

Upon Recording Return To:

Christie Keifer Borton
Maynard Nexsen PC
1901 Sixth Avenue North, Suite 1700
Birmingham, AL 35203

This instrument prepared by
T. Michael Brown
Bradley Arant Boult Cummings LLP
One Federal Place
1819 Fifth Avenue North
Birmingham, AL 35203

SOURCE OF TITLE: Statutory Warranty Deed dated December 28, 1987, Recorded in the Office of the Judge of Probate of Shelby County on March 24, 1988, in Official Records Book 176 Page 720; Statutory Warranty Deed dated December 28, 1987, Recorded in the Office of the Judge of Probate of Shelby County on March 24, 1988, in Official Records Book 176 Page 725; and by Deed dated March 1, 1998, recorded on April 1, 1988 as Instrument Number 1998-11447, of the Probate Records of Shelby County, Alabama.

The following information is offered in lieu of submitting an RT-1 Real Estate Sales Validation Form pursuant to Section 40-22-1 of the Code of Alabama (1975)

Grantor's Name/Mailing Address:
The Park-Chandler Corporation
Attn: Carroll Chandler Phelps, President
1205 Indian Hills Circle
Tuscaloosa, Alabama 35406

Grantee's Name/Mailing Address:
Martin Marietta Materials Real Estate
Investments, Inc.
c/o Baden Tax Management
P.O. Box 8040
Fort Wayne, Indiana 46898-8040

Date of Sale: December ___, 2023

Purchase Price: \$1,600,000.00

Property address: Shelby County Parcel ID Nos. 23-8-28-0-000-030, 23-8-33-0-000-005, 23-8-33-0-000-006, and 23-9-32-0-000-003

The purchase price or actual value claimed in this instrument can be verified in the following documentary evidence:

☐ Bill of Sale ☐ Sales Contract ☒ Closing Statement ☐ Appraisal ☐ Other

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
 :
 SHELBY COUNTY)

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 **MARTIN MARIETTA MATERIALS REAL ESTATE INVESTMENTS, INC.**, a North Carolina corporation ("Grantee"), the receipt and sufficiency of which is hereby acknowledged, as of December ____, 2023, **THE PARK-CHANDLER CORPORATION**, an Alabama corporation ("Grantor") does 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.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns forever; subject, however, to those items on Exhibit B, attached hereto.

Grantor does for itself, its successors and assigns, covenant with Grantee, its successors and assigns, that it is lawfully seized in fee simple of the Premises; that the Premises is free from all encumbrances except as expressly set forth herein; that it has a good right to sell and convey the same as aforesaid and does hereby covenant and agree that it shall forever warrant and defend unto Grantee, its successors and assigns, the right and title of the Property against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through, or under Grantor, but not otherwise.

Grantor attests, to the best of its knowledge and belief, that the information submitted in the legend at the beginning of this Deed in lieu of the RT-1 Real Estate Sales Validation Form is true and accurate, and Grantor understands that any false statements contained in such information may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1(h).

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed under seal on or as of the date first set forth above.

GRANTOR:
THE PARK-CHANDLER
CORPORATION
an Alabama corporation

By: Carroll Chandler Phelps
Name: Carroll Chandler Phelps
Its: President

STATE OF ALABAMA)

BALDWIN COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Carroll Chandler Phelps, whose name is signed to the foregoing instrument or conveyance as the President of THE PARK-CHANDLER CORPORATION, an Alabama corporation, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she/he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal this the 21st day of December, 2023.

