

THIS INSTRUMENT WAS PREPARED BY:

Burt W. Newsome
Greystone Title, L.L.C.
194 Narrows Drive #103
Birmingham, AL 35242

STATE OF ALABAMA)
)
SHELBY COUNTY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum and other good and valuable consideration to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, **HIGHWAY 31 COMMERCIAL PARK, LLC, AN ALABAMA LIMITED LIABILITY COMPANY** (the “Grantor”), do hereby remise, release, quitclaim and convey unto **TURNER FARMS TRUST, LLC** (hereinafter referred to as the “Grantee”), any and all of the Grantor’s right, title and interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to wit:

See attached Exhibit “A”

Subject to any and all existing liens, easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

This deed is subject to all matters of public record which would affect title vesting hereby in the Grantee under the present laws of the State of Alabama, including Sections 6-5-248 and 6-5-253, *Code of Alabama*.

No word, words, or provisions of this instrument are intended to operate as or imply covenants of warranty except the following: Grantors do hereby specially warrant the title to said property against the lawful claims of all persons claiming by, through or under the Grantor.

This property is being sold on an AS IS, WHERE IS basis, and with all faults. This property is also being sold subject to any easements, encumbrances, and exceptions reflected in the records of the office of the Judge of Probate of the county in which the above described property is located. This property is being sold without warrant of recourse, expressed or implied as to title, use and/or enjoyment and is being sold subject to the right of redemption of all parties entitled thereto.

TO HAVE AND TO HOLD the above described property, together with all rights and

privileges incident or appurtenant thereto, unto **TURNER FARMS TRUST, LLC**, its successors and assigns forever, it being the intention of the parties to this conveyance that on the event of Grantee's dissolution the entire interest in fee simple shall pass to the successors and assigns of the Grantee. This conveyance is made under the express authority of *Code of Alabama*, 1975, Section 35-4-7, as amended.

IN WITNESS WHEREOF, **HIGHWAY 31 COMMERCIAL PARK, LLC, AN ALABAMA LIMITED LIABILITY COMPANY**, has caused this conveyance to be executed in its name by its undersigned officer, and its seal affixed this the 20th day of March, 2024.

**HIGHWAY 31 COMMERCIAL PARK, LLC,
AN ALABAMA LIMITED LIABILITY COMPANY**

By: Steve Allen

ITS: Manager

STATE OF Alabama)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Steve Allen, whose name as Manager of **HIGHWAY 31 COMMERCIAL PARK, 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 said instrument, he, as such officer, with full authority, executed the same voluntarily for and as the act of said limited liability company.

