

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: MV-24-29678

Send Tax Notice To: MVL Land Company, LLC
1228 Glen View Road
Birmingham, AL 35222

CORPORATION FORM WARRANTY DEED

State of Alabama } Know All Men by These Presents:
County of Shelby

That in consideration of the sum of **Seven Hundred Ninety Nine Thousand Two Hundred Sixty Dollars and No Cents (\$799,260.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **EBSCO Industries, Inc.**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **MVL Land Company, LLC, an Alabama Limited Liability Company**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee, his, her or their heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Vice President, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 21st day of FEB, 2024.

EBSCO INDUSTRIES, INC.
Brooks Knapp
Brooks Knapp
Vice President

State of Alabama

County of Shelby

I, Michael T. Atchison, a Notary Public in and for said County in said State, hereby certify that Brooks Knapp as Vice President of EBSCO Industries, Inc. 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 conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 21st day of February, 2024.

Michael T. Atchison
Notary Public, State of Alabama

My Commission Expires: 9-1-24

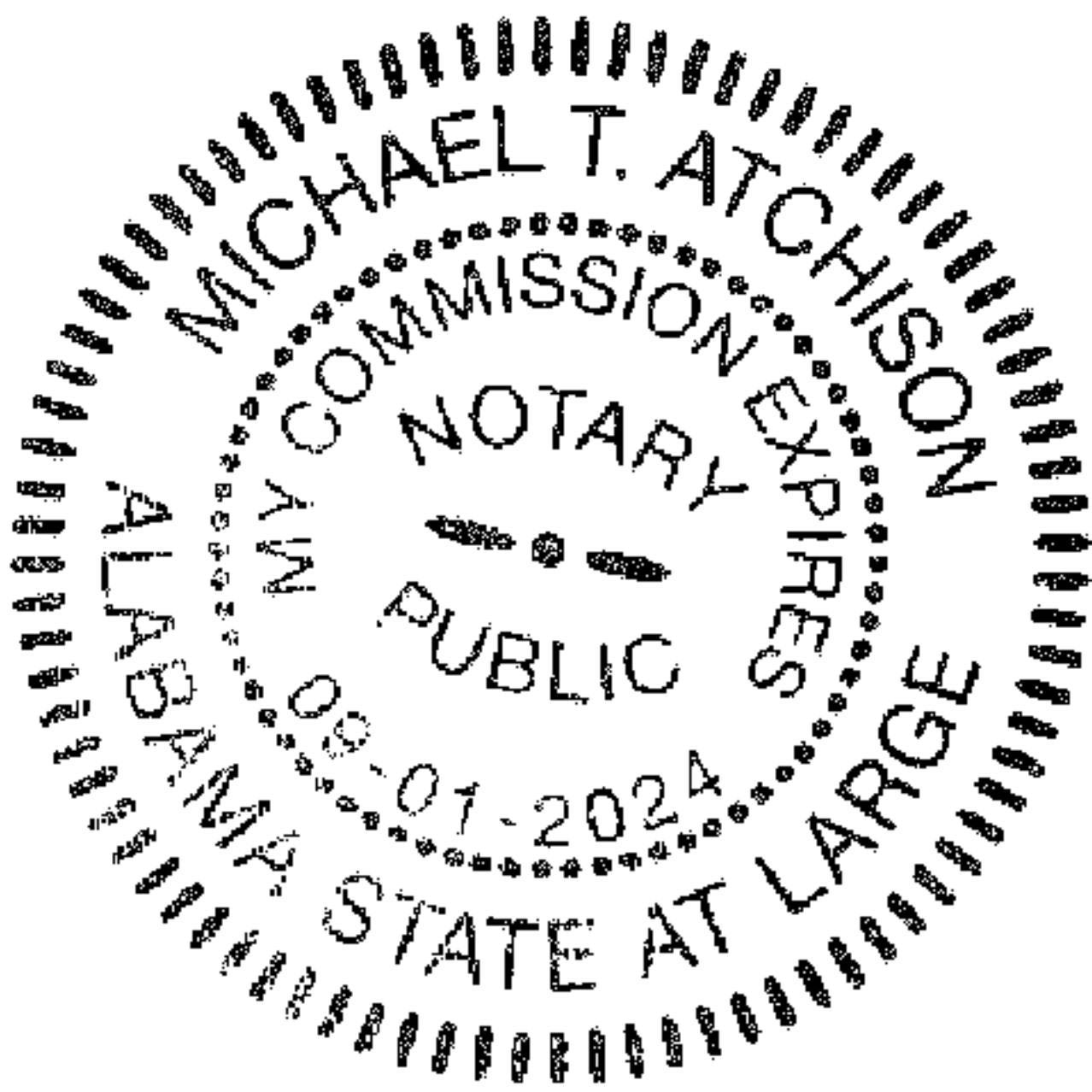


EXHIBIT "A"
LEGAL DESCRIPTION

PLESS PARCEL ONE:

A parcel of land situated in the West One-half of the Northeast Quarter of Section 16, Township 18 South, Range 1 East, Huntsville Meridian, Shelby County, Alabama and being more particularly described as follows:

COMMENCE at the locally accepted Northeast Corner of Section 16, Township 18 South, Range 1 East, Huntsville Meridian, Shelby County, Alabama; thence run North 88 degrees 22 minutes 24 seconds West along the locally accepted North line of said Section 16 for a distance of 1322.17 feet to the locally accepted Northeast Corner of the Northwest Quarter of the Northeast Quarter of said Section 16 and to the POINT OF BEGINNING; thence leaving said North line run South 01 degrees 05 minute 37 seconds East along the locally accepted East line of said Quarter-Quarter Section for a distance of 660.66 feet (deed-660.21 feet); thence leaving said East line run North 88 degrees 21 minutes 00 seconds West for a distance of 200.00 feet (measured and deed); thence run South 01 degrees 05 minutes 37 seconds East for a distance of 1331.40 feet (measured and deed); thence run South 88 degrees 21 minutes 00 seconds East for a distance of 200.00 feet (measured and deed) to the aforementioned East line of said Quarter-Quarter Section; thence run South 01 degrees 09 minutes 55 seconds West along said East line for a distance of 616.76 feet (deed 649.21 feet) to the locally accepted South line of the North One-half of said Section 16; thence run South 89 degrees 00 minutes 53 seconds West along said South line for a distance of 849.08 feet; thence leaving said South line run North 01 degrees 05 minutes 37 seconds West for a distance of 2623.81 feet to the aforementioned North line of Section 16; thence run South 89 degrees 58 minutes 25 seconds East along said North line for a distance of 873.55 feet to the aforementioned Northeast corner of the Northwest Quarter of the Northeast Quarter and to the POINT OF BEGINNING.

PLESS PARCEL TWO:

A parcel of land situated in the Southwest Quarter of the Southwest Quarter of Section 10, the Southeast Quarter and the Southeast Quarter of the Southwest Quarter of Section 9, all lying in Township 18 South, Range 1 East, Huntsville Meridian, Shelby County, Alabama and being more particularly described as follows:

BEGIN at the locally accepted Southeast Corner of Section 9, Township 18 South, Range 1 East, Huntsville Meridian, Shelby County, Alabama; thence run North 88 degrees 22 minutes 24 seconds West along the locally accepted South line of said Section 9 for a distance of 1322.17 feet to the locally accepted Southwest Corner of the Southeast Quarter of the Southeast Quarter of said Section 9; thence continue along said South line North 89 degrees 58 minutes 25 seconds West for a distance of 2611.16 feet to the locally accepted Southwest Corner of the Southeast Quarter of the Southwest Quarter of said Section 9; thence run North 45 degrees 14 minutes 37 seconds East along the Southwest to Northeast diagonal line dividing the Southeast Quarter of the Southwest Quarter and the Northwest Quarter of the Southeast Quarter of Section 9 for a distance of 2873.37 feet more or less to the South right-of-way line of Alabama Highway No. 25 (right-of-way width:80 feet), and to a curve to the left having a radius of 858.50 feet and a chord bearing North 49 degrees 22 minutes 52 seconds East for a distance of 19.93 feet; thence run northeasterly along said right-of-way and along the arc of said curve for a distance of 19.93 feet; thence run North 48 degrees 42 minutes 58 seconds East along said right-of-way for a distance of 126.70 feet to a curve to the right having a radius of 596.60 feet and a chord bearing North 56 degrees 32 minutes 58 seconds East for a distance of 162.62 feet; thence run along said right-of-way and along the arc of said curve for a distance of 163.13 feet; thence run North 64 degrees 22 minutes 58 seconds East along said right-of-way for a distance of 456.20 feet to a curve to the left having a radius of 2904.79 feet and a chord bearing North 62 degrees 27 minutes 28 seconds East for a distance of 195.15 feet; thence run along said right-of-way and along the arc of said curve for a distance of 195.19 feet; thence run North 60 degrees 31 minutes 58 seconds East along said right-of-way for a distance of 226.53 feet to the locally accepted North line of the Northeast Quarter of the Southeast Quarter of said Section 9; thence run South 88 degrees 40 minutes 55 seconds East along said North line for a distance of 892.30 feet to the locally accepted Northeast Corner of said Quarter-Quarter Section; thence run South 00 degrees 14 minutes 19 seconds East along the locally accepted East line of said Quarter-Quarter Section for a distance of 1318.01 feet (plat-1317.97 feet) to the locally accepted Northwest Corner of the Southwest Quarter of the Southwest Quarter of Section 10; thence run South 87 degrees 49 minutes 20 seconds East along the locally accepted North line of said Quarter-Quarter Section for a distance of 1353.13 feet (plat-1354.43 feet) to the locally accepted Northeast Corner of said Quarter-Quarter Section; thence run South 01 degrees 53 minutes 19 seconds West along the locally accepted East line of said Quarter-Quarter Section for a distance of 1272.57 feet to the locally accepted Southeast Corner of said Quarter-Quarter Section; thence run North 89 degrees 22 minutes 00 seconds West along the South line of Section 10 for a distance of 1343.09 feet to the POINT OF BEGINNING.

Less and except that area lying within the right-of-way for Shelby County Highway No. 491.