Martina L. Trapp

Notary Public

AFFIX SEAL

My commission expires: 7/20/2026

EXHIBIT A**LEGAL DESCRIPTION****TRACT-1**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN SECTION 32 AND SECTION 33, T-21-S, R-3-W OF SHELBY COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1" PIPE LOCATED AT THE NW CORNER OF SECTION 33. THENCE, S 88°53'25" E FOR A DISTANCE OF 1013.69 FEET TO A RAILROAD SPIKE LOCATED ON THE WESTERN RIGHT OF WAY OF SOUTHERN RAILROAD (100' R/W). THENCE ALONG SAID RIGHT OF WAY S 10°43'21" W FOR A DISTANCE OF 2629.04 FEET TO A 1/2" REBAR. THENCE LEAVING SAID RIGHT OF WAY, S 89°44'58" W FOR A DISTANCE OF 439.63 FEET TO A 1 1/2" REBAR. THENCE, S 89°44'58" W FOR A DISTANCE OF 1533.20 FEET TO A 1 1/2" PIPE. THENCE, N 00°24'59" W FOR A DISTANCE OF 1517.49 FEET TO A 1/2" REBAR. THENCE, N 88°23'27" E FOR A DISTANCE OF 1284.19 FEET TO A 1 1/2" PIPE. THENCE, S 01°46'30" E FOR A DISTANCE OF 420.37 FEET TO A 1 1/2" PIPE. THENCE, N 88°23'27" E FOR A DISTANCE OF 210.75 FEET TO A 1/2" REBAR. THENCE, N 01°51'48" W FOR A DISTANCE OF 1472.92 FEET TO THE POINT OF BEGINNING.

TRACT-2

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN SECTION 33, T-21-S, R-3-W OF SHELBY COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE FROM A 1" PIPE LOCATED AT THE NW CORNER OF SECTION 33. THENCE, S 88°53'25" E FOR A DISTANCE OF 1013.69 FEET TO A RAILROAD SPIKE. THENCE, S 89°36'28" E FOR A DISTANCE OF 101.44 FEET TO A 1/2" REBAR LOCATED ON THE EASTERN RIGHT OF WAY OF SOUTHERN RAILROAD (100' R/W) AND THE POINT OF BEGINNING. THENCE LEAVING SAID RIGHT OF WAY, S 89°36'28" E FOR A DISTANCE OF 154.60 FEET TO A 1/2" REBAR LOCATED ON THE WESTERN RIGHT OF WAY OF SHELBY COUNTY ROAD #17 A.K.A. MONTEVALLO-ELYTON RD. (80' R/W). THENCE ALONG SAID RIGHT OF WAY, S 04°44'50" W FOR A DISTANCE OF 655.01 FEET TO A 1/2" REBAR AND THE BEGINNING OF A CURVE. SAID CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 1540.00 FEET, AND CHORD BEARS S 02°16'07" E FOR A DISTANCE OF 376.20 FEET TO A 1/2" REBAR. THENCE, S 09°17'04" E FOR A DISTANCE OF 386.90 FEET TO A POINT AND THE BEGINNING OF A CURVE. SAID CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 960.00 FEET, AND CHORD BEARS S 06°10'37" E FOR A DISTANCE OF 104.08 FEET TO A 1/2" REBAR. THENCE, S 03°04'10" E FOR A DISTANCE OF 274.95 FEET TO A 1/2" REBAR. THENCE LEAVING SAID RIGHT OF WAY, N 72°52'24" W FOR A DISTANCE OF 536.37 FEET TO A 1/2" REBAR LOCATED ON THE WESTERN RIGHT OF WAY OF SOUTHERN RAILROAD (100'

R/W). THENCE ALONG SAID RIGHT OF WAY, N 10°43'21" E A DISTANCE OF 1660.64 FEET TO THE POINT OF BEGINNING.

TRACT-3

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN SECTION 28 AND SECTION 33, T-21-S, R-3-W OF SHELBY COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN AXLE LOCATED AT THE NE CORNER OF THE NW 1/4 OF THE NE 1/4 OF SECTION 33. THENCE, S 01°24'08" E FOR A DISTANCE OF 656.03 FEET TO A POINT ON A LINE. THENCE, N 88°43'58" W FOR A DISTANCE OF 1328.85 FEET TO A POINT ON A LINE. THENCE, S 01°33'18" E FOR A DISTANCE OF 1229.54 FEET TO A POINT AT THE CENTER OF CUNNINGHAM CREEK. THENCE ALONG THE CENTER OF SAID CREEK AND HAVING THE FOLLOWING TIE LINES N 73°01'35" W FOR A DISTANCE OF 250.76 FEET TO A POINT. THENCE, S 68°16'48" W FOR A DISTANCE OF 353.59 FEET TO A POINT. THENCE, S 81°17'57" W FOR A DISTANCE OF 736.23 FEET TO THE INTERSECTION OF SAID CREEK AND THE EASTERN RIGHT OF WAY OF SHELBY COUNTY ROAD #17 A.K.A. MONTEVALLO-ELYTON ROAD (80' R/W). THENCE, ALONG SAID RIGHT OF WAY AND CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 2960.00 FEET, AND CHORD BEARS N 03°41'20" W FOR A DISTANCE OF 64.01 FEET TO A 1/2" REBAR. THENCE, N 03°04'10" W FOR A DISTANCE OF 511.64 FEET TO A 1/2" REBAR AND THE BEGINNING OF A CURVE. SAID CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 1040.00 FEET, AND CHORD BEARS N 06°10'37" W FOR A DISTANCE OF 112.76 FEET TO A 1/2" REBAR. THENCE, N 09°17'04" W FOR A DISTANCE OF 386.90 FEET TO A 1/2" REBAR AND THE BEGINNING OF A CURVE. SAID CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 1460.00 FEET, AND CHORD BEARS N 02°16'07" W FOR A DISTANCE OF 356.66 FEET TO A 1/2" REBAR. THENCE, N 04°44'50" E FOR A DISTANCE OF 618.45 FEET TO A 1/2" REBAR. THENCE LEAVING SAID RIGHT OF WAY, S 89°07'45" E FOR A DISTANCE OF 578.04 FEET TO AN IRON PIN. THENCE, S 00°40'07" E FOR A DISTANCE OF 48.67 FEET TO A 1/2" REBAR. THENCE, S 89°07'45" E FOR A DISTANCE OF 210.00 FEET TO A 1/2" REBAR. THENCE, N 00°40'07" W FOR A DISTANCE OF 90.52 FEET TO A 1/2" REBAR. THENCE, S 89°04'32" E FOR A DISTANCE OF 55.65 FEET TO A CAPPED REBAR. THENCE, S 89°04'32" E FOR A DISTANCE OF 455.03 FEET TO A 1/2" REBAR. THENCE, N 00°15'59" E FOR A DISTANCE OF 690.26 FEET TO AN 3/4" PIPE. THENCE, S 89°10'14" E FOR A DISTANCE OF 1318.57 TO A FENCE POST. THENCE, S 01°58'36" E FOR A DISTANCE OF 710.10 FEET TO THE POINT OF BEGINNING.

EXHIBIT B

PERMITTED EXCEPTIONS

1. All taxes for the year 2024 and for subsequent years, which are liens, but are not yet due and payable.
2. Rights to withdraw water as reserved in Statutory Warranty Deed recorded in Deed Book 346, Page 432, of the Probate Records of Shelby County, Alabama.
3. Right-of-Way Deeds recorded in Deed Book 280, Page 176, and in Book 280, Page 394 of the Probate Records of Shelby County, Alabama.
4. Mineral and mining rights reserved by instrument recorded in Deed Book 183, Page 31, of the Probate Records of Shelby County, Alabama. (Tract 1)

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name The Park-Chandler Corporation
 Mailing Address 1205 Indian Hills Circle
Tuscaloosa, AL 35406

Grantee's Name Martin Marietta Real Estate Investments, Inc.
 Mailing Address 4123 Parklake Avenue
Raleigh, NC 27612

Property Address 214 Acres
Shelby County, AL

Date of Sale December 29th, 2023

Total Purchase Price \$ 1,600,000

or

Actual Value

\$

or

Assessor's Market Value \$



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/18/2024 02:21:25 PM
 \$1640.00 JOANN
 20240118000014130

... purchase price or actual value claimed see s. Beal 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 12/21/2023

Print Carroll Chandler Phelps

Unattested

Martina J. Triggs
 (verified by)

Sign Carroll Chandler Phelps
 (Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1