

This instrument prepared by:

Animesh K. Ravani, Esq.
Northstone Law LLC
Attn: Animesh K. Ravani, Esq.
1016 W. Jackson Blvd., Suite 509
Chicago, Illinois 60607

STATE OF ALABAMA *

WARRANTY DEED

SHELBY COUNTY *

KNOW ALL MEN BY THESE PRESENTS That for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, to the undersigned Grantor, **JOHN L. BEARDEN, JR., CATHY N. BEARDEN, DAVID ELWYN BEARDEN, DEBORAH S. BEARDEN, GINGER B. BURNS, AND JAMES LARRY BURNS** (hereinafter referred to as Grantors, in hand paid by the Grantees herein, the receipt whereof is acknowledged, the said Grantor does by these presents grant, bargain, sell and convey unto **PC INVESTMENT PROPERTIES LLC**, an **Alabama limited liability company** (hereinafter referred to as Grantees), for and during their joint lives as tenants in common in the entirety with cross-contingent remainders, and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

Said property being subject to those matters identified on Exhibit B attached hereto and made a part hereof (the "Permitted Encumbrances").

This property is NOT the homestead of the Grantor or his spouse.

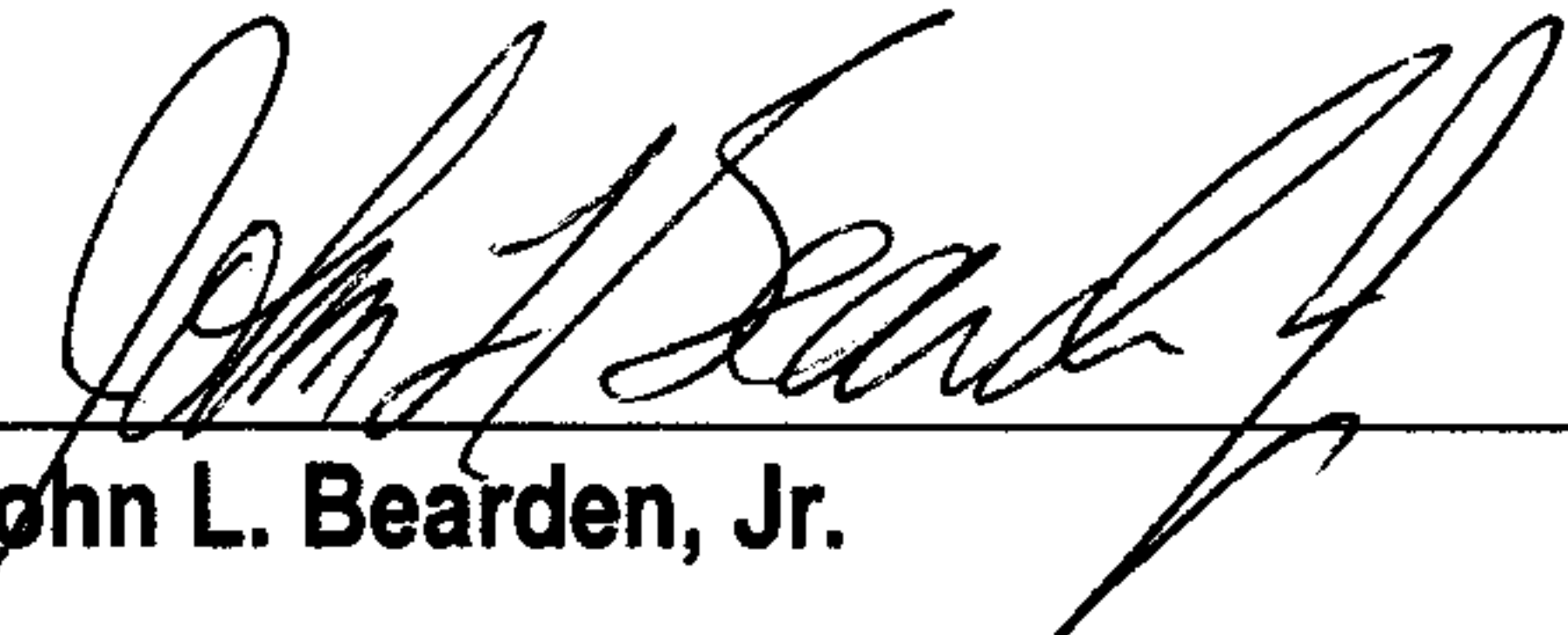
TO HAVE AND TO HOLD, to the said Grantees, for and during their joint lives with cross-contingent remainders, and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And said Grantor does for himself, his heirs, personal representatives and assigns, covenant with said Grantees, their heirs, personal representatives and assigns, that he is lawfully seized in fee simple of

