

STATE OF ALABAMA)
SHELBY COUNTY)

Send tax notices to:
TBB Dispersions, LLC
2413 Woodfield Circle
West Melbourne, FL 32904

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to **VULCAN ENGINEERING INC.**, an Alabama corporation (“Grantor”), by **TBB DISPERSIONS, LLC**, a Florida limited liability company (“Grantee”), the receipt of which is acknowledged, Grantor does hereby GRANT, BARGAIN, SELL AND CONVEY unto Grantee, its successors and assigns, that certain real property situated in Shelby County, Alabama, which is described on Exhibit A attached hereto and made a part hereof (the “Property”).

It is expressly understood and agreed that this Statutory Warranty Deed is made subject to the matters described on Exhibit B attached hereto and made a part hereof (the “Exceptions”).

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

Grantor hereby covenants and agrees with Grantee, and its successors and assigns, that Grantor, and his heirs and assigns, will warrant and defend the Property against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise.

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:
Vulcan Engineering, Inc.	TBB Dispersions, LLC
1 Vulcan Drive	2413 Woodfield Circle
Helena, AL 35080	West Melbourne, FL 32904

Property Address:	458 Mullins Drive, Helena, AL 35080
Date of Sale:	June <u>26</u> , 2024
Total Purchase Price:	\$2,300,000
The Purchase Price can be verified by:	☒ Closing Statement

IN WITNESS WHEREOF, Grantor has executed this Statutory Warranty Deed, to be effective as of June 24, 2024.

GRANTOR:

VULCAN ENGINEERING INC., an Alabama corporation

By: 

Name: Richard J. Hendricks

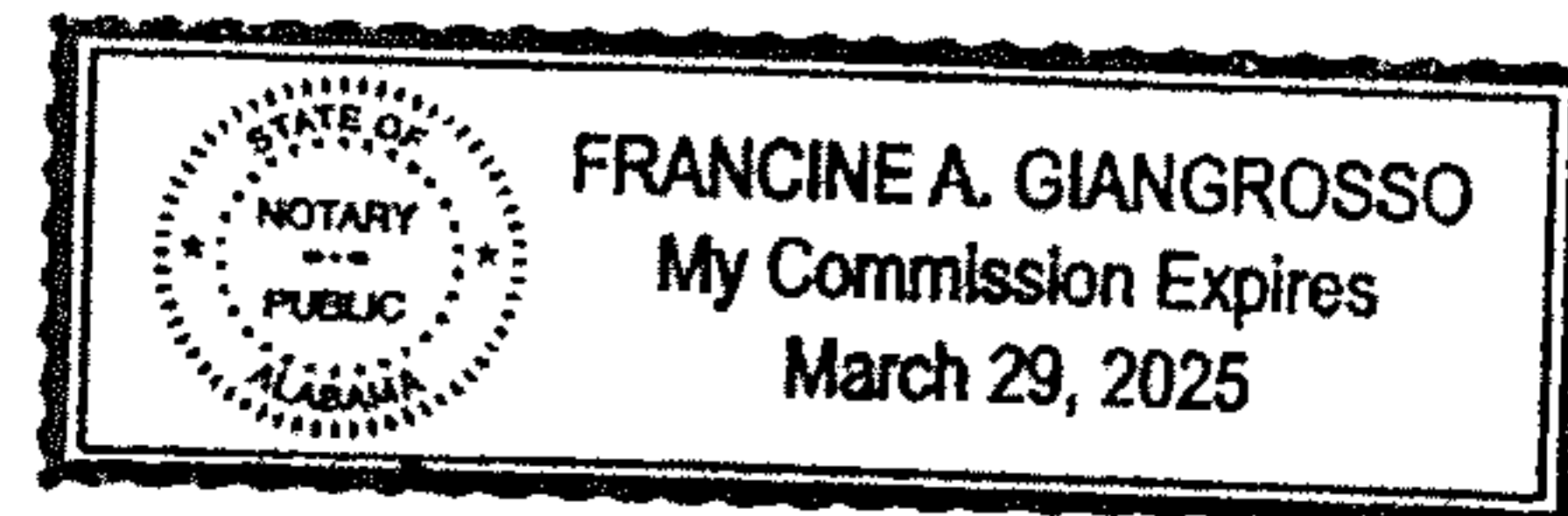
Title: Vice President

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public for the State of Alabama, hereby certify that Richard J. Hendricks whose name as Vice President of Vulcan Engineering Inc., an Alabama corporation, 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 and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 24th day of June, 2024.


