

This Instrument was Prepared by:

Send Tax Notice To: Brown Lands, LLC

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: MV-24-29703

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Eighty Thousand Dollars and No Cents (\$280,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **James H. Strickland, Jr. and wife Beth F. Strickland and Richard N. Glasgow and wife, Beth D. Glasgow** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Brown Lands, 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

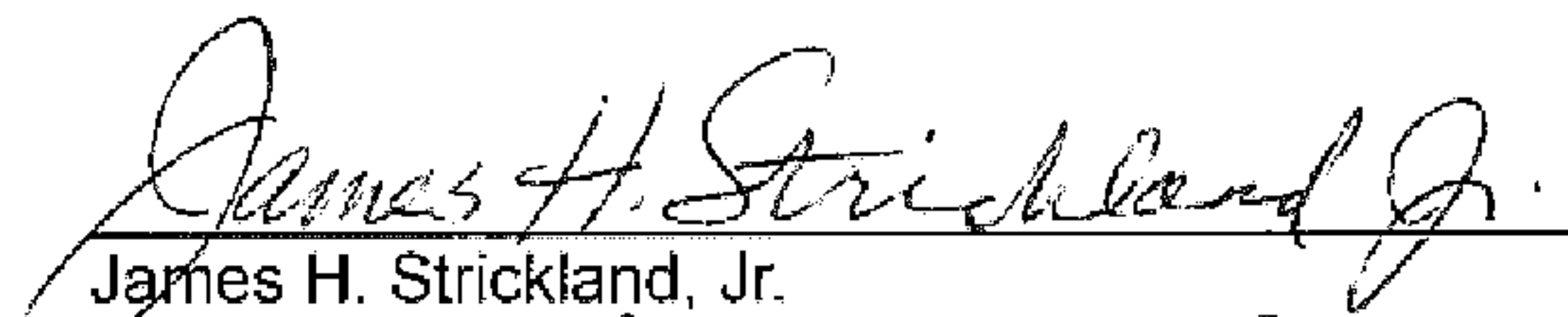
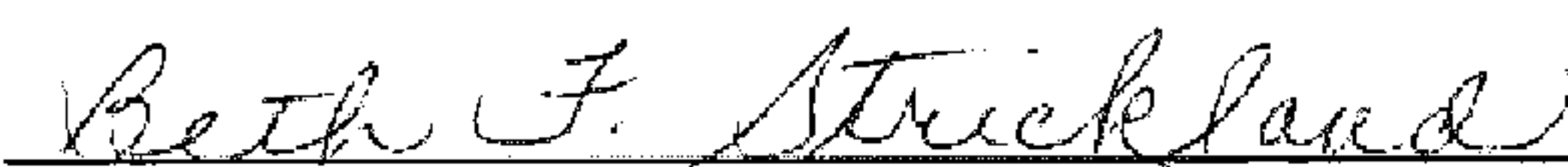
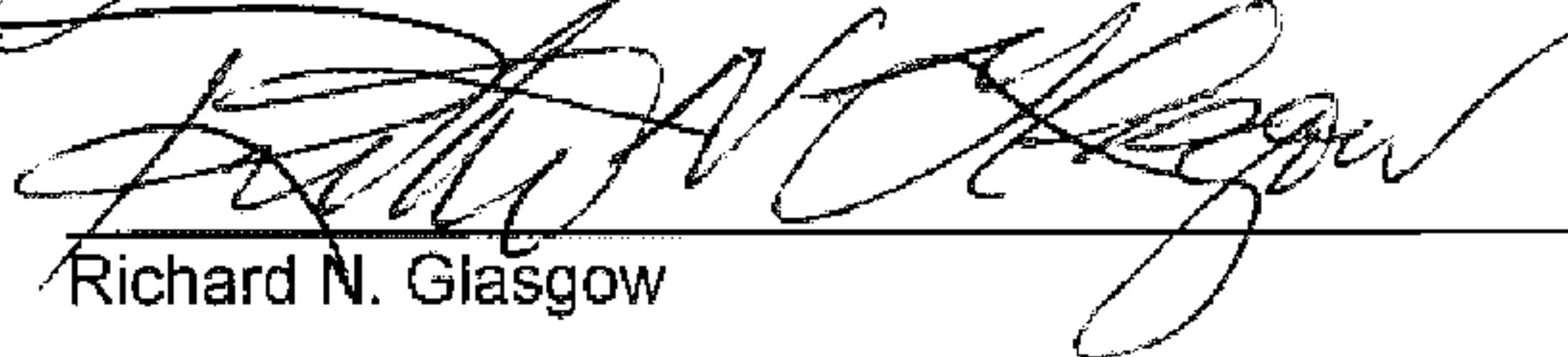
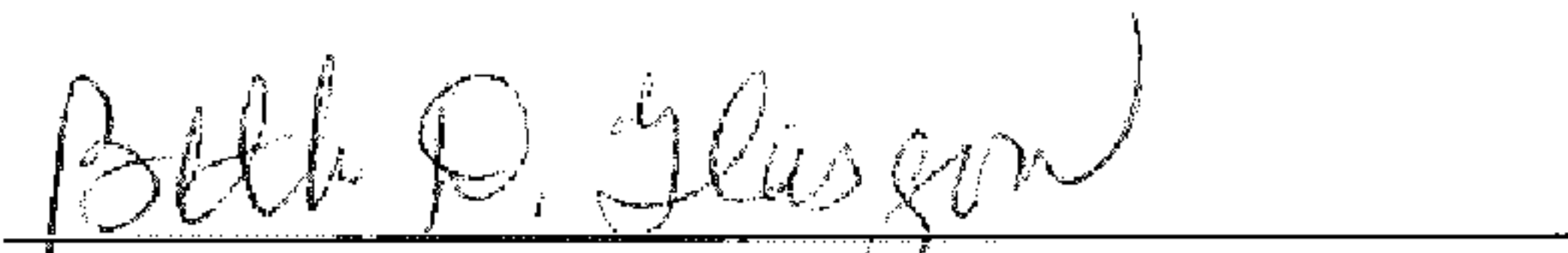
Property may be subject to 2024 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$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 I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 1st day of March, 2024.