said premises, that he is free from all encumbrances, unless otherwise noted above, that he has a good right to sell and convey and defend the same to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the 18th day of August, 2023.

[Signature Pages to Follow]

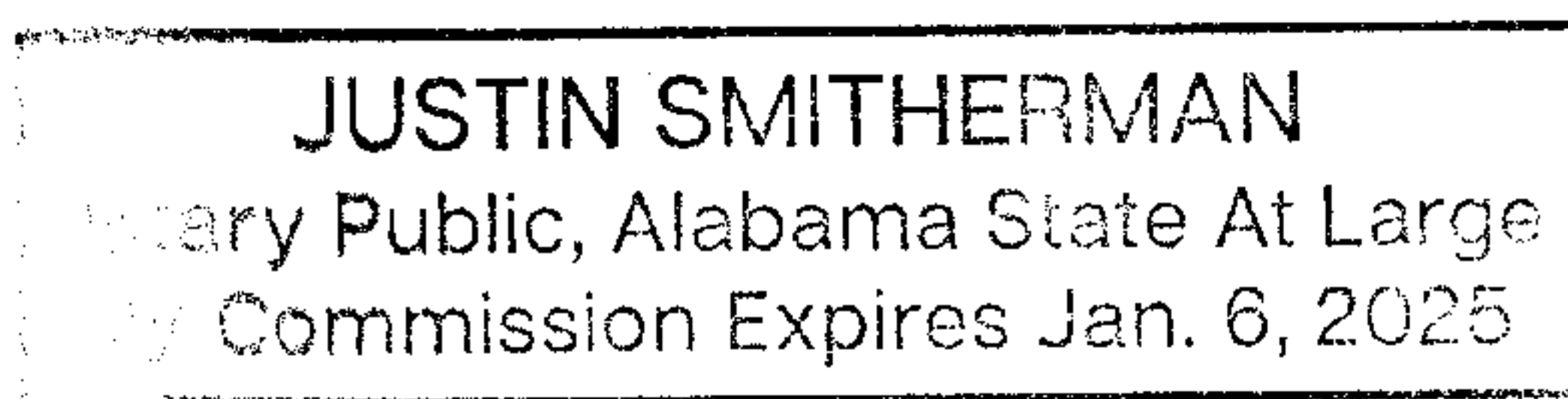
X 

John L. Bearden, Jr.

STATE OF Alabama *
Shelby COUNTY*

I, the undersigned authority, a Notary Public in and for said State at Large, hereby certify that **John L. Bearden, Jr.**, 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 such conveyance, he executed the same voluntarily the day same bears date.

Given under my hand and official seal on this the 18th day of August, 2023.



NOTARY PUBLIC
My Commission Expires:



X Cathy N. Bearden
Cathy N. Bearden

STATE OF Alabama*
Shelby COUNTY*

I, the undersigned authority, a Notary Public in and for said State at Large, hereby certify that **Cathy N. Bearden**, 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 such conveyance, he executed the same voluntarily the day same bears date.

Given under my hand and official seal on this the 18th day of August, 2023.

