

*This instrument was prepared by:*  
William C. Byrd, II  
Bradley Arant Boult Cummings LLP  
One Federal Place  
1819 Fifth Avenue North  
Birmingham, Alabama 35203

Send Tax Notice To:  
GR Calera, LLC  
1200 Greensboro Avenue  
Tuscaloosa, Alabama 35401

**STATE OF ALABAMA** )

**COUNTY OF SHELBY** )

**GENERAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that effective as of this 18th day of March, 2024, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, **CLAYTON LAND INVESTMENTS, LLC**, an Alabama limited liability company, as to an undivided 77.915% ownership interest, and **CLAYTON I-65 INVESTMENTS, L.L.C.**, an Alabama limited liability company, as to an undivided 22.085% ownership interest (collectively, the "Grantor"), does hereby grant, bargain, sell and convey unto **GR CALERA, LLC**, an Alabama limited liability company (the "Grantee"), and its heirs and assigns, all of its right, title and interest in and to that certain real estate situated in Shelby County, Alabama, and more particularly described in Exhibit A attached hereto and made a part hereof (the "Property").

It is expressly understood and agreed that this General Warranty Deed is made subject to those matters more particularly described on Exhibit B attached hereto (the "Permitted Exceptions").

**TO HAVE AND TO HOLD** the said Property unto the Grantee, its successors and assigns, forever, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise.

The Grantor, for the Grantor and its successors and assigns, hereby covenants and agrees with the Grantee, and its successors and assigns, that the Grantor is lawfully seized in fee simple of said Property; that said Property is free from all encumbrances except for the Permitted Exceptions; that the Grantor has a good right to sell and convey the same as aforesaid; that the Grantor, and its successors and assigns, shall warrant and defend the same to Grantee, its successors and assigns, forever, against the lawful claims of all persons (subject to the Permitted Exceptions).

*[The Remainder of this Page Left Intentionally Blank]*



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

Grantor's Name and Mailing Address:      Grantee's Name and Mailing Address:

Clayton Land Investments, LLC  
Clayton I-65 Investments, L.L.C.  
100 Applegate Court  
Pelham, Alabama 35124

GR Calera, LLC  
1200 Greensboro Avenue  
Tuscaloosa, Alabama 35401

Property Address:      Unaddressed real property adjacent to George Roy Parkway,  
Calera, Shelby County, Alabama

Purchase Price:      \$3,962,880.00

The Purchase Price of the Property can be verified by the Closing Statement.

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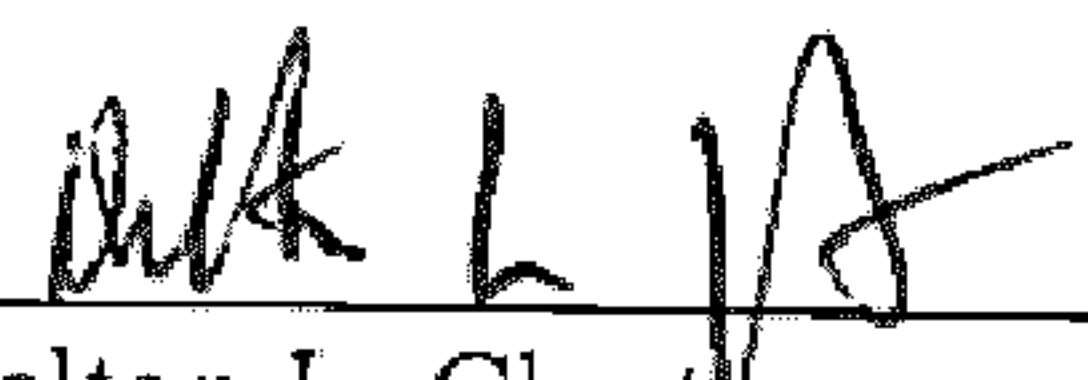


**IN WITNESS WHEREOF**, the Grantor has caused this Statutory Warranty Deed to be executed as of the date first written above.

