

## WARRANTY DEED

This Instrument Was Prepared By:  
Luke A. Henderson, Esq.  
17 Office Park Circle, Ste 150  
Birmingham, AL 35223

Grantee's Mailing Address/  
Send Tax Notice To:  
**BlazeBitt Farms, LLC**  
**3025 Wilson Street**  
**Pelham, AL 35124**

STATE OF ALABAMA                   )  
COUNTY OF SHELBY                )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Seven Hundred Seventy Thousand and 00/100 Dollars (\$770,000.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

**Anna Steele Properties, LLC**

(herein referred to as "Grantor") does do grant, bargain, sell and convey unto

**BlazeBitt Farms, LLC**

(herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

**Parcel 1:**

**The Southeast 1/4 of the Southeast 1/4 of Section 29, Township 21 South, Range 3 West, lying in Shelby County, Alabama.**

**Parcel 2:**

**Part of the North 1/2 of the Northeast 1/4 of Section 32, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:**

**Commence at the Southeast corner of the Northeast 1/4 of the Northeast 1/4 of Section 32 and run North along the East line of Section 32 a distance of 210 feet to the Point of Beginning; from the point of beginning thus obtained, run West parallel with the North line of said Section 32 a distance of 1,531.8 feet; thence run North parallel with the East line of said Section 32 approximately 1,110 feet to the North line of said Section 32; thence run East along the North line of said Section 32 a distance of 1,531.8 feet to the Northeast corner of said Section 32; thence run South along the East line of said Section 32, approximately 1,110 feet to the Point of Beginning, all of said land being in Township 21 South, Range 3 West, Shelby County, Alabama.**

**Parcel 3:**

**The Southwest 1/4 of the Southwest 1/4 of Section 28, Township 21 South, Range 3 West, lying West of the West right of way line of Norfolk Southern Railroad, in Shelby County, Alabama.**

\$616,000.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

Grantor warrants that this instrument is executed as required by the Articles of Organization and Operating Agreement and that the same have not been modified or amended.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantees, their successors and assigns, forever.

And the said Grantor does, for itself, its successors and assigns, covenant with said Grantees, their successors and assigns, that it is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall Warrant and Defend the premises to the said Grantees, their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has set its hand and seal this 7th day of June, 2023.

**ANNA STEELE PROPERTIES, LLC**

by:

**Gregory S. Ritchey, Managing Member**

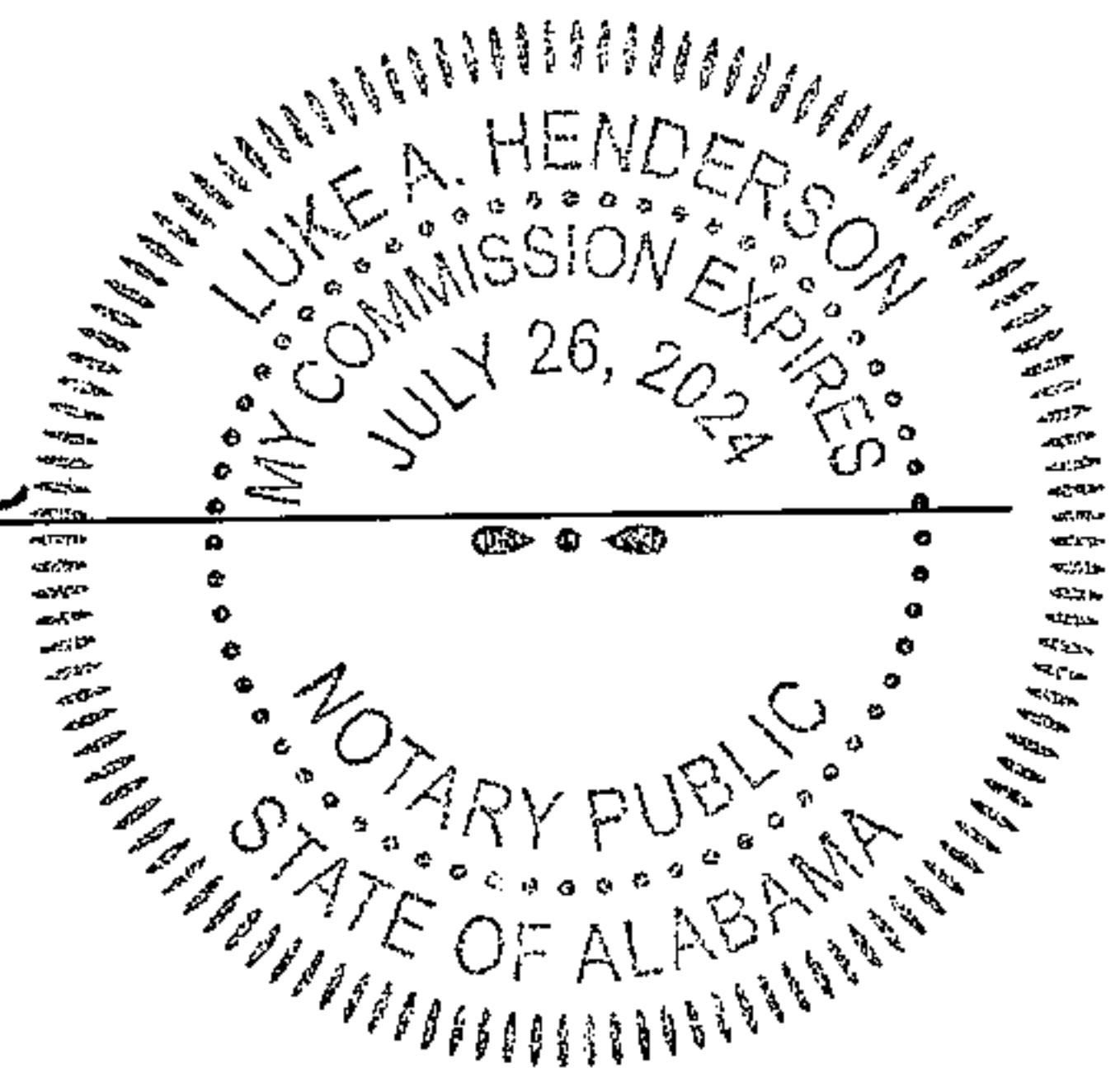
STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, Gregory S. Ritchey as Managing Member of Anna Steele Properties, LLC whose name 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 conveyance, Gregory S. Ritchey in his capacity as Managing Member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this June 7, 2023.

My Commission Expires:

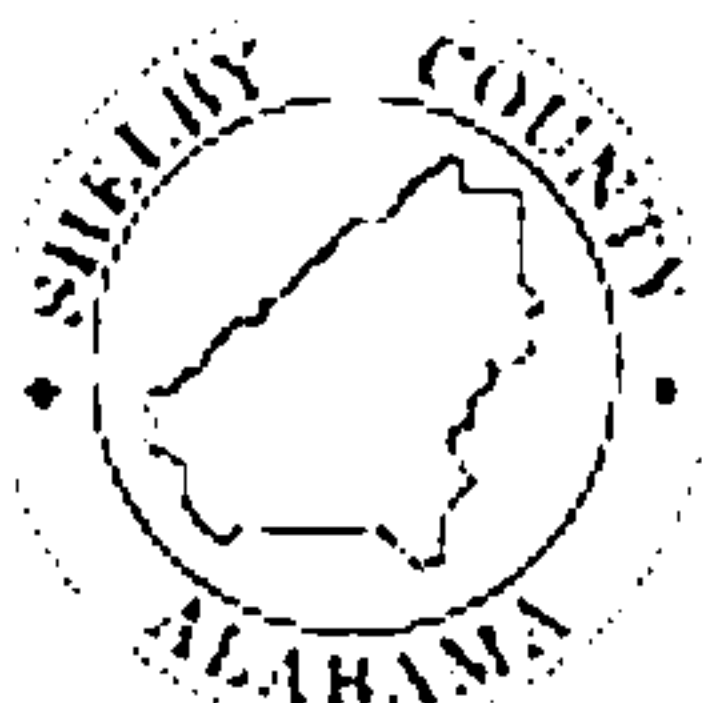
*Luke A. Henderson*  
Notary Public



Grantor's Address: 1740 Oxmoor Road, Suite 100, Birmingham, AL 35209

Property Address: 12080 Hwy 17, Montevallo, AL 35115

Current Tax Id #: 23-8-28-0-000-028.000  
23-9-2-0-000-002.001  
23-9-32-0-000-001.000



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/07/2023 10:20:42 AM  
\$179.00 PAYGE  
20230607000171310

*Alli S. Bayl*