NOTARY PUBLIC
My Commission Expires:

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 6, 2025

X David Elwyn Bearden
David Elwyn Bearden

STATE OF Alabama *
Shelby COUNTY*

I, the undersigned authority, a Notary Public in and for said State at Large, hereby certify that **David Elwyn Bearden**, 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 such conveyance, he executed the same voluntarily the day same bears date.

Given under my hand and official seal on this the 18th day of August, 2023.

NOTARY PUBLIC
My Commission Expires:

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 6, 2025

X Deborah S. Bearden
Deborah S. Bearden

STATE OF Alabama*
Shelby COUNTY*

I, the undersigned authority, a Notary Public in and for said State at Large, hereby certify that **Deborah S. Bearden**, 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 such conveyance, he executed the same voluntarily the day same bears date.

Given under my hand and official seal on this the 18th day of August, 2023.

NOTARY PUBLIC
My Commission Expires:

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 6, 2025

X Ginger B. Burns
Ginger B. Burns

STATE OF Alabama *
Shelby COUNTY*

I, the undersigned authority, a Notary Public in and for said State at Large, hereby certify that **Ginger B. Burns**, 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 such conveyance, he executed the same voluntarily the day same bears date.

Given under my hand and official seal on this the 18th day of August, 2023.

NOTARY PUBLIC
My Commission Expires:

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 6, 2025

X James Larry Burns
James Larry Burns

STATE OF Alabama *
Shelby COUNTY*

I, the undersigned authority, a Notary Public in and for said State at Large, hereby certify that **James Larry Burns**, 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 such conveyance, he executed the same voluntarily the day same bears date.

Given under my hand and official seal on this the 17th day of August, 2023.

CHRISTOPHER OWENS
Notary Public, Alabama State at Large
My Commission Expires July 13, 2025

Christopher Owens
NOTARY PUBLIC
My Commission Expires: 7/13/25

EXHIBIT A**LEGAL DESCRIPTION**

The Land referred to herein below is situated in the County of **Shelby**, State of **Alabama**, and is described as follows:

Begin at the Southeast Corner of the NW 1/4 of the NE 1/4, Section 11, T-20S, R3 W; thence run Northerly along the East boundary of said 1/4 1/4 for 1329.28 feet to a point, being the Northeast Corner of said NW 1/4 of NE 1/4; thence turn a deflection angle of 34°56'48" to the right and run along and beyond the Northwest boundary of Paramount Ridge Subdivision, Sector 1 as recorded in Map Book 17, page 119, in the Probate Office of Shelby County, for a distance of 795.00 feet to a point; thence turn a deflection angle of 90° to the left and run 730.00 feet to a point; thence turn a deflection angle of 27°30'11" to the right and run 339.27 feet to a point; thence turn a deflection angle of 50°43'32" to the right and run 170.00 feet to a point; thence turn a deflection angle of 90° to the left and run 240.00 feet to the point of intersection with the East right-of-way line of Alabama Highway 261; thence turn a deflection angle of 90° to the left and run along said right-of-way line for 400.00 feet to a point, being a right-of-way monument at the intersection of Alabama Highway 261 and County Highway 105; thence turn a deflection angle of 33°25'19" to the left and run along a flare right-of-way line between the aforementioned Highways 261 and 105 for 85.91 feet to a point; thence turn a deflection angle of 37°39'22" to the left and run along the Northeast right-of-way line of County Highway 105 along a curve to the right, having a radius of 433.10 feet and a central angle of 58°47'53", for an arc distance of 444.46 feet to a point; thence continue along said right-of-way along a tangent section for 32.75 feet to a point; thence turn a deflection angle of 90° to the right and run along said right-of-way for 15.00 feet to a point; thence turn a deflection angle of 90° to the left and run along said right-of-way for 235.35 feet to a point; thence turn a deflection angle of 21°41' to the right and run along said right-of-way for 53.83 feet to a point; thence turn a deflection angle of 21°41' to the left and run along said right-of-way for 792.71 feet to a point; thence continue along said right-of-way along a curve to the left, having a radius of 1869.86 feet and a central angle of 22°41'42", for an arc distance of 740.66 feet to a point; thence turn a deflection angle of 16°08'09" to the left, from the tangent of said curve, and run along said right-of-way for 75.7 feet to a point; thence turn a deflection angle of 13°33' to the right and run along said right-of-way for 200.65 feet to the point of intersection with the South boundary of the NW 1/4 of the NE 1/4 of Section 11, Township 20 South, Range 3 West; thence turn a deflection angle of 75°36'57" to the left and run along the South boundary of said NW 1/4 of NE 1/4 for 672.58 feet to the Point of Beginning.