 James H. Strickland, Jr.	 Beth F. Strickland
 Richard N. Glasgow	 Beth D. Glasgow

State of Alabama

County of Shelby

I, April Clark, a Notary Public in and for the said County in said State, hereby certify that James H. Strickland, Jr., Beth F. Strickland, Richard N. Glasgow, and Beth D. Glasgow, whose name(s) is/are signed to the foregoing conveyance, and who is/are 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 1st day of March, 2024.


Notary Public, State of Alabama
April Clark
My Commission Expires: September 01, 2024

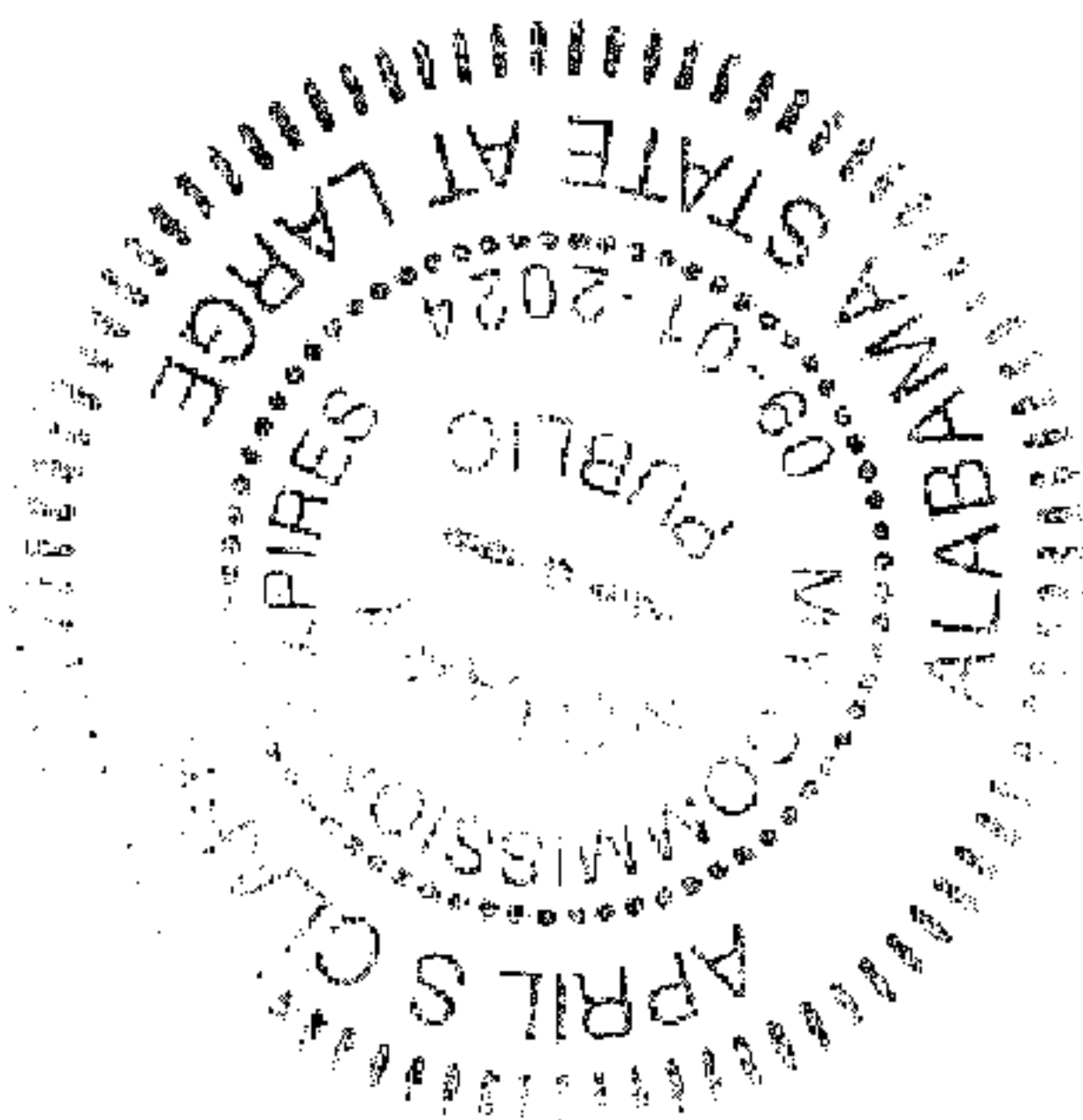


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the NW corner of the NW 1/4 of the SE 1/4 of Section 23, Township 21 South, Range 1 West, City of Columbiana, Shelby County, Alabama; thence South 87 degrees 12 minutes 30 seconds East, a distance of 446.85 feet; thence South 05 degrees 52 minutes 14 seconds East a distance of 168.69 feet; thence South 07 degrees 16 minutes 52 seconds East, a distance of 340.92 feet; thence South 05 degrees 20 minutes 55 seconds East a distance of 119.52 feet; thence South 84 degrees 11 minutes 08 seconds East, a distance of 350.26 feet; thence South 11 degrees 25 minutes 49 seconds East a distance of 35.55 feet to the point of beginning; thence along a curve to the right with a radius of 1066.99 feet, arc length of 269.04 feet, chord bearing South 88 degrees 56 minutes 23 seconds East, a chord distance of 268.33 feet; thence South 44 degrees 26 minutes 24 seconds East, a distance of 134.48 feet; thence South 44 degrees 25 minutes 04 seconds East, a distance of 21.36 feet; thence South 39 degrees 57 minutes 11 seconds East a distance of 213.30 feet to the North right of way of the Norfolk Southern Railroad; thence along said right of way South 44 degrees 51 minutes 02 seconds West a distance of 114.67 feet to the beginning of a curve to the right, having a radius of 2810.00 feet, arc length of 409.11 feet, chord bearing South 48 degrees 23 minutes 18 seconds West, a chord distance of 408.75 feet; thence North 11 degrees 25 minutes 49 seconds West.
According to survey of Rodney Y. Shiflett, RLS #21784, dated July 2, 2008.

Lots 1 and 2, according to the Strickland Industrial Subdivision - Columbiana, as recorded in Map Book 41, Page 68, in Probate Office of Shelby County, Alabama.

Allen S. Bayal

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Form RT-1