

THIS INSTRUMENT PREPARED BY:  
Ryan D. Thompson, Esq.  
Maynard Nexsen PC  
1901 Sixth Avenue North, Suite 1700  
Birmingham, Alabama 35203

Send tax notices to:  
Vulcan Engineering Inc.  
1 Vulcan Drive  
Helena, Alabama 35080

STATE OF ALABAMA       )  
SHELBY COUNTY        )

**STATUTORY WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to **VULCAN ENGINEERING CO.**, an Alabama corporation (“Grantor”), by **VULCAN ENGINEERING INC.**, an Alabama corporation (“Grantee”), the receipt of which is acknowledged, Grantor does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto Grantee that certain real property situated in Shelby County, Alabama, which is described on Exhibit A attached hereto and made a part hereof (the “Property”).

**TO HAVE AND TO HOLD** unto Grantee, and Grantee’s successors and assigns, forever.

It is expressly understood and agreed that this Statutory Warranty Deed is made subject to the matters described on Exhibit B attached hereto and made a part hereof (the “Exceptions”).

And Grantor, for Grantor and Grantor’s successors and assigns, covenants with Grantee, and its successors and assigns, that Grantor is lawfully seised in fee simple of the Property; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor and Grantor’s successors and assigns, shall warrant and defend the same to Grantee and its successors and assigns, forever, against the lawful claims and demands of all persons claiming by, through or under Grantor but not otherwise, other than persons claiming under the Exceptions.

\$2,610,000.00 of the consideration paid for this conveyance has been paid out of the proceeds of a mortgage loan in the amount of \$2,610,000.00 recorded simultaneously herewith.


Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor’s Name and Mailing Address:  Vulcan Engineering Co. 1 Vulcan Drive Helena, Alabama 35080	Grantee’s Name and Mailing Address:  Vulcan Engineering Inc. 1 Vulcan Drive Helena, Alabama 35080
Property Address:	1 Vulcan Drive Helena, AL 35080
Date of Sale:	August 31, 2023
Assessor’s Market Value:	\$7,421,130.00
The Assessor’s Market Value can be verified in:	<input type="checkbox"/> Closing Statement <input type="checkbox"/> Sales Contract <input type="checkbox"/> Appraisal <input type="checkbox"/> Bill of Sale <input checked="" type="checkbox"/> Property Tax Bill or Assessment

**IN WITNESS WHEREOF**, Grantor has caused this Statutory Warranty Deed to be effective as of the Date of Sale referenced above, although actually executed on the date set forth in the acknowledgment below.