Said parcel is lying in the SE 1/4 of Section 2, Township 20 South, Range 3 West and in the NW 1/4 of the NE 1/4, Section 11, Township 20 South, Range 3 West.

Excepted from the above described parcel is a 60-foot wide easement running from County Highway 105 to the South line of parcel 3A, being described as follows:

Commence at the Northeast Corner of the SE 1/4 of Section 2, Township 20 South, Range 3 West; thence run Southerly along the East boundary of said 1/4 section for 756.75 feet to a point; thence turn a deflection angle of 35°32'57" to the right and run 1477.23 feet to a point; thence turn a deflection angle of 90° to the right and run 295.80 feet to the Point of Beginning of the centerline of a 60 foot wide easement from the

parcel described above to County Highway 105; thence turn a deflection angle of $82^{\circ}51'10''$ to the left and run in a Southwesterly direction for 710.62 feet to a point, being the Point of Beginning of a curve; thence continue along the centerline of the easement along a curve to the right, with a radius of 171.80 feet and a central angle of $60^{\circ}24'13''$, for an arc distance of 181.12 feet to the end of the curve; thence continue along said centerline of said easement along a tangent section for 180.37 feet to the point of intersection with the East right-of-way line of County Highway 105 and the point of ending of said easement centerline; said easement is 60 feet in width, being 30 feet on each side of the above described centerline.

Excepted from the above described parcel is that certain piece or parcel of land measuring approximately 100 feet by 100 feet out of a parcel located in the NE 1/4, Section 11, Township 20 South, Range 3 West, Shelby County, Alabama, said parcel being Parcel No. 1 as shown on Map 58-13-01-11-1-2-01 of the Tax Records of Shelby County, Alabama.

LESS AND EXCEPT:

A tract of land, situated in the Northeast 1/4 of Section 11 and the Southeast 1/4 of Section 2, Township 20 South, Range 3 West, Shelby County, Alabama.

