

This Instrument Prepared By:
Timothy D. Davis, Esquire
Dentons Sirote PC
2311 Highland Ave. S.
Birmingham, Alabama 35205

Send Tax Notice to:
CSS BUILDING CO., LLC
7465 Highway 51
Sterrett, AL 35147

STATE OF ALABAMA)

SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Two Hundred Sixty Thousand and 00/100 Dollars (\$260,000.00) and other good and valuable consideration to the undersigned, **HRML HOLDINGS, LLC**, an Alabama limited liability company (hereafter referred to as “Grantor”), in hand paid by **CSS BUILDING CO., LLC**, an Alabama limited liability company (hereafter referred to as “Grantee”), the receipt of which is hereby acknowledged, the said Grantor does by these presents GRANT, BARGAIN, SELL, AND CONVEY unto the said Grantee, the following described real estate situated in Shelby County, Alabama, to-wit (the “Property”):

See Exhibit A attached hereto and incorporated herein by reference.

TOGETHER WITH all appurtenances thereto and improvements thereon belonging or in anywise appertaining, and all right, title, and interest of Grantor in and to all roads, alleys, and ways bounding the Property.

This conveyance is made subject to those matters set forth on Exhibit B attached hereto.

Grantor also owns property south of the Property being conveyed (the “Southern Parcel”). As additional consideration for the Property, Grantor is hereby retaining certain access rights to the Southern Parcel across the Property as shown on the survey dated November 29, 2023 prepared by Christopher M. Ray, Ala. Reg. No.26017, a portion of which is attached hereto as Exhibit C (the “Grantor’s Retained Access Easement Area”). Grantor hereby retains, for itself and its heirs, successors, assigns, and invitees, a non-exclusive perpetual easement on, over, and through the Grantor’s Retained Access Easement Area for pedestrian and vehicular access, ingress and egress by and between the Southern Parcel and Alabama State Highway 51.

Grantor, and its successors and assigns hereby agree to indemnify and hold harmless Grantee and Grantee’s successors and assigns from any and all liability, damages, claims, demands, liens or judgments, including without limitation, reasonable attorneys fees and costs

which Grantee or its successors and assigns, may suffer or incur arising out of the use of the Grantor's Retained Access Easement Area by Grantor, or any of its contractors, invitees, agents, employees, heirs, agents or successors and assigns.

The Grantor hereby covenants and agrees with Grantee and its successors and assigns that the Grantor and its successors and assigns will warrant and defend the Property against the lawful claims (unless otherwise noted herein) of all persons claiming by, through, or under the Grantor, but not further or otherwise.

TO HAVE AND TO HOLD to the said Grantee and to its successors and assigns in fee simple forever.

[** NOTE: All of the consideration is secured by a mortgage being 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:	Grantee's Name and Mailing Address:
HRML HOLDINGS, LLC	CSS BUILDING CO., LLC
	7465 Highway 51
	Sterrett, AL 35147

Property Address:	7465 Highway 51, Sterrett, AL 35147
Date of Sale:	December __, 2023
Total Purchase Price:	\$260,000.00
The Purchase Price can be verified in:	☐ Closing Statement ☒ Purchase and Sale Agreement ☐ Appraisal ☐ Bill of Sale ☐ Property Tax Bill or Assessment ☐ Other

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, the said Grantor has hereto set Grantor's hand and seal effective on this the 15 day of December, 2023.

"Grantor"