**GRANTOR:**

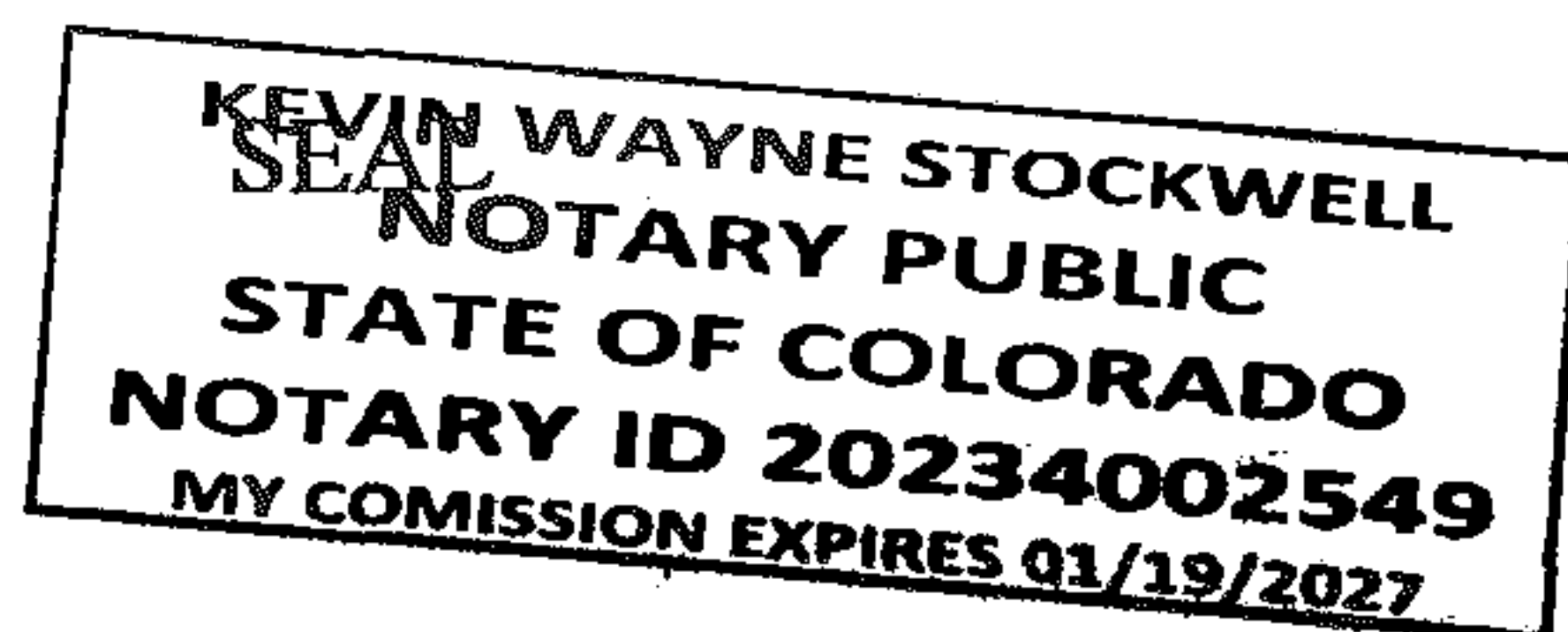
**VULCAN ENGINEERING CO.,**  
an Alabama corporation

By:   
Name: Bradley E. Scher  
Its: Sole Director

STATE OF COLORADO )  
DENVER COUNTY )

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Bradley E. Scher, whose name as Sole Director of Vulcan Engineering Co., an Alabama corporation, is signed to the foregoing document, and who is known to me, acknowledged before me on this day, that, being informed of the contents thereof, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 29 day of August, 2023.



  
Notary Public  
My Commission Expires: 1-19-27

**EXHIBIT A****Legal Description****PARCEL I:**

Part of the East 1/2 of Section 15, Township 20 South, Range 3-West, Shelby County, Alabama, said part being more particularly described as follows: From the intersection of the south line of the L & N Railroad right of way and the centerline of Prairie Branch, run east along said south line of the railroad right of way for 1381 feet, thence turn an angle to the right of 104 ° 54' and run southerly for a distance of 470.3 feet, thence turn an angle to the left 4° 37' and run southerly for a distance of 295.02 feet, thence turn an angle to the right of 90 ° 52' and run westerly for a distance of 350 feet, thence turn an angle to the left of 90 ° and run southerly for a distance of 295 feet to a point which is hereinafter referred to as Point "A", thence turn an angle to the right of 90 ° and run westerly for a distance of 499.09 feet, more or less, to the center of Prairie Branch, said point being the point of beginning of the land herein described, thence turn an angle of 180 ° and run easterly for a distance of 499.09 feet to the point referred to above as Point "A" thence turn an angle to the left of 90 ° and run northerly for a distance of 295 feet, thence turn an angle to the right of 90 ° and run easterly for a distance of 95.30 feet, thence turn an angle to the left of 89 ° 56' and run northerly for a distance of 141.77 feet, thence turn an angle to the left of 90 ° and run westerly for a distance of 159.30 feet, thence turn an angle to the left of 17° 25 and run southwesterly for a distance of 280 feet, more or less, to the center of Prairie Branch, thence run southerly and southwesterly along the center of Prairie Branch to the point of beginning

**PARCEL II:**

Part of the E 1/2 of Section 15, Township 20 South, Range 3 West. Shelby County, Alabama, said part being more particularly described as follows: From the intersection of the South line of the L & N Railroad right of way and the centerline of Prairie Branch, run East along said South line of the railroad right of way for 1126.0 feet; thence right 101 deg. 30 min. and Southerly for 715.0 feet to a point of beginning; thence right 89 deg. 39 min. and Westerly for 121.71 feet; thence left 90 deg. and Southerly for 295.0, feet; thence left 90 deg. and Easterly for 419.18 feet to the West line of a proposed 50 foot county road right of way; thence left 103 deg. 45 min. and North along said proposed right of way line for 303.69 feet; thence left 76 deg. 15 min. and West for 228.29 feet to the point of beginning; being situated in Shelby County, Alabama

**PARCEL III:**

Part of the NE 1/4 of the SE 1/4 of Section 15. Township 20 South. Range 3 West more particularly described as follows: From the intersection of the South line of the L & N Railroad right of way and the centerline of Prairie Branch, run Easterly along said South line of the Railroad right of way for 1126.0 feet to a point; thence right 101 deg. 30 min. and run Southerly for 1010 feet to the point of beginning of the lot herein described; from said point of beginning; thence left 90 deg. 21 min. and run East for 302.27 feet to the West line of County Road right of way; thence right 72 deg. 38 min. and run Southeasterly along the said County Road right of way for 124 feet; thence right 94 deg. 8 min. 11 sec. and run Southwesterly a measured distance of 349.77 feet (Deed 355 feet) to a point 198.4 feet (Deed 198 feet) South of the point of beginning; thence right and run North 198.4 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.

**PARCEL IV:**

Commence at the SE corner of the N 1/2 of the SE 1/4 of Section 15, Township 20 South, Range 3 West and run Westerly along the South boundary line of said N 1/2 of the SE 1/4 of Section 15 for a distance of 871.46 feet; thence turn an angle of 90 deg. 20 min. to the right and run Northerly for 417.54 feet; thence continue Northerly along the last said course for 198.47 feet; thence run an angle of 90 deg. 21 min. to the left and run Westerly 150.0 feet to the point of beginning of the land herein conveyed; thence turn an angle of 90 deg. to the left and run Southerly 232.32 feet to the North right of way line of a dedicated 50 foot roadway; thence run Westerly along the North right of way line of said roadway a distance of 186.10 feet; thence turn an angle of 98 deg. 37 min. 30 sec. to the right and run Northerly 269.0 feet; thence run an angle of 91 deg. 23 min. 30 sec. to the right and run Easterly 189.95 feet to the point of beginning; being situated in Shelby County, Alabama.

**ALSO:**

From the SE corner of the N 1/2 of the SE 1/4 of Section 15, Township 20 South, Range 3 West and run Westerly along the South boundary line of said N 1/2 of the SE 1/4 of Section 15, Township 20 South, Range 3 West for 871.46 feet; thence run an angle of 90 deg. 20 min. to the right and run Northerly 616.01



feet; thence turn an angle of 90 deg. 21 min. to the left and run Westerly 379.95 feet to a point on the West right of way line of a 40 foot roadway for the point of beginning of the land herein described; thence continue Westerly along last said course for 256.32' feet; thence turn an angle of 79 deg. 40 min. 30 sec. to the left and run Southwesterly 292.25 feet to a point on the North right of way line of a 50 foot roadway; thence turn an angle of 101 deg. 49 min. to the left and run Easterly along the North right of way line of said 50 foot roadway for 210.0 feet; thence run an angle of 02 deg. 50 min. to the left and continue Easterly along the North right of way line of said 50 foot roadway for 105.8 feet to the point of intersection of the North right of way line of said 50 foot roadway and the West right of way line of said 40 foot roadway; thence turn an angle of 87 deg. 04 min. to the left and run Northerly along the West right of way line of said 40 foot roadway for 273.85 feet to the point of beginning. This land being a part of the N 1/2 of the SE 1/4 of Section 15, Township 20 South, Range 3 West and being situated in Shelby County, Alabama.