Begin at the Southeast corner of the Northwest 1/4 of the Northeast 1/4 of Section 11, Township 20 South, Range 3 West, said point being a found iron capped "DVA"); thence run Northerly along the East line of said 1/4 - 1/4 section line for 1331.32 feet to the Northwest corner of Lot 15, Block 3, according to the Survey of Cahaba Valley Estates - Sixth Sector, as recorded in Map Book 6, page 25, as recorded in the Probate Office of Shelby County, Alabama and the Southwest corner of Lot 1, according to the Survey of Paramount Ridge Sector 1, as recorded in Map Book 17, page 119, in the Probate Office of Shelby County, Alabama, said point also being a found 3" capped pipe being the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of said section; thence leaving said 1/4 - 1/4 section line, turn an interior angle of $214^{\circ}57'32''$ and run Northeasterly along Lots 1 thru 3 of said Paramount Ridge Sector 1 Survey for 795.00 feet; thence turn an interior angle of $90^{\circ}00'00''$ and run Northwesterly for 639.98 feet; thence turn an interior angle of $100^{\circ}41'33''$ and run Southwesterly for 626.57 feet to a point on the Easterly right of way line of Bearden Road (Co. Hwy 105); thence turn an interior angle of $146^{\circ}41'54''$ and run Southwesterly along said road right of way for 73.91 feet; thence turn an interior angle of $201^{\circ}46'25''$ and run Southwesterly along said road right of way for 55.81 feet to a found concrete monument; thence turn an interior angle of $158^{\circ}21'11''$ and run Southwesterly for 793.40 feet to a curve to the left with a radius of 1870.08 feet and a delta of $22^{\circ}37'07''$; thence run along said arc and said road right of way for 738.25 feet to a found concrete monument; thence turn an interior angle of $152^{\circ}26'49''$ from said chord and run Southeasterly along said road right of way for 77.29 feet to a found concrete monument; thence turn an interior angle of $193^{\circ}45'10''$ and run Southeasterly for 202.56 feet to a point on the South line of the Northwest 1/4 of the Northeast 1/4 of Section 11, Township 20 South, Range 3 West; thence leaving said road right of way, turn an interior angle of $104^{\circ}11'35''$ and run Easterly along said 1/4 - 1/4 line for 672.09 feet to the Point of Beginning.

LESS AND EXCEPT the following:

A parcel of land situated in the SE 1/4 of Section 2, Township 20 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the NE corner of the SE 1/4 of Section 2, Township 20 South, Range 3 West, Shelby County, Alabama said point also being on the South line of Chandra-Terrace Fourth Sector, as recorded in Map Book 12, page 99, in the Probate Office of Shelby County, Alabama; thence run West along the North line of said 1/4 section and the South line of Chandra-Terrace Fourth-Sector for a distance of 376.79 feet to the Point of Beginning of the described parcel; thence continue West along the North line of said 1/4 section, the South line of Chandra-Terrace Fourth-Sector and the South line of the Amended Map of Sugar Oaks, as recorded in Map Book 16, page 126, in the Probate Office of Shelby County, Alabama for a distance of 480.57 feet to the NE corner of Sommersby Townhomes, as recorded in Map Book 20, page 112, in the Probate Office of Shelby County, Alabama; thence turn an interior angle to the right of $111^{\circ}34'34''$ and run Southwesterly along the East line of Sommersby Townhomes for a distance of 664.46 feet to the SE corner of Sommersby Townhomes; thence turn an interior angle to the right of $267^{\circ}01'09''$ and run Northwesterly along the South line of Sommersby Townhomes for a distance of 410.50 feet to the SW corner of Sommersby Townhomes, said point being on the East right of way line of Alabama Highway #261; thence turn an interior angle to the right of $93^{\circ}47'08''$ and run Southwesterly along said right of way line for a distance of 601.60 feet; turn an interior angle to the right of $89^{\circ}17'41''$ leaving said right of way line and run Southeasterly for a distance of 200.00 feet; thence turn an interior angle to the right of $270^{\circ}00'00''$ and run Southwesterly for a distance of 562.57 feet to a point on the Northeast right of way line of County Highway 105; thence turn an interior angle to the right of $132^{\circ}35'41''$ to the tangent of a curve to the right having a radius of 433.10 feet and a central angle of $35^{\circ}07'31''$ and run Southerly along said right of way for an arc distance of 265.51 feet; thence continue Southerly along said right of way line along a tangent section for 32.75 feet; thence turn an interior angle to the left of $90^{\circ}00'00''$ and run Westerly along said right of way line for a distance of 15.00 feet; thence turn an interior angle to the right of $90^{\circ}00'00''$ and run Southerly along said right of way line for a distance of 152.71 feet; thence turn an interior angle to the right leaving said right of way line and run Northeasterly for a distance of 617.41 feet; thence turn an interior angle to the right of $176^{\circ}23'52''$ and continue Northeasterly for a distance of 551.34 feet; thence turn an interior angle to the right of $90^{\circ}00'00''$ and run Northwesterly for a distance of 35.17 feet; thence turn an interior angle to the left of $90^{\circ}00'00''$ and run Northeasterly for a distance of 688.00 feet; thence turn an interior angle to the right of $153^{\circ}12'02''$ and continue Northeasterly for a distance of 691.17 feet to the Point of Beginning.

The above-described land being more particularly shown on Boundary Survey prepared by Rodney Keith Cunningham, PLS, Ala. License No. 26013, for Engineering Design Group, LLC, dated July 10, 2023, and designated Project No. COPE0001, and described as follows:

A parcel of land situated in the SE 1/4 of Section 2, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a 3" capped pipe at the SE corner of the SW 1/4 of the SE 1/4 of Section 2, Township 20 South, Range 3 West, Shelby County, Alabama; thence N $0^{\circ}01'39''$ W along the projection of the east line of said 1/4-1/4 section a distance of 1541.47 feet to a point; thence S $89^{\circ}58'21''$ W a distance of 264.51 feet to a 1/2" rebar capped EDG, said point also being the POINT OF BEGINNING; thence S $22^{\circ}46'25''$ W a distance of 559.60 feet to a 1/2" rebar capped EDG on the easterly right of way of Bearden Road, said point also being a point on a non-tangent curve to the left having a central angle of $17^{\circ}53'21''$ and a radius of 449.45 feet, said curve subtended by a chord bearing N $30^{\circ}17'41''$ W and a chord distance of 139.76 feet; thence along the arc of said curve and along said right of way a distance of 140.33 feet to a 1/2" rebar

capped EDG; thence N 39°14'21" W along said right of way a distance of 79.15 feet to a 1/2" rebar capped EDG; thence N 07°45'47" W along said right of way a distance of 45.01 feet to a 1/2" rebar at the intersection of said right of way and the easterly right of way of Alabama Highway 261; thence N 23°24'57" E leaving said Bearden Road and along said Alabama Highway 261 right of way a distance of 399.52 feet to a 1/2" rebar capped EDG; thence S 67°17'22" E leaving said right of way a distance of 200 feet to the POINT OF BEGINNING. Said parcel of land contains 2.25 acres, more or less.

PIN: 13-1-02-4-001-001.007

Common Address: Bearden Road and Alabama Highway 261, Pelham, AL 35124

EXHIBIT B

PERMITTED ENCUMBRANCES

1. General real estate taxes for the year(s) 2023 and subsequent years.
2. Easements to Alabama Power Company recorded in Deed Book 242, Page 426, in the Probate Office of Shelby County, Alabama.
3. Matters reflected on ALTA/NSPS Land Title Survey prepared by Rodney Keith Cunningham, PLS, Ala. License No. 26013, for Engineering Design Group, LLC, dated August 7, 2023, last revised Aug. 14, 2023, and designated Project No. COPE0001, including, but not limited to:
 - (a) Overhead utility (power and telephone) lines and poles, guy wires, meters, boxes, pedestals; and
 - (b) Underground utility (water and gas) lines, hydrants, manholes, catch basins, valves, meters, and regulators.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/28/2023 03:39:45 PM
 \$395.00 BRITTANI
 20230828000259760

Allen S. Beal

Real Estate Sales Validation Form

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

Grantor's Name David Elwyn Bearden
 Mailing Address 3490 Bearden Lane
Helena, AL 35080

Grantee's Name PC Investment Properties LLC
 Mailing Address P.O. Box 111
Helena, AL 35080

Property Address 0 Hwy 261
Helena, AL 35124

Date of Sale August 21, 2023
 Total Purchase Price \$ 330,000.00

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____

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

☐ Appraisal

☒ Sales Contract

☐ Other _____

☐ Closing Statement

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 August 18, 2023

Print David Elwyn Bearden

Unattested

Sign

(verified by)

David Elwyn Bearden
 (Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1