

The consideration herein was paid for by virtue of a mortgage filed simultaneously herewith

**THIS INSTRUMENT PREPARED BY:**

Brad Siegal  
Maynard Nexsen, P.C.  
1901 Sixth Avenue North, Suite 1700  
Birmingham, AL 35203

**Send Tax Notices To:**

5901 Highway 52E, LLC  
3615 Ridgeway Road  
Duluth, GA 30096  
Attn: David Merwin

STATE OF ALABAMA

)

)

COUNTY OF SHELBY

)

**STATUTORY WARRANTY DEED**

**KNOW ALL PERSONS BY THESE PRESENTS:** That, for and in consideration of TEN DOLLARS (\$10.00), and other good and valuable consideration, this day in hand paid to **MAILSOUTH PROPERTIES, LLC**, an Alabama limited liability company (hereinafter referred to as the "Grantor"), the receipt and sufficiency of which is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto **5901 HIGHWAY 52E LLC**, a Delaware limited liability company (hereinafter referred to as the "Grantee"), together with every contingent remainder and right of reversion, its heirs and assigns, that certain real property situated in Shelby County, Alabama (the "Property") and more particularly described as:

**PARCEL II:**

A parcel of land located in the SW 1/4 of the SW 1/4 of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the SE corner of said 1/4 - 1/4 section; thence in a Northerly direction along the East line of said 1/4- 1/4 section a distance of 475.0 feet to the point of beginning; thence 88°17' left in a Westerly direction to a point on the Southeasterly right of way line of Whittling Drive, said point being on a curve to the left, said curve having a central angle of 1°23'40" and a radius of 1,010.74 feet; thence along arc of said curve in a Northeasterly direction a distance of 24.6 feet to end of said curve; thence continue along said right of way in a Northeasterly direction a distance of 28.17 feet to the beginning of a curve to the right, said curve having a central angle of 11°56' and a radius of 485.71 feet; thence along arc of said curve in a Northeasterly direction a distance of 101.16 feet to end of said curve, and the beginning of a curve to the right, said curve having a central angle of 13°53'45" and a radius of 225.21 feet; thence along arc of said curve in a Northeasterly direction a distance of 54.62 feet to end of said curve and the beginning of a curve to the left, said curve having a central angle of 1°16'05" and a radius of 587.39 feet; thence along arc of said curve in a

Northeasterly direction a distance of 13.0 feet to the intersection of the East line; thence run South along said East for line a distance of 195.21 feet to the Point of Beginning.

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

**PARCEL III:**

Lot 1, according to the Survey of Southeast Electric Services, as recorded in Map Book 32, page 98, in the Probate Office of Shelby County, Alabama.

**PARCEL IV:**

Lot 2, according to the Survey of Southeast Electric Services, as recorded in Map Book 32, page 98, in the Probate Office of Shelby County, Alabama.

This conveyance is hereby made subject to the restrictions, easements and rights of way or record, if any.

The subject Property is one and the same as that previously conveyed to Grantor by deed recorded on Instrument 20080930000385500.

**TO HAVE AND TO HOLD**, the Property described above together with all and singular the rights, privileges, tenements, appurtenances and improvements unto the said Grantee, its successors and assigns forever.

**AND SAID GRANTOR**, for said Grantor and Grantor's successors and assigns, covenants with Grantee, and with Grantee's successors and assigns, that Grantor is lawfully seized in fee simple of the said Property; that said Property is free and clear from all liens and encumbrances, except for the Permitted Exceptions, ; and that Grantor will, and Grantor's successors and assigns shall, warrant and defend the same to said Grantee and Grantee's successors and assigns, forever against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

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

<b>Grantor's Name and Mailing Address:</b>	<b>Grantee's Name and Mailing Address:</b>
MailSouth Properties, LLC	5901 Highway 52E, LLC
5901 Highway 52	3615 Ridgeway Road
Helena, AL 35080	Duluth, GA 30096


Property Address:	5016 Skyes Street, Pelham, AL 35124 5020 Skyes Street, Pelham, AL 35124 Skyes Street, Pelham, AL 35124
Date of Sale:	February 1, 2024
Total Purchase Price:	\$ 190,557.80
The Purchase Price can be verified by:	<input checked="" type="checkbox"/> Closing Statement

[Signature appears on following page.]

IN WITNESS WHEREOF, Grantor has executed this Statutory Warranty Deed, to be effective as of February 1, 2024.

**GRANTOR:**


**MAILSOUTH PROPERTIES, LLC,**  
an Alabama limited liability company

  
By: Jennifer Lorayne Sigler  
Its: Chief Financial Officer and Chief Operating Officer

STATE OF Alabama )  
COUNTY OF Shelby )

I, the undersigned, a Notary Public in and for said County and in said State, hereby certify that Jennifer Lorayne Sigler whose name as CFO/COO of MailSouth Properties, 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 foregoing, he, as such manager and with full authority executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30<sup>th</sup> day of January, 2024.

  
Notary Public

My commission expires: May 20, 2024

(Official Seal)



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/02/2024 09:14:31 AM  
\$29.00 JOANN  
20240202000027070

