

SEND TAX NOTICE TO:
TBL Properties, LLC
2900 1st Ave. S.
Birmingham, AL 35233

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

STATUTORY WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **ONE MILLION TWO HUNDRED SIXTY TWO THOUSAND FIVE HUNDRED AND 00/100 (\$1,262,500.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Pelham Properties, LLC, an Alabama Limited Liability Company**, whose address is 2770 Welborn Street, Pelham, AL 35124, (hereinafter "Grantor", whether one or more), by **TBL Properties, LLC, an Alabama Limited Liability Company** whose address is 2900 1st Ave. S., Birmingham, AL 35233, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee the following described real estate situated in Shelby County, Alabama, the address of which is **77 Pardue Road, Pelham, AL 35124**, to-wit:

A parcel of land located in the West 1/2 of the NW 1/4 of Section 30, Township 20 South, Range 2 West, City of Pelham, Shelby County, Alabama and being more particularly described as follows:

Commence at the NW corner of above said section; thence S 00°01'19"E a distance of 1309.75 feet to the point of beginning; thence S 00°06'18"E a distance of 371.84 feet to a point on the Northerly right-of-way line of Pardue Road, 60' right-of-way; thence N 87°32'49"E and along said right-of-way line a distance of 119.22 feet; thence N 00°07'18"W and leaving said right-of-way line, a distance of 366.29 feet; thence N 89°47'01"W a distance of 119.02 feet to the point of beginning.

Subject to:

1. Transmission line permit to Alabama Power Company as set out in Deed Book 127, Page 408, in the Probate Office of Shelby County, Alabama.
2. Right of way granted to Shelby County as set forth in Deed Book 180, Page 584, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any 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 336, Page 430 and Real Book 15, Page 373, in the Probate Office of Shelby County, AL.
4. Restrictions, covenants and conditions as set out in Real Volume 320, Page 378, in the Probate Office of Shelby County, Alabama.
5. Easement - Distribution Facilities to Alabama Power Company as recorded in Instrument No. 20211220000599230, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all other matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$1,073,125.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, to the said grantee, its heirs and assigns forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, Grantor, Pelham Properties, LLC, an Alabama Limited Liability Company, by Kenneth C. Nolen Jr., as its Managing Member, who is authorized to execute this conveyance, has caused this conveyance to be executed on this 20th day of February, 2024.

Pelham Properties, LLC, an Alabama Limited Liability Company

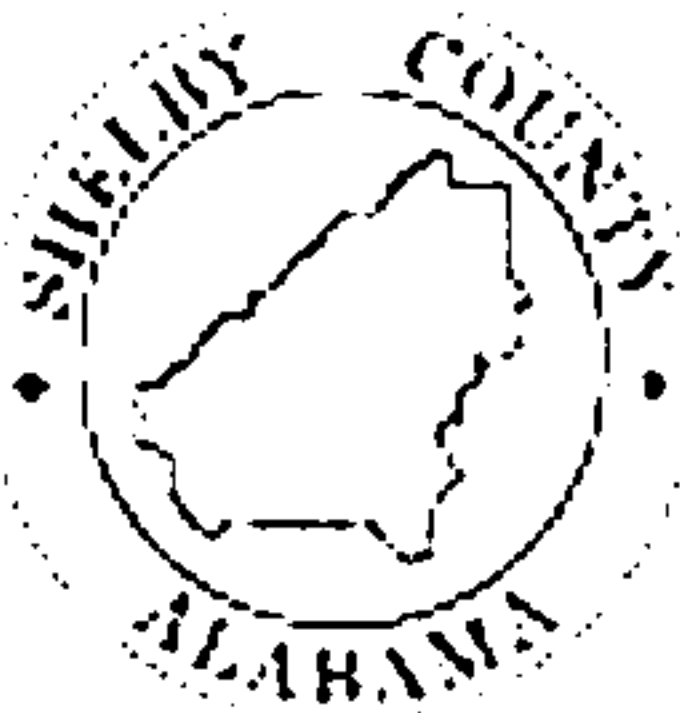
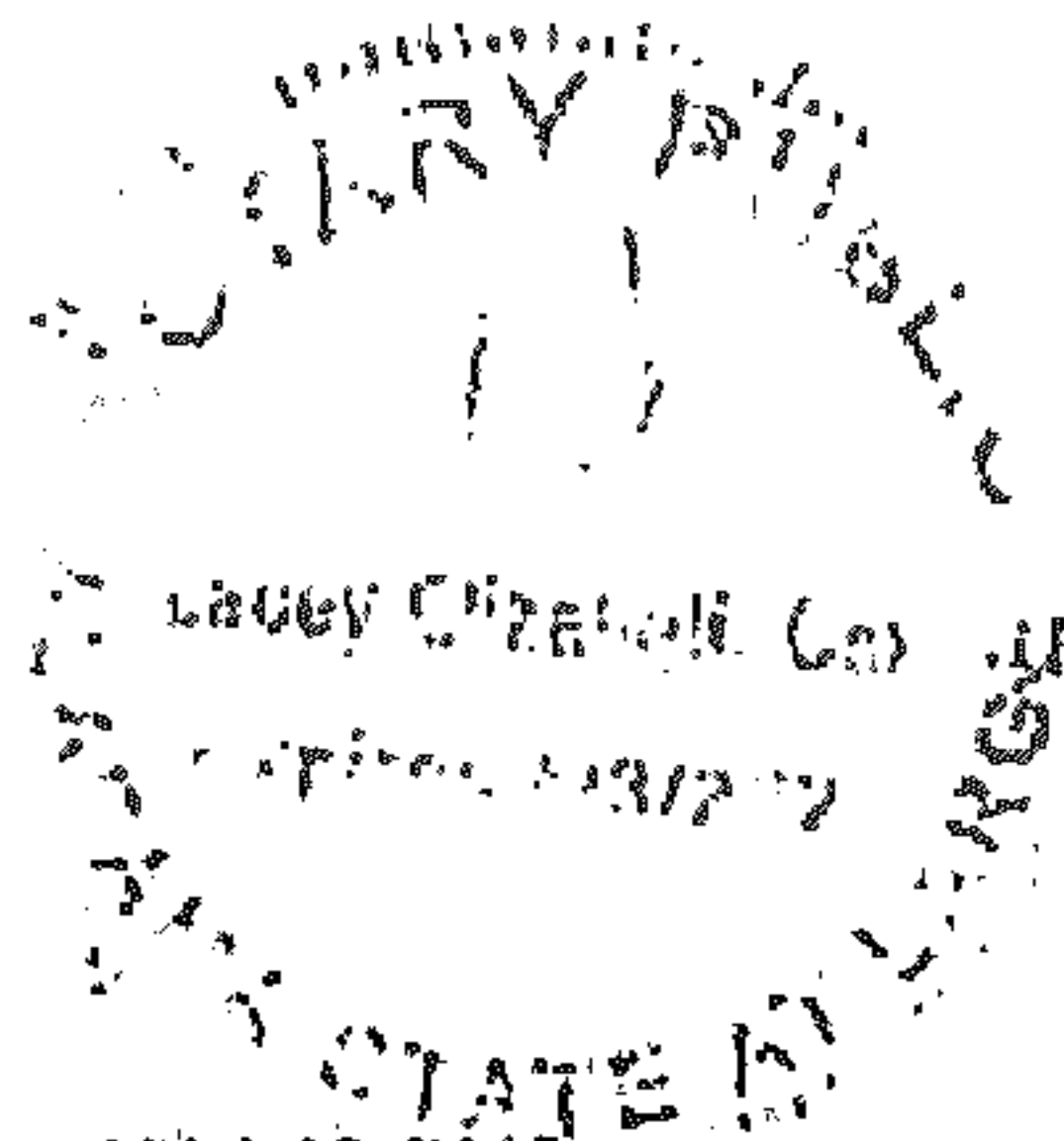
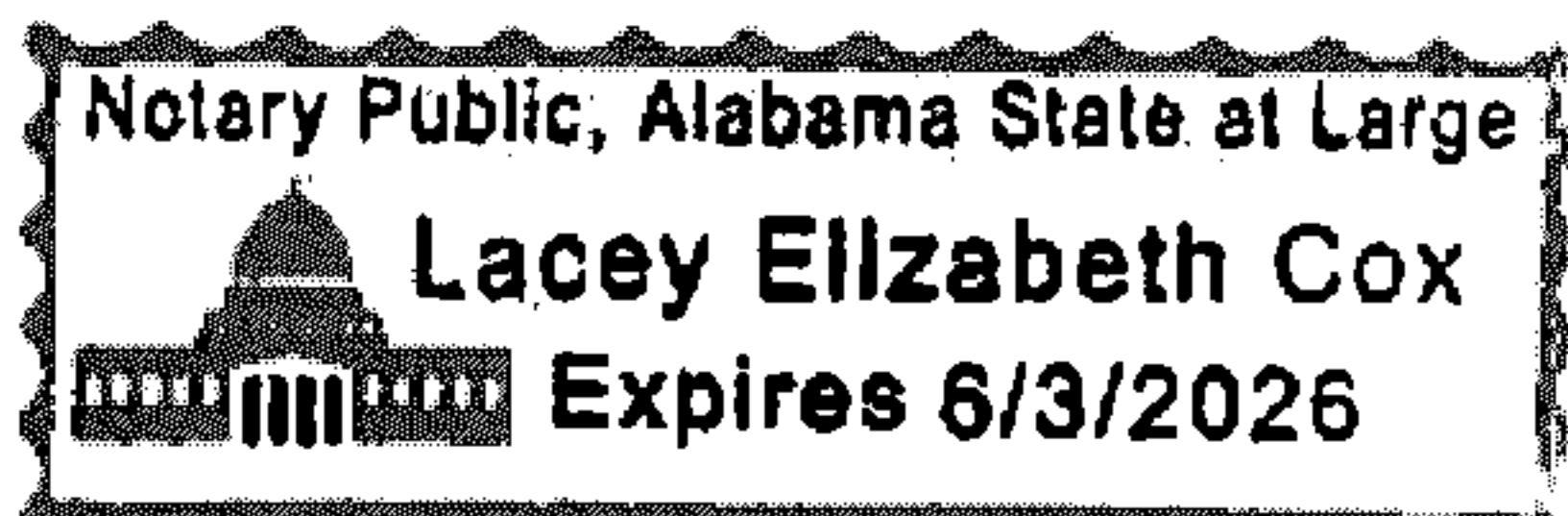
By: *Kenneth C. Nolen Jr.*
Kenneth C. Nolen, Jr., Managing Member

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Kenneth C. Nolen, Jr., whose name as Managing Members of Pelham Properties, LLC, an Alabama Limited Liability Company, is signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and seal this 20th day of February, 2024.

Lacey Elizabeth Cox
Notary Public
My Commission Expires: 6/3/2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/28/2024 08:16:09 AM
\$214.50 JOANN
20240228000051520

Allen S. Bayl