

SEND TAX NOTICE TO:  
Vulcan Lands, Inc.  
c/o Vulcan Materials Company  
1200 Urban Center Drive  
Birmingham, Alabama 35242  
Attn: Indirect Tax Department

This instrument prepared without the benefit  
of title and survey by:

C. Jason Avery  
Bradley Arant Boult Cummings LLP  
1819 5<sup>th</sup> Avenue North  
Birmingham, AL 35203  
205-521-8000

STATE OF ALABAMA )

SHELBY COUNTY )

### STATUTORY WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS** that in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, to the undersigned Grantor, in hand paid by **VULCAN LANDS, INC**, a New Jersey corporation ("Grantee"), the receipt and sufficiency of which is hereby acknowledged, **KEITH AND SHAWN KARR**, a married couple and residents of the state of Alabama, ("Grantors") do hereby grant, bargain, sell and convey unto Grantee, that certain real property situated in Shelby County, Alabama, being more particularly described on Exhibit A attached hereto and made a part hereof (the "Premises").

TOGETHER WITH all improvements thereon and appurtenances, estates, title, interests and hereditaments thereto belonging or in anywise appertaining, and all right, title interest of Grantor in and to any and all roads, alleys and ways bounding or serving the Premises. The Premises does not constitute the homestead of Grantors or Grantors' spouse.

This conveyance is subject to the following (collectively, the "Permitted Encumbrances"):

1. Restrictions appearing of record in Deed Book 279, Page 638; Deed Book 269, Page 944; Deed Book 290, Page 505 and Real 28, Page 107;
2. Right of Way as set out in instrument recorded in Deed Book 281, Page 68;
3. Right of Way granted to Alabama Power Company as set out in instrument(s) recorded in Deed Book 93, Page 384 and Deed Book 126, Page 34;
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with nay release of liability for

injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 345, Page 156.

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

Grantor warrants and covenants with Grantee that Grantor has full power and authority to make this conveyance pursuant to this Statutory Warranty Deed and that, except for Permitted Encumbrances, Grantor will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

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

Grantor's Names and Mailing Addresses:

Keith and Shawn Karr  
32 Overhill Road  
Montevallo, Alabama 35115

Grantee's Name and Mailing Address:

Vulcan Lands, Inc  
c/o Vulcan Materials Company  
1200 Urban Center Drive  
Birmingham, Alabama 35242  
Attn: President, Vulcan Lands

Premises Address: 32 Overhill Road, Montevallo, Alabama 35115

Parcel Id. No. 28-3-07-0-000-043.001; 28-3-07-0-000-037.000; and 28-3-07-0-000-042.001

Date of Sale: January 5, 2024

The purchase price of the Premises is \$500,000.00 and can be verified by a closing statement.

*[signature and notary acknowledgement follows]*

IN WITNESS WHEREOF, Grantor has executed this conveyance as of this 3rd  
day of January, 2024.

GRANTOR:

Shawn Karr  
Shawn Karr

STATE OF ALABAMA )

SHELBY COUNTY )

I, a Notary Public, hereby certify that Shawn Karr whose name is signed  
to the foregoing instrument or conveyance, and who is known to me, acknowledged before me  
on this day that, being informed of the contents of the conveyance, he/she/they executed the  
same voluntarily on the day the same bears date.

Given under my hand and official seal this the 3rd day of January, 2024.

Meg L. Carr  
Notary Public

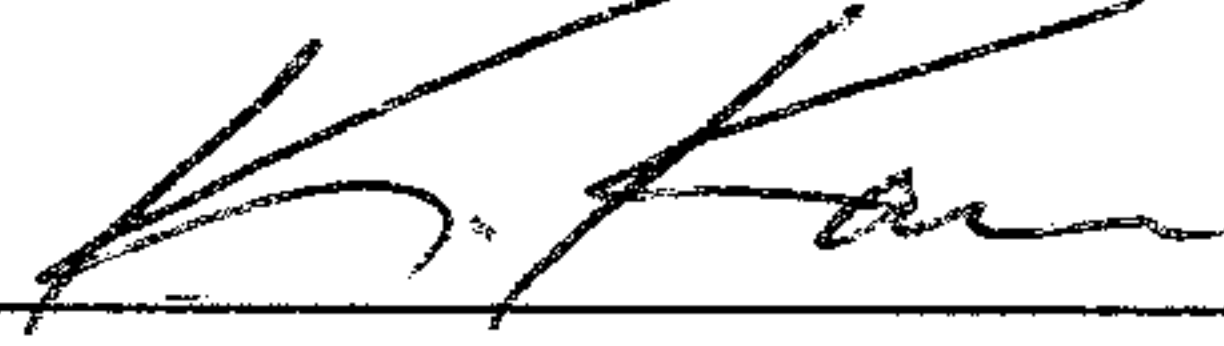
AFFIX SEAL

My commission expires: \_\_\_\_\_

**MY COMMISSION  
EXPIRES ON 07/20/2026**

IN WITNESS WHEREOF, Grantor has executed this conveyance as of this 3rd  
day of January, 2024.