**GRANTOR:**

**CLAYTON LAND INVESTMENTS, LLC**,  
an Alabama limited liability company

By: Clayton Management, LLC  
an Alabama limited liability company  
Its: Manager

By:   
Name: Delton L. Clayton  
Title: Manager

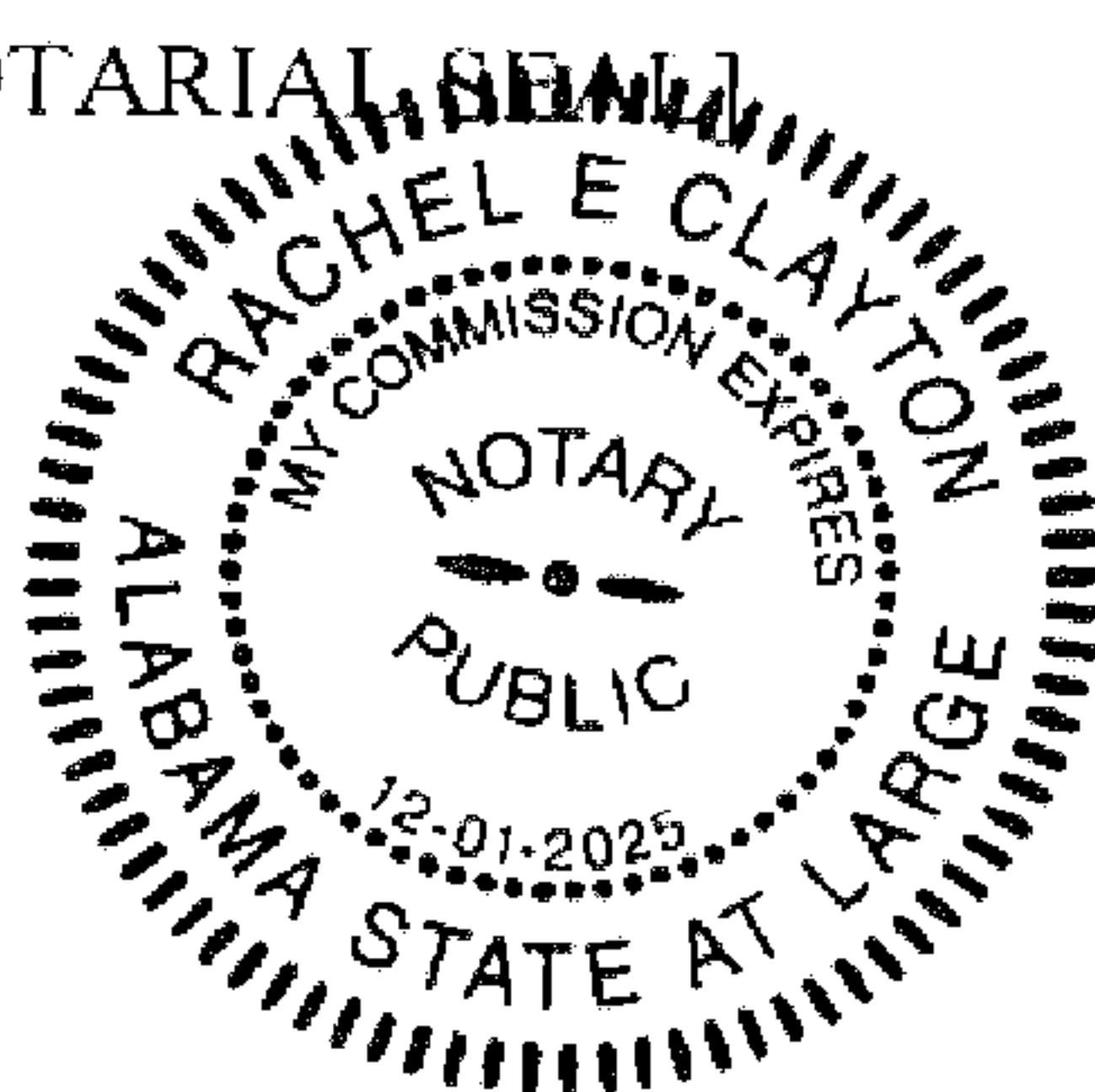
STATE OF ALABAMA )

COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Delton L. Clayton, whose name as Manager of Clayton Management, LLC, an Alabama limited liability company, as Manager of **CLAYTON LAND INVESTMENTS, LLC**, an Alabama limited liability company is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, (s)he, as such Manager and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this 18 day of March, 2024.

[NOTARIAL SEAL]



Rachel E. Clayton  
NOTARY PUBLIC  
My Commission Expires: 12/01/2025



**GRANTOR:**

**CLAYTON I-65 INVESTMENTS, L.L.C.,**  
an Alabama limited liability company

By: *Delton L. Clayton*  
Name: Delton L. Clayton  
Title: Manager

STATE OF ALABAMA )

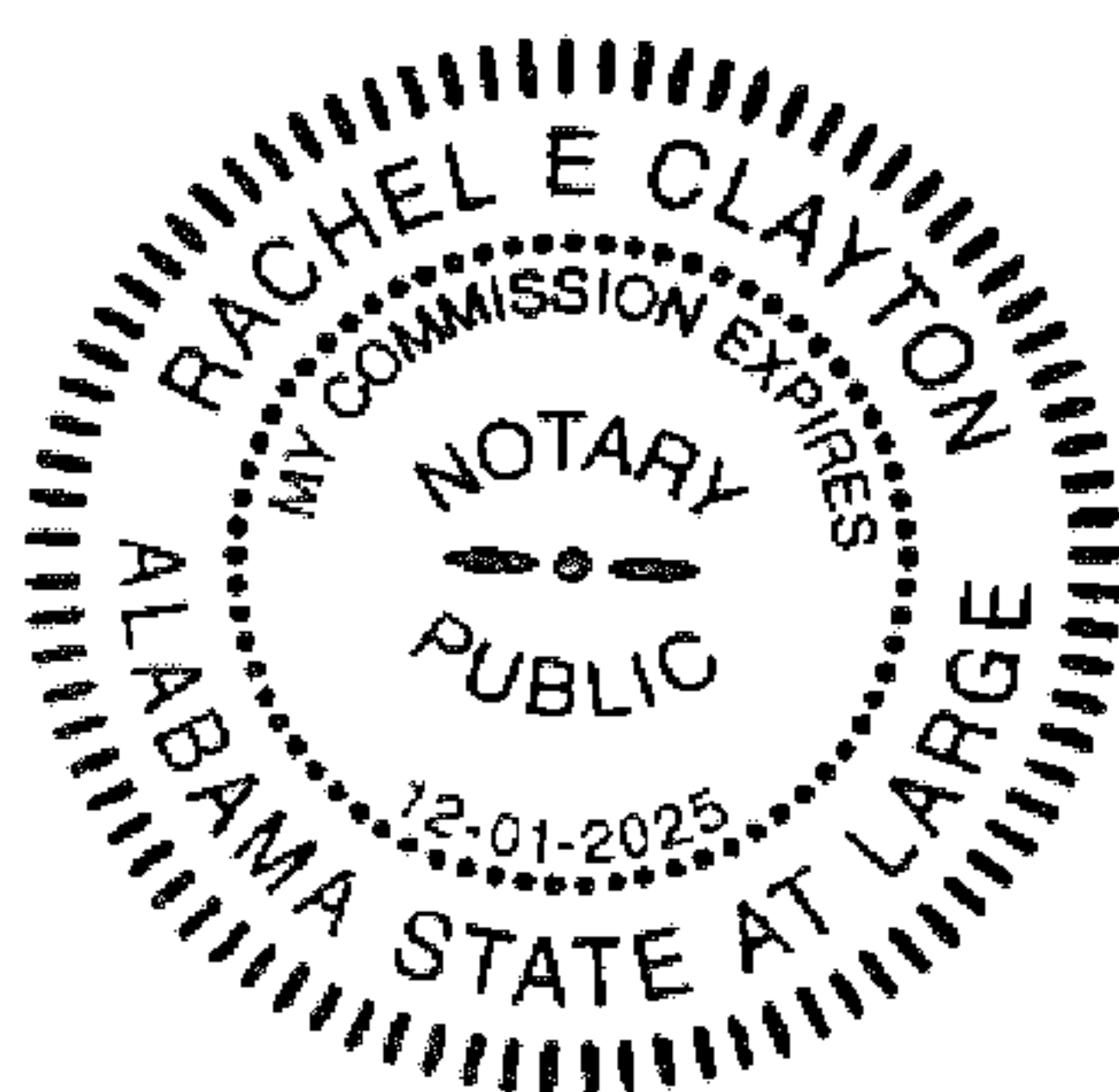
COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Delton L. Clayton, whose name as Manager of **CLAYTON I-65 INVESTMENTS, L.L.C.**, an Alabama limited liability company is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, (s)he, as such Manager and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this 18 day of March, 2024.

[NOTARIAL SEAL]

*Rachel E. Clayton*  
NOTARY PUBLIC  
My Commission Expires: 12/01/2025





**EXHIBIT A****Legal Description**

A parcel of land situated in the S.E. 1/4 of the S.W. 1/4 of Section 32, Township 21 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Begin at a 3" capped pipe being the Southwest corner of the N.E. 1/4 of the S.W. 1/4 of Section 32, Township 21 South, Range 2 West, being the Point of Beginning of the parcel herein described; thence N89°59'37"E along the South line of said 1/4-1/4 section a distance of 773.81 feet to a Schoel Engineering Capped Rebar (CA#003), lying on the Westerly right-of-way line of George Roy Parkway; thence S24°06'11"E and along said right-of-way a distance of 1281.24 feet to a Schoel Capped Rebar (CA#003) being the P.C. (point of curve) of a curve to the right having a radius of 40.00' feet and a central angle of 91°50'40", a chord bearing of S21°49'09"W and a chord distance of 57.47 feet, and also being the point of intersection with the Northerly right-of-way of Nottingham Drive; thence along said Northerly right-of-way and along the arc of said curve in a Southwesterly direction a distance of 64.12 feet to a Schoel Capped Rebar (CA#003) being the P.T. (point of tangent) of said curve; thence continue along said Northerly right-of-way S67°44'29"W a distance of 48.96 feet to a Ray & Gilliland Capped Rebar (CA#0114), being the P.C. of a curve to the left having a radius of 250.00 feet and a central angle of 31°48'52", a chord bearing of S51°50'03"W and a chord distance of 137.04; thence continue along said Northerly right-of-way and along the arc of said curve in a Southwesterly direction a distance of 138.82 feet to a Ray & Gilliland Capped Rebar (CA#0114), being the P.T. of said curve; thence S35°55'39"W a distance of 59.68 feet to a Ray & Gilliland Capped Rebar (CA#0114); thence N88°35'06"W a distance of 1084.52 feet to a 3" capped pipe, being the Southwest corner of the S.E. 1/4 of the S.W. 1/4 of said section; thence N00°08'43"W along the West line of the S.E. 1/4 of the S.W. 1/4 of said section a distance of 1347.58 feet to the Point of beginning.

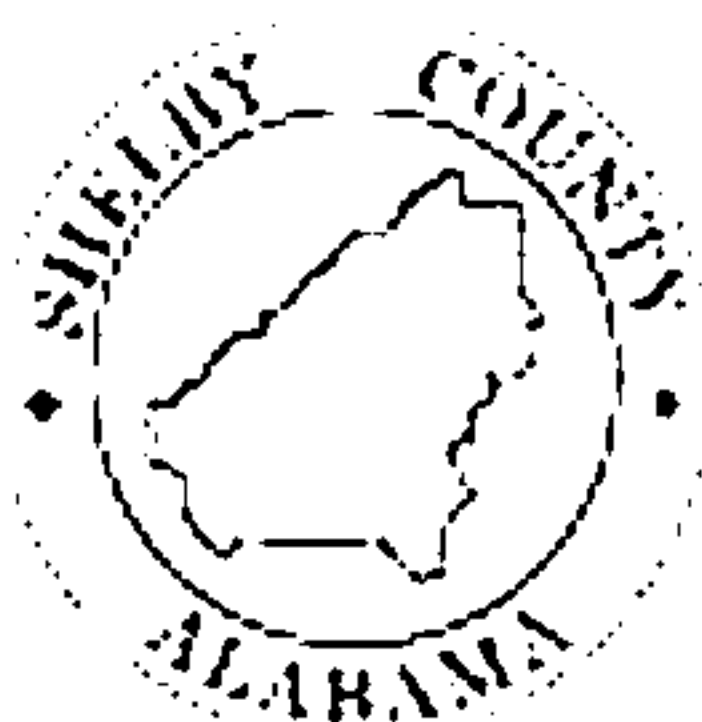
Containing 33.024 acres



**EXHIBIT B**

**Permitted Exceptions**

1. Subject to Grantee's rights of re-proration contained in that certain Purchase and Sale Agreement, as amended and assigned, dated effective December 8, 2023 between Grantor and Grantee, all taxes for the year 2024 and subsequent years, not yet due and payable.
2. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under the Property.
3. Agreement for Easement recorded 05/22/2001 in Instrument Number 2001-20750 as shown on ALTA/NSPS Land Title Survey prepared by Schoel dated February 2024, File Name: 240177\_ALTA.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/19/2024 02:19:30 PM  
\$4000.00 BRITTANI  
20240319000075130

*Allen S. Bayl*