Notary Public



This Instrument Prepared By:
Baker Findley
Maynard Nexsen PC
1901 6th Avenue North, Suite 1700
Birmingham, AL 35203

EXHIBIT A

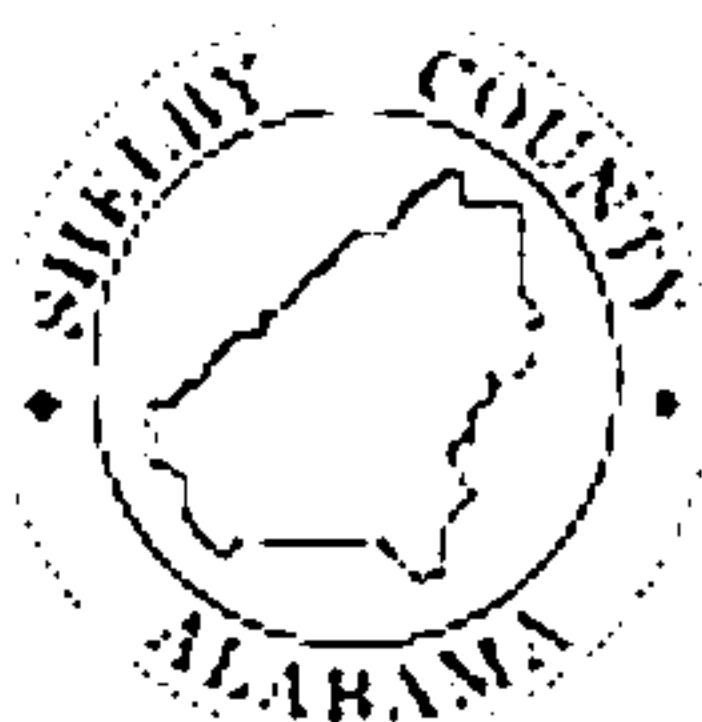
Part of the E 1/2 of Section 15, Township 20 South, Range 3 West, Shelby County, Alabama, said part being more particularly described as follows: Beginning at the intersection of the South line of the L & N Railroad right of way and the centerline of Prairie Branch, run East along said South line of the railroad right of way a distance of 730.5 feet; thence right 86°20' and run Southeasterly for 299.73 feet; thence right 93°31' and Westerly for 470 feet, more or less, to the centerline of Prairie Branch; thence West and North along the centerline of Prairie Branch to the Point of Beginning; being situated in Shelby County, Alabama.

TOGETHER WITH rights granted in that Right of Way Easement recorded in Instrument 1992-10303 and Instrument 1998-25050, in the Probate Office of Shelby County, Alabama.

Exhibit B

Exceptions

1. 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 Land.
3. Easement to Alabama Power Company as recorded in Deed Volume 199, page 426; Deed Volume 206, page 206; Deed Volume 235, page 783; Instrument 20161115000421010; Deed Volume 238, page 86 and Deed Volume 225, page 253, in the Probate Office of Shelby County, Alabama.
4. Easement to Shelby County, Alabama recorded in Deed Volume 222, page 955 and Deed Volume 224, page 252, in the Probate Office in Shelby County, Alabama.
5. Easement to Plantation Pipe Line Company recorded in Deed Volume 112, page 327, in the Probate Office of Shelby County, Alabama.
6. Right of Way to Shelby County, Alabama recorded in Deed Volume 194, page 121; Deed Volume 222, page 955 and Deed Volume 224, page 252, in the Probate Office of Shelby County, Alabama.
7. Rights of others in and to that certain easement agreement recorded in Deed Volume 256, page 139, in the Probate Office of Shelby County, Alabama.
8. Right of Way granted to Alabama Power Company as recorded in Deed Volume 54, page 166; Deed Volume 54, page 168 and Deed Volume 87, page 319 in the Probate Office of Shelby County, Alabama.
9. Right of Way and Easement Agreement recorded in Instrument 1999-47313, in the Probate Office of Shelby County, Alabama.
10. Terms and Condition of that Right of Way Easement recorded in Instrument 1992-10303 and Instrument 1998-25050, