 degrees, 00 minutes, 00 seconds and run Southeasterly 50.00 feet; thence turn an angle to the right 14 degrees, 31 minutes, 00 seconds and run southeasterly 35.00 feet; thence turn an angle to the right 10 degrees, 00 minutes, 00 seconds and run Southcasterly 43.00 feet; thence turn an angle to the left 05 degrees, 00 minutes, 00 seconds and run Southcasterly 30.00 feet; thence turn an angle to the right 25 degrees, 00 minutes, 00 seconds and run in a Southerly direction 40.00 feet; thence turn an angle to the right 13 degrees, 00 minutes, 00 seconds and run in a Southerly direction 60.00 feet; thence turn an angle to the right 16 degrees, 00 minutes, 00 seconds and run in a Southwesterly direction 40.25 feet; thence turn an angle to the left 114 degrees, 30 minutes, 00 seconds and run in an Easterly direction 115.79 feet; thence turn an angle to the right 89 degrees, 49 minutes, 00 seconds and run in a Southerly direction 104.50 feet; thence turn an angle to the right 90 degrees, 11 minutes, 00 seconds and run in a Westerly direction 239.94 feet; thence turn an angle to the right 90 degrees, 00 minutes, 00 seconds and run in a Northerly direction 104.50 feet; thence turn an angle to the left 90 degrees, 00 minutes, 00 seconds and run in a Westerly direction 475.17 feet to the point of beginning.

LESS AND EXCEPT: Commence at the Southwest corner of the Northwest quarter of the Southeast quarter of Section 17, Township 19 South, Range 1 West, Shelby County, Alabama, thence run in a Northerly direction along the West line of said quarter-quarter section for a distance of 330.00 feet; thence turn a deflection angle to the left of 89 degrees 49 minutes 00 seconds and run in a Westerly direction for a distance of 64.02 feet to a point on the Eastern right of way line of Old Highway 280 (100' right of way), thence turn a deflection angle to the right of 93 degrees 54 minutes 00 seconds and run in a Northerly direction along said right of way line for a distance of 104.74 feet to the POINT OF BEGINNING; thence continue along last stated course and along said right of way for a distance of 60.00 feet; thence turn a deflection angle to the right of 86 degrees 06 minutes 00 seconds and run in an Easterly direction for a distance of 220.00 feet; thence turn a deflection angle to the right of 46 degrees 57 minutes 00 seconds and run in a Southeasterly direction for a distance of 81.92 feet; thence turn a deflection angle to the right of 133 degrees 03 minutes 00 seconds and run in a Westerly direction for a distance of 280.00 feet to a point on the Eastern right of way line of Old Highway 280 and the POINT OF BEGINNING.

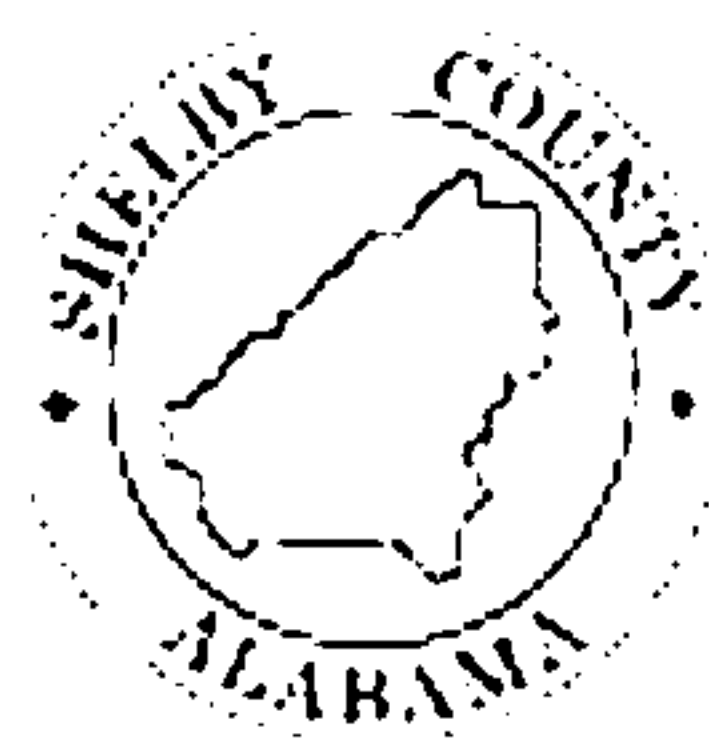
AND

Commence at the Southwest corner of the Northwest quarter of the Southeast quarter of Section 17, Township 19 South, Range 1 West, Shelby County, Alabama, thence run in a Northerly direction along the West line of said quarter-quarter section for a distance of 330.00 feet; thence turn a deflection angle to the left of 89 degrees 49 minutes 00 seconds and run in a Westerly direction for a distance of 64.02 feet to a point on the Eastern right of way line of Old Highway 280 (100' right of way), thence turn a deflection angle to the right of 93 degrees 54 minutes 00 seconds and run in a Northerly direction along said right of way line for a distance of 104.74 feet to the POINT OF BEGINNING; thence continue along last stated course and along said right of way for a distance of 60.00 feet; thence turn a deflection angle to the right of 86 degrees 06 minutes 00 seconds and run in an Easterly direction for a distance of 220.00 feet; thence turn a deflection angle to the right of 46 degrees 57 minutes 00 seconds and run in a Southeasterly direction for a distance of 81.92 feet; thence turn a deflection angle to the right of 133 degrees 03 minutes 00 seconds and run in a Westerly direction for a distance of 280.00 feet to a point on the Eastern right of way line of Old Highway 280 and the POINT OF BEGINNING.

AND

Parcel I: Commence at the Southwest corner of the Northwest Quarter of the Southeast Quarter of Section 17, Township 19 South, Range 1 West, Shelby County, Alabama; thence run in a Northerly direction along the West line of said quarter-quarter section for a distance of 330.00 feet to the point of beginning; thence turn a deflection angle to the left of 89 degrees, 49 minutes, 00 seconds and run in a Westerly direction for a distance of 64.02 feet to a point on the Westerly right of way line of Old Highway 280; thence turn an interior angle to the left of 86 degrees, 06 minutes, 00

seconds and run in a Northerly direction along said right of way line for a distance of 104.74 feet; thence turn an interior angle to the left of 93 degrees, 54 minutes, 00 seconds, and run in an Easterly direction for a distance of 240.00 feet; thence turn an interior angle to the left of 86 degrees, 06 minutes, 00 seconds and run in a Southerly direction for a distance of 104.74 feet; thence turn an interior angle to the left of 93 degrees, 54 minutes, 00 seconds and run in a Westerly direction for a distance of 175.98 feet to the point of beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/26/2023 09:39:59 AM
\$486.00 PAYGE
20230526000158220

Allen S. Bayl