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

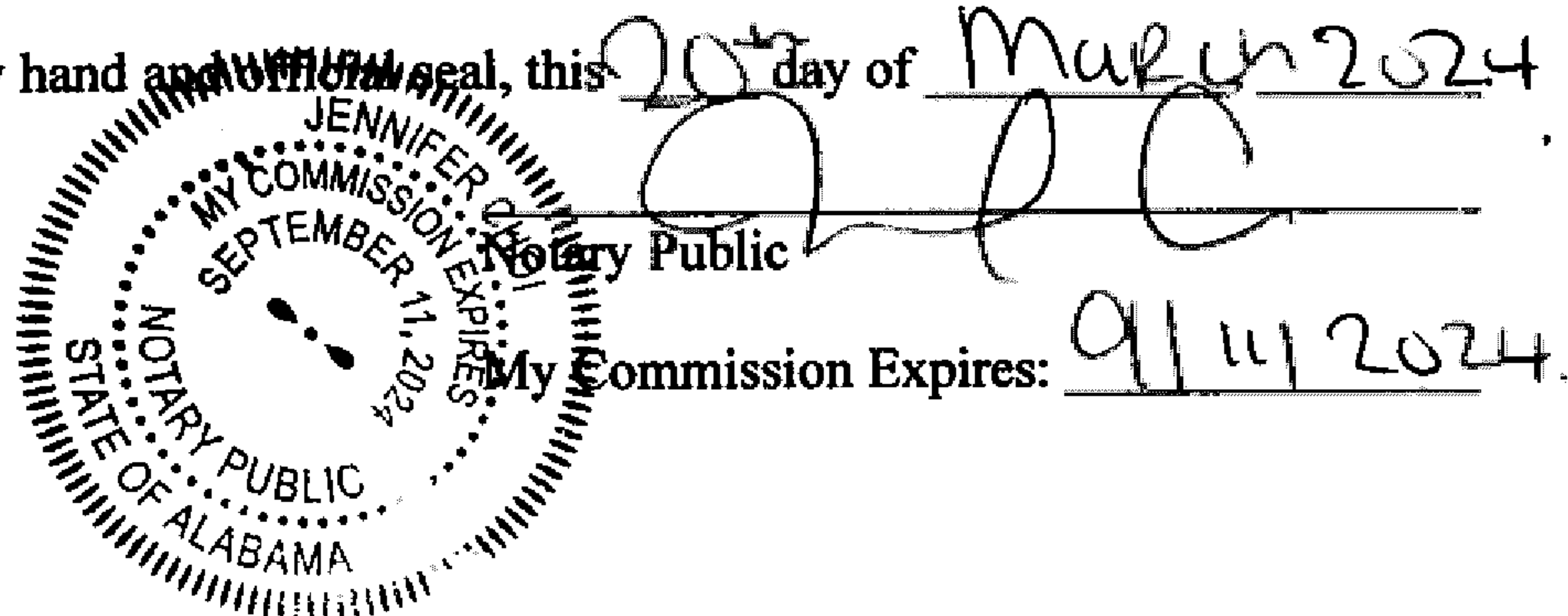


EXHIBIT "A"

Property Description

Property Address: 3 parcels off HWY 31, 28 2 09 0 001 077.000; 28 2 09 0 001 030.001; 28 2 09 0 001 030.000, Calera, AL 35040

PROPERTY DESCRIPTION:

Parcel I

Beginning at the SE corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 9, Township 22 South, Range 2 West; thence run North along said $\frac{1}{4}$ - $\frac{1}{4}$ line a distance of 331.86 feet; thence turn an angle of 92 deg. 05 min. 05 sec. Left and run a distance of 968.93 feet; more or less to the Easterly right of way of Hwy. # 31; thence turn an angle of 82 deg. 06 min. 29 sec. left and run a distance of 340.26 (334.46 M) feet along said right of way; thence turn an angle of 98 deg. 12 min. 01 sec. (97 deg. 10 min. 13 sec. M) left and run a distance of 349.81 (348.46 M) feet; thence turn an angle of 86 deg. 09 min. 11 sec. (86 deg. 09 min. 44 sec. M) left and run a distance of 42.05 (42.17 M) feet; ~~thence turn an angle of 89 deg. 50 min. 29 sec. (89 deg. 51 min. 02 sec. M) right~~ and run a distance of 652.21 feet to the point of beginning in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.
(Tax Parcel ID: 28 2 09 0 001 030.001; 28 2 09 0 001 030.000)

Parcel II

A parcel of land located in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 9, Township 22 South, Range 2 West, more particularly described as follows: Commence at the SE corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 9; thence 88 degrees 43 minutes 18 seconds left from the East line of said NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ in a westerly direction a distance of 652.21 feet; thence an interior angle to the right of 90 degrees 08 minutes 58 seconds in a southerly direction a distance of 42.17 feet to an iron pin found said point being the Point of Beginning; thence an exterior angle to the right of 179 degrees 07 minutes 06 seconds from the last described course and continue in a southerly direction a distance of 290.85 feet to an iron pin found, being 39.3 feet, more or less North of the centerline of pavement of Whippoorwill (Drive)(Lane); thence an interior angle to the left from the last described course of 90 degrees 30 minutes 56 seconds in a westerly direction a distance of 368.66 feet to an iron pin found, being 130.4 feet, more or less, East of the centerline of pavement of U.S. Highway No. 31; thence an interior angle to the left of 85 degrees 12 minutes 32 seconds in a northeasterly direction a distance of 276.97 feet to an iron pin found being 131.0 feet, more or less, East of the centerline of pavement of U.S. Highway No. 31; thence an interior angle to the left of 97 degrees 13 minutes 54 seconds in an easterly direction a distance of 348.46 feet to the point of beginning. Situated on Shelby County, Alabama.
According to the survey of Robert Reynolds, AL. Reg. No. 25657, dated August 2, 2006. (Tax Parcel ID # 28-2-09-0-001-077-000)

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Highway 31 Commercial Park LLC
 Mailing Address 170 Jennifers Cove
Monticello AL 35115

Grantee's Name TURNER FARMS TRUST LLC
 Mailing Address 917 2nd Ave N.
Birmingham AL 35203

Property Address 3 Parcels off of HWY 31
Calera, AL 35042
28-2-09-0-001-071.000
28-2-09-0-001-030.000
28-2-09-0.001-030.000

Date of Sale 3/21/2024
 Total Purchase Price \$300,000

or
 Actual Value

\$

or
 Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☒ Bill of Sale
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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 or 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 Code of Alabama 1975 § 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 3/21/2024

Print Jennifer Choi

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County Clerk
 (verified by)
 Shelby County, AL
 03/29/2024 03:01:59 PM
 \$331.00 JOANN
 20240329000086860

Sign [Signature]
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Allen S. Boyd

