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.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/01/2024 09:39:42 AM
\$310.00 BRITTANI
20240301000055100

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Real Estate Sales Validation Form

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

Grantor's Name	James H. Strickland, Jr. Beth F. Strickland Richard N. Glasgow	Grantee's Name	Brown Lands, LLC
Mailing Address	Beth D. Glasgow + P. D. Box 500 Columbian , AL. 3505	Mailing Address	Pobor 758 Columbiana AL 35051
Property Address	231 - 231, 233 Industrial Pkwy. Columbiana, AL 35051	Date of Sale Total Purchase Price or Actual Value or Assessor's Market Value	March 01, 2024 \$280,000.00
	tract		ng documentary evidence: (check
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 of 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 <u>Code of Alabama 1975</u> § 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 February 28, 2	2024	Print James H. Strick	kland, Jr.
Unattested		Sign James	H. Strilland D.
	(verified by)	(Grantor/G	Grantee/Owner/Agent) circlé ónd Form RT-1