GRANTOR:

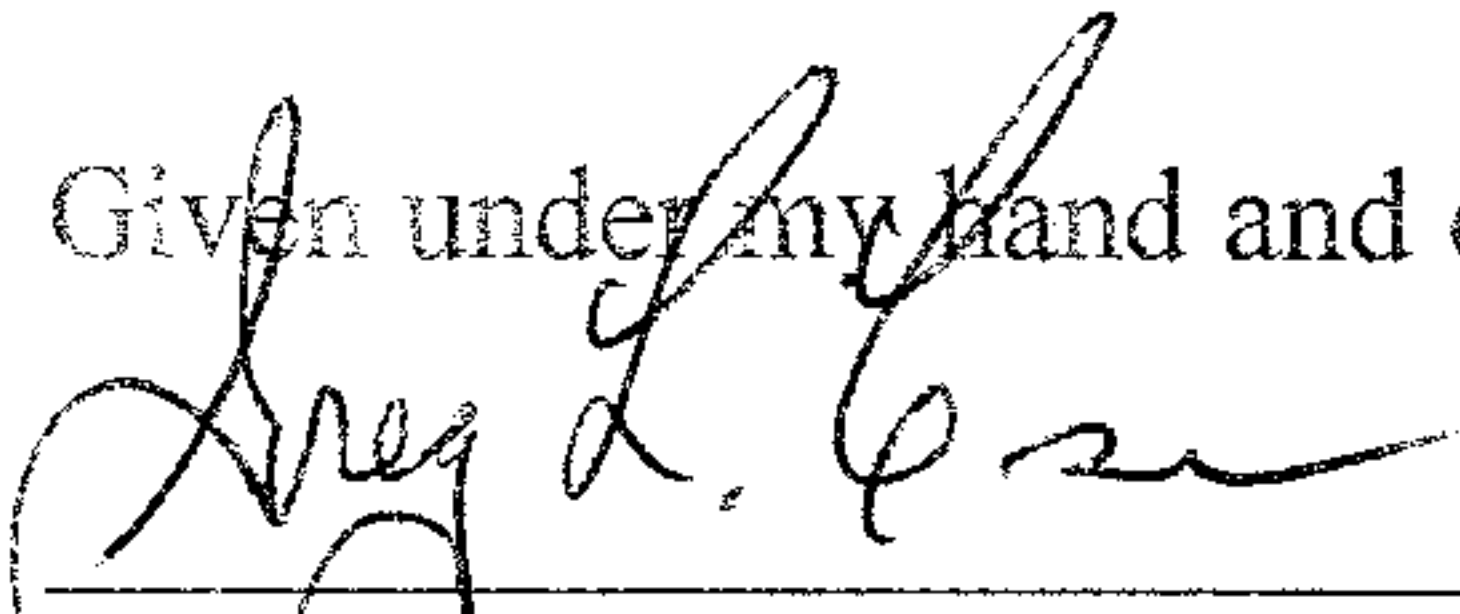
  
Keith Karr

STATE OF ALABAMA )

SHELBY COUNTY )

I, a Notary Public, hereby certify that Keith Karr whose name is signed  
to the foregoing instrument or conveyance, and who is known to me, acknowledged before me  
on this day that, being informed of the contents of the conveyance, he/she/they executed the  
same voluntarily on the day the same bears date.

Given under my hand and official seal this the 3rd day of January, 2024.

  
Notary Public

AFFIX SEAL

My commission expires: \_\_\_\_\_

**MY COMMISSION  
EXPIRES ON 07/20/2026**



**Exhibit A****[Description of Premises]****PARCEL I:**

A PARCEL OF LAND SITUATED IN THE NORTHWEST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 7, TOWNSHIP 22 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID  $\frac{1}{4}$  -  $\frac{1}{4}$  SECTION FOR THE POINT OF BEGINNING; THENCE SOUTH 45 DEGREES 34 MINUTES WEST 247.20 FEET; THENCE NORTH 81 DEGREES 05 MINUTES 59 SECONDS EAST 161.15 FEET; THENCE NORTH 5 DEGREES 26 MINUTES EAST 165.55 FEET TO THE POINT OF BEGINNING.

