

This instrument was prepared by:

Jack J. Kubiszyn, Esq.
Christian & Small LLP
505 20th Street N, Suite 1800
Birmingham, AL 35203

Send Tax Notice to:

Graves Real Estate Limited Partnership, Ltd.
102 Danberry Lane
Birmingham, Alabama 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of **TEN DOLLARS (\$10.00)** and other good and valuable consideration, to the undersigned grantor, **Groundwater Properties, Inc.**, an Alabama corporation, ("Grantor"), in hand paid by **Graves Real Estate Limited Partnership, Ltd.**, an Alabama limited partnership ("Grantee"), the receipt and sufficiency whereof are hereby acknowledged, the Grantor does hereby grant, bargain, sell, and convey unto Grantee all of each of its rights, title and interests in and to that certain real estate (the "Property") situated in Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and incorporated herein.

Subject to those matters set forth on Exhibit "B" attached hereto and incorporated herein.

TO HAVE AND TO HOLD the Property unto the Grantee and the Grantee's successors and assigns, forever.

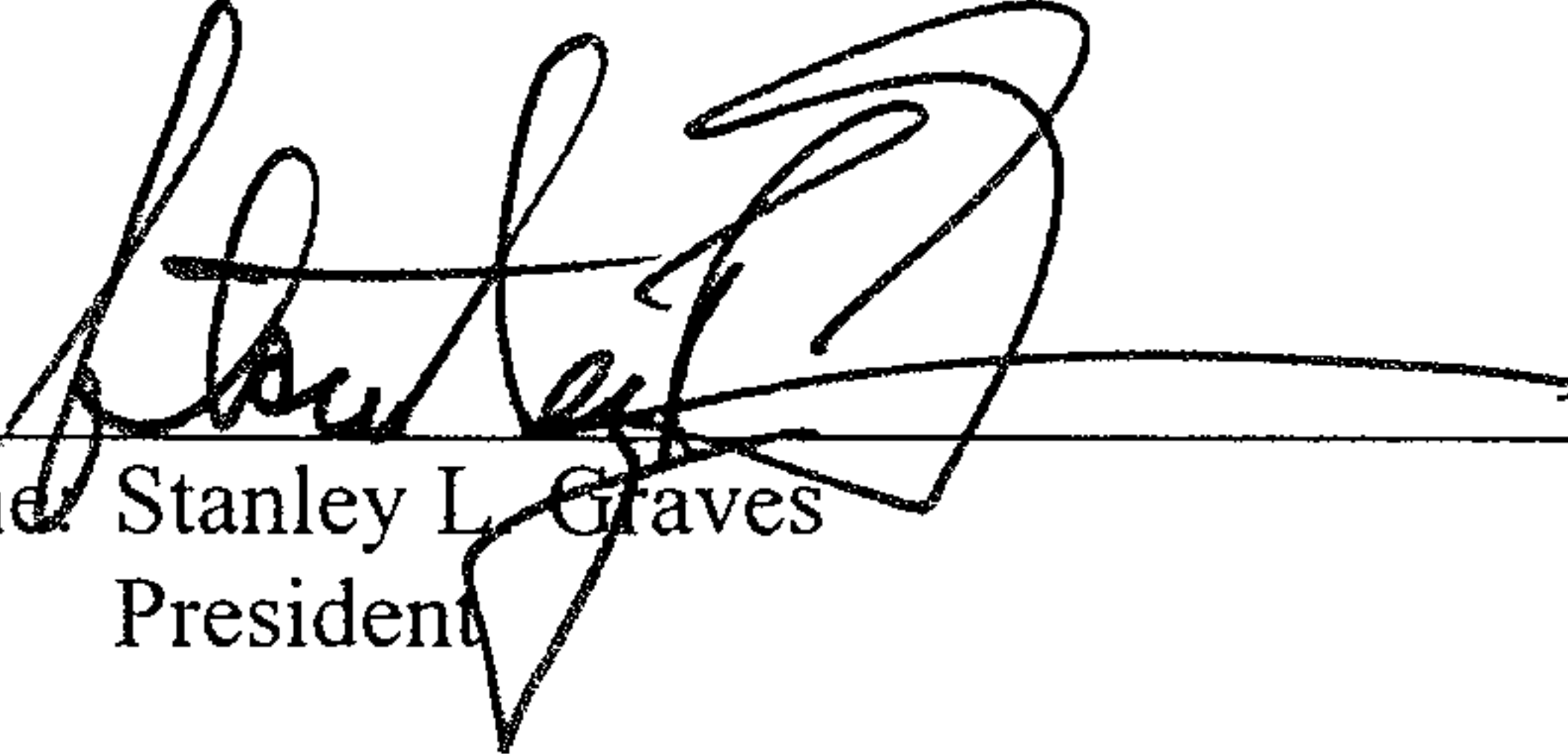
AND, except for the matters set forth on Exhibit "B" hereto, Grantor hereby covenants with Grantee that said real estate is free from encumbrances, and except for the matters set forth on Exhibit "B" hereto, that Grantor will defend the same against the lawful claims of all persons.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Grantor has caused this General Warranty Deed to be effective as of the 27 day of October, 2023.

GRANTOR:

GROUNDWATER PROPERTIES, INC., an Alabama corporation

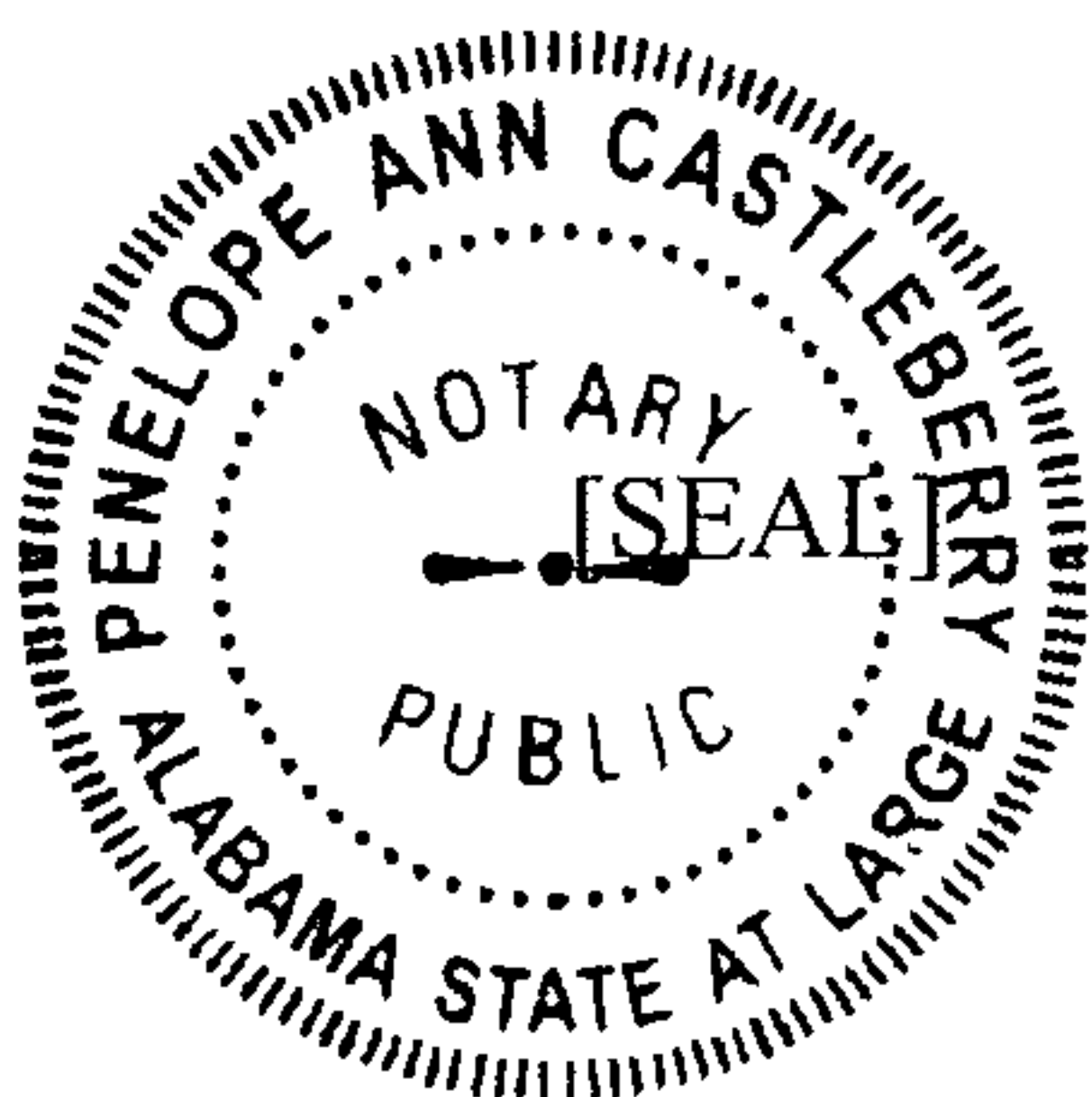
By: 
Name: Stanley L. Graves
Its: President

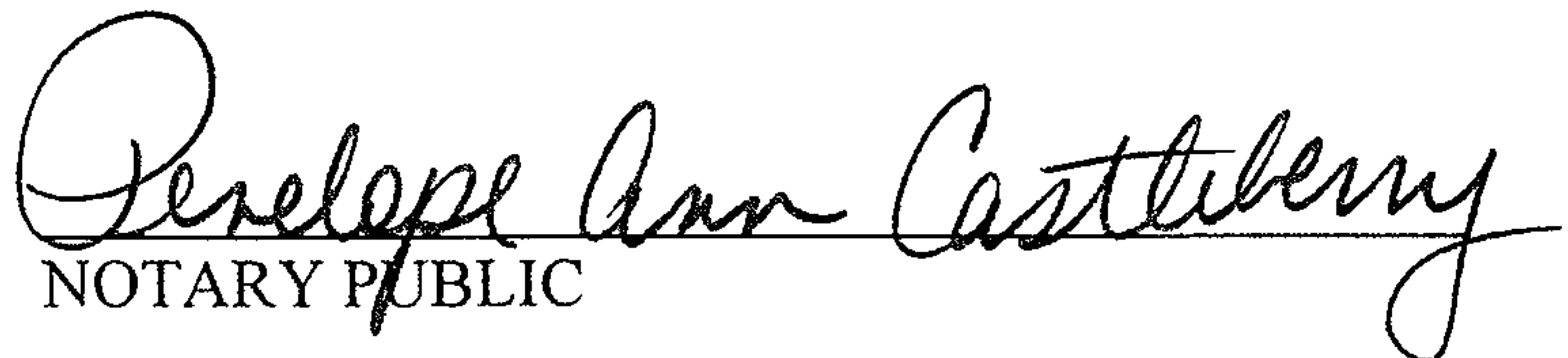
STATE OF ALABAMA)

COUNTY OF Jefferson)

I, Penelope Ann Castleberry, a Notary Public in and for said County in said State, hereby certify that **Stanley L. Graves** whose name as President of **Groundwater Properties, Inc., an Alabama corporation**, is signed to the foregoing General Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, he/she, as such authorized representative and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and seal, this 25th day of October, 2023.




NOTARY PUBLIC

My Commission Expires: _____ MY COMMISSION EXPIRES JULY 8, 2025

**EXHIBIT A
LEGAL DESCRIPTION**

PARCEL I:

Commencing at the Northwest corner of Section 26, Township 19 South, Range 1 East, Shelby County, Alabama; thence North 90°00'00" East, a distance of 307.64 feet to the point of beginning; thence continuing East along said line a distance of 363.76 feet; thence South 0°22'55" West, a distance of 77.99 feet to the Northerly right of way line of U.S. Highway No. 280; thence South 72°16'23" West along said highway right of way line a distance of 322.25 feet; thence North 17°43'32" West, a distance of 184.89 feet to the point of beginning.

Less and except any portion of subject property lying within a road right of way.

PARCEL II:

Commencing at the Northwest corner of Section 26, Township 19 South, Range 1 East, Shelby County, Alabama; for the point of beginning, thence East along the North boundary line of said Section 26 for a distance of 307.84 feet; thence South 17°43'32" East, a distance of 184.89 feet to the Northerly right of way line of U.S. Highway No. 280; thence South 72°18'51" West along said highway for a distance of 385.35 feet to the West boundary line of said Section 26; thence North 0°35'16" East along said West boundary line of Section 26, a distance of 293.19 feet to the point of beginning.

Less and except any portion of subject property lying within a road right of way.

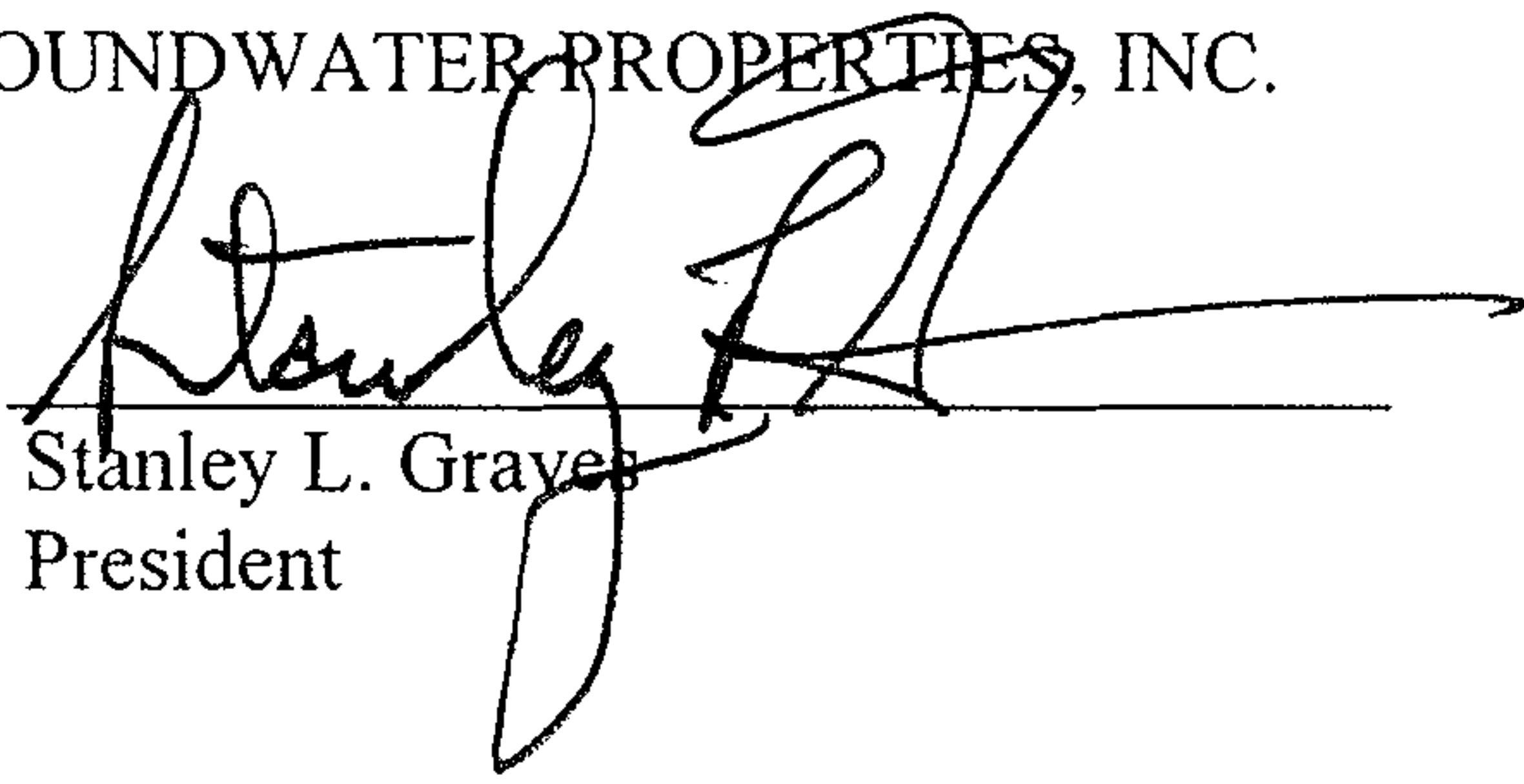
EXHIBIT B
PERMITTED EXCEPTIONS

1. Taxes for 2023 and subsequent years not yet due and payable.
2. Right of Way granted to Alabama Power as recorded in Deed Book 239, Page 904, Deed Book 239, Page 906, Deed Book 239, Page 907, Deed Book 104, Page 459, Deed Book 111, Page 138 and Deed Book 190, Page 297 in the Probate Office of Shelby County, Alabama.
3. Right of Way granted to Southern Bell Telephone as recorded in Deed Book 313, Page 729 in the Probate Office of Shelby County, Alabama.

GRANTOR:

GROUNDWATER PROPERTIES, INC.

By:


Stanley L. Graves
President



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/27/2023 09:58:45 AM
\$387.00 JOANN
20231027000316610

Allie S. Bayl