#### ALSO:

From the SE corner of the N 1/2 of the SE 1/4 of Section 15, Township 20 South, Range 3 West, Shelby County, Alabama, run Westerly along the South boundary line of said N 1/2 of the SE 1/4 of Section 15, Township 20 South, Range 3 West for 871.46 feet; thence turn an angle of 90 deg. 20 min. to the right and run Northerly for 417.54 feet; thence turn an angle of 103 deg. 03 min. to the left and run Southwesterly 111.27 feet to a point in the centerline of a private graveled drive; thence turn an angle of 96 deg. 44 min. 50 sec. to the right and run Northwesterly along the centerline of said private drive, 224.14 feet to the point of beginning of the property (Tract B) being described; thence turn an angle of 84 deg. 02 min. 50 sec. to the left and run Westerly 17.0 feet; thence turn an angle of 89 deg. 39 min. to the left and run Southerly 232.32 feet; thence turn an angle of 103 deg. 03 min. to the left and run Northeasterly 42.70 feet; thence turn an angle of 83 deg. 15 min. 10 sec. left and run Northwesterly 224.14 feet to the point of beginning; being situated in Shelby County, Alabama.

#### Parcels V and VI:

Part of the E 1/2 of Section 15, Township 20 South, Range 3 West, Shelby County, Alabama, said part being more particularly described as follows: Beginning at the intersection of the South line of the L & N Railroad right of way and the centerline of Prairie Branch, run East along said South line of the railroad right of way a distance of 730.5 feet; thence right 86 deg. 20 min. and Southeasterly for 299.73 feet; thence right 93 deg. 31 min. and Westerly for 470 feet, more or less, to the centerline of Prairie Branch; thence West and North along the centerline of Prairie Branch to the point of beginning; being situated in Shelby County, Alabama.

Together with rights granted in that Right of Way Easement recorded in Instrument 1992-10303 and Instrument 1998-25050, in the Probate Office of Shelby County, Alabama.

#### PARCEL VII:

Commence at the SE corner of the NE 1/4 of the SE 1/4 of Section 15, Township 20 South, Range 3 West; thence run North along the East line thereof 810.03 feet; thence 88 deg. 50 min. 12 sec. left, run 336.43 feet to the point of beginning; thence continue along the last described course 200.00 feet to the Westerly right of way of Mullins Drive; thence 104 deg. 13 min. 09 sec. left run Southerly along said right of way 200.00 feet; thence 73 deg. 24 min. 39 sec. left run Easterly 209.09 feet; thence 108 deg. 21 min. 30 sec. left run Northwesterly 210.67 feet to the feet to the point of beginning; being situated in Shelby County, Alabama.

#### Parcel VIII

Begin at the SE corner of the NE 1/4 of the SE 1/4 of Section 15, Township 20 South, Range 3 West; thence run Westerly for 300.32 feet to the Easterly right of way of Mullins Drive; thence 71 deg. 05 min. 07 sec. right run Northwesterly along said right of way for 46.27 feet; thence 110 deg. 23 min. 50 sec. right run Easterly for 151.35 feet; thence 111 deg. 23 min. 57 sec. left run Northwesterly for 200.0 feet; thence 109 deg. 55 min. right run Easterly for 50.0 feet; thence 109 deg. 27 min. left run Northwesterly for 200.0 feet; thence 3 deg. 57 min. right run 195.0 feet; thence 1 deg. 03 min. 25 sec. left run 210.77 feet; thence 74 deg. 00 min. 42 sec left run Westerly for 200.0 feet to the Easterly right of way of Mullins Drive; thence 77 deg. 03 min. 47 sec. right run Northwesterly along said right of way for 94.86 feet to a curve to the right (having a radius of 657.54 feet and a central angle of 17 deg. 17 min. 41 sec); thence run along said curve and right of way for 198.48 feet to tangent of said curve; thence continue along said right of way for 226.70 feet to the North line of said 1/4 1/4; thence 85 deg. 51 min. 38 sec. right run Easterly along said 1/4 1/4 line for 544.80 feet to the NE corner of said 1/4 1/4; thence 88 deg. 37 min. 06 sec. right run Southerly for 1323.72 feet to the point of beginning; being situated in Shelby County, Alabama.

LESS AND EXCEPT THE FOLLOWING: Begin at the SE corner of the NE 1/4 of the SE 1/4 of Section 15. Township 20 South, Range 3 West; thence run North along the East line thereof 810.03 feet; thence 88 deg. 50 min. 12 sec. left run 336.43 feet; thence 108 deg. 21 min. 30 sec. left and run Southeasterly for 210.67 feet; thence 1 deg. 03 min. 25 sec. right and run Southeasterly 195 feet; thence 03 deg. 57 min. left continue for 200.00 feet; thence 109 deg. 27 min. right run Westerly 50.0 feet; thence 109 deg. 55 min. left run Southeasterly 200.00 feet; thence 111 deg. 23 min. 57 sec. right run Westerly 151.35 feet to the Northeasterly right of way of Mullins Drive; thence 110 deg. 23 min. 50 sec. left run Southeasterly along said right of way 46.26 feet; thence 71 deg. 05 min. 07 sec. left run Easterly 300.32 feet point of beginning; being situated in Shelby County, Alabama.

**EXHIBIT B****Exceptions**

1. All taxes for the year 2023 and subsequent years, not yet due and payable.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the title that would be disclosed by an accurate and complete survey of the Land.
3. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under the Land.
4. Easement to Alabama Power Company as recorded in Deed Volume 199, Page 426 ; Deed Volume 206, Page 206 ; Deed Volume 235, Page 783 and Instrument 20161115000421010; Deed Volume 238, Page 86; Deed Volume 225, Page 253, in the Probate Office of Shelby County, Alabama.
5. Easement to Shelby County, Alabama recorded in Deed Volume 222, Page 955 and Deed Volume 224, Page 252, in the Probate Office in Shelby County, Alabama.
6. Easement to Plantation Pipe Line Company recorded in Deed Volume 112, Page 327, in the Probate Office of Shelby County, Alabama.
7. Right of Way to Shelby County, Alabama recorded in Deed Volume 194, Page 121, Deed Volume 222, Page 955 and Deed Volume 224, Page 252, in the Probate Office of Shelby County, Alabama.
8. Rights of other in and to that certain easement agreement recorded in Deed Volume 256, Page 139, in the Probate Office of Shelby County, Alabama.
9. Right of Way granted to Alabama Power Company as recorded in Deed Volume 54, Page 166 ; Deed Volume 54, Page 168 ; Deed Volume 87, Page 319 in the Probate Office of Shelby County, Alabama.
10. Right of Way and Easement Agreement recorded in Instrument 1999-47313, in the Probate Office of Shelby County, Alabama.
11. Terms and Condition of that Right of Way Easement recorded in Instrument 1992-10303 and Instrument 1998-25050, in the Probate Office of Shelby County, Alabama.
12. Easement to Colonial Pipe Line Company recorded in Deed Volume 325, Page 215 and Deed Volume 380, Page 348, in the Probate Office of Shelby County, Alabama.
13. Unrecorded easement to the City of Helena for gas line as referenced in deed recorded in Instrument 1996-7388, in the Probate Office of Shelby County, Alabama.
14. The rights of upstream and downstream riparian owners with respect to any body of water which may lie adjacent to, and/or traversing through, subject property.
15. Any adverse claim based upon changes in the boundary line of the land resulting from erosion or accretion caused by the flow of Prairie Branch



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**08/31/2023 02:52:47 PM**  
**\$4848.50 PAYGE**  
**20230831000264520**

*Allen S. Bayl*