**PARCEL II:**

A PART OF THE SOUTHEAST  $\frac{1}{4}$  OF THE NORTHEAST  $\frac{1}{4}$  AND PART OF SOUTHWEST  $\frac{1}{4}$  OF NORTHEAST  $\frac{1}{4}$  AND PART OF NORTHWEST  $\frac{1}{4}$  OF SOUTHEAST  $\frac{1}{4}$  OF SECTION 7, TOWNSHIP 22 SOUTH, RANGE 2 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST  $\frac{1}{4}$  OF NORTHEAST  $\frac{1}{4}$  OF SAID SECTION 7 AND GO SOUTH 81 DEGREES 28 MINUTES EAST ALONG THE SOUTH BOUNDARY OF SAID  $\frac{1}{4}$  -  $\frac{1}{4}$  SECTION 108.06 FEET; THENCE NORTH 3 DEGREES 56 MINUTES WEST A DISTANCE OF 290.22 FEET TO THE SOUTH BOUNDARY OF COUNTY ROAD; THENCE SOUTH 86 DEGREES 04 MINUTES WEST ALONG THIS SOUTH BOUNDARY 492.70 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 8 DEGREES 35 MINUTES AND A RADIUS OF 668.91 FEET; THENCE IN A NORTHWESTERLY DIRECTION 100.27 FEET ALONG THIS CURVE; THENCE SOUTH 4 DEGREES 00 MINUTES EAST A DISTANCE OF 290.59 FEET; THENCE NORTH 84 DEGREES 11 MINUTES EAST A DISTANCE OF 486.66 FEET TO THE POINT OF BEGINNING. SITUATED IN SHELBY COUNTY, ALABAMA.

**PARCEL III:**

A PARCEL OF LAND SITUATED IN THE NORTHWEST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 7, TOWNSHIP 22 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID  $\frac{1}{4}$  -  $\frac{1}{4}$  SECTION FOR THE POINT OF BEGINNING; THENCE WESTERLY ALONG THE NORTH LINE OF SAID  $\frac{1}{4}$  -  $\frac{1}{4}$  SECTION 488.61 FEET; THENCE 104 DEGREES 59 MINUTES 04 SECONDS LEFT 332.53 FEET; THENCE 113 DEGREES 35 MINUTES 58 SECONDS LEFT 515.07 FEET TO THE NORTHEAST CORNER OF SAID  $\frac{1}{4}$  -  $\frac{1}{4}$  AND THE POINT OF BEGINNING.

**LESS AND EXCEPT:**

A PARCEL OF LAND SITUATED IN THE NORTHWEST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 7, TOWNSHIP 22 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID  $\frac{1}{4}$  -  $\frac{1}{4}$  SECTION; THENCE SOUTH 84 DEGREES 11 MINUTES WEST 488.61 FEET TO AN IRON PIN; THENCE SOUTH 20 DEGREES 45 MINUTES 09 SECONDS EAST 225.71 FEET TO AN IRON PIN AND THE POINT OF BEGINNING; THENCE SOUTH 36 DEGREES 58 MINUTES 12 SECONDS EAST 93.68 FEET TO AN EXISTING FENCE LINE; THENCE NORTH 46 DEGREES 11 MINUTES 23 SECONDS EAST ALONG AND WITH SAID EXISTING FENCE LINE 234.32 FEET; THENCE NORTH 87 DEGREES 04 MINUTES 42 SECONDS EAST AND LEAVING SAID EXISTING FENCE LINE 3.89

FEET; THENCE SOUTH 45 DEGREES 34 MINUTES WEST 576.64 FEET TO THE NORTHERLY RIGHT-OF-WAY OF MEADOWOOD LANE; THENCE WESTERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHERLY AND ALONG AND WITH SAID NORTHERLY RIGHT-OF-WAY 24.19 FEET TO AN IRON PIN; THENCE NORTH 33 DEGREES 53 MINUTES 14 SECONDS EAST 373.28 FEET TO THE POINT OF BEGINNING.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**01/08/2024 10:28:41 AM**  
**\$537.00 JOANN**  
**20240108000006080**

*Allen S. Bayl*