HRML HOLDINGS, LLC

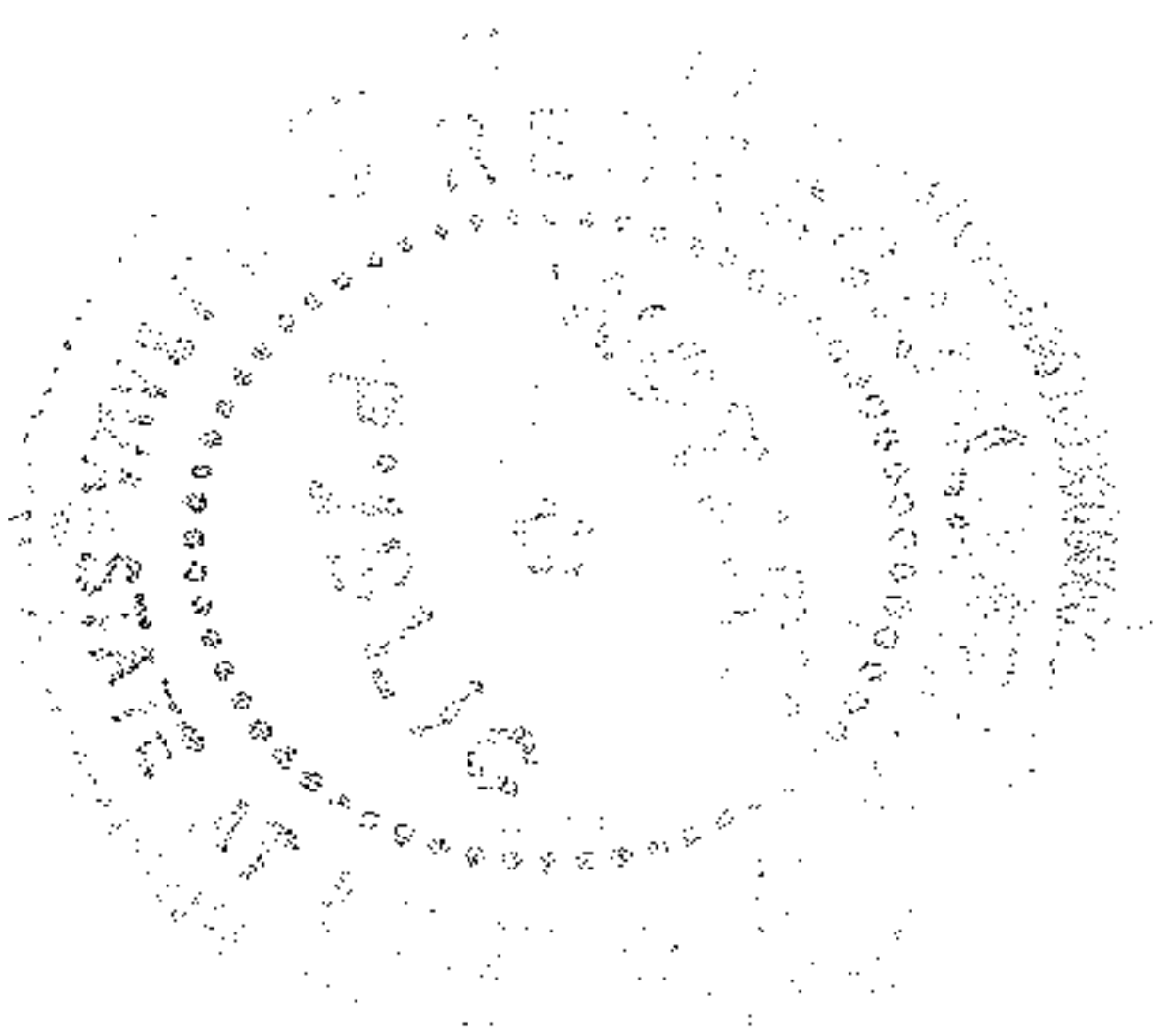
By: Hallie Riha
Name: Hallie Riha
Title: Member

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Hallie Riha, whose name as Member of **HRML HOLDINGS, LLC**, an Alabama 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 conveyance, (s)he, with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand this 15th day of December, 2023.



Rebecca Spear

Notary Public

MY COMMISSION EXPIRES APRIL 4, 2026

My Commission Expires: _____

EXHIBIT A**LEGAL DESCRIPTION**

A parcel of land located in the East half of the SW 1/4 of Section 29, Township 19 South, Range 1 East, Shelby County, Alabama, described as follows: Commence at the NE corner of said Section 29; thence run South along the East line of said Section 29 a distance of 4068.02 feet; thence right 90 degrees 00 minutes 00 seconds a distance of 2856.63 feet to the point of intersection of the Westerly right-of-way of Shelby County Highway #51 and the Southerly right-of-way of the Seaboard Coast Line Railroad and the point of beginning; thence run left 04 degrees 56 minutes 52 seconds along said railroad right-of-way a distance of 290.00 feet; thence turn left 85 degrees 44 minutes 50 seconds a distance of 150.00 feet; thence turn left 94 degrees 15 minutes 10 seconds a distance of 290.00 feet to said highway right-of-way; thence turn left 88 degrees 57 minutes 08 seconds along said highway right-of-way a distance of 75.12 feet; thence turn right 06 degrees 24 minutes 37 seconds along said right-of-way a distance of 75.12 feet to the point of beginning.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2024 and subsequent years, not yet due and payable.
2. Easement to Alabama Power Company as recorded in Instrument No. 20131219000486020, in the Probate Office of Shelby County, Alabama.
3. Less and except any portion of subject property lying within a road right of way.

EXHIBIT C

GRANTOR'S RETAINED ACCESS EASEMENT

{SEE ATTACHED}



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/15/2023 12:53:47 PM
\$41.00 BRITTANI
20231215000361170

Allen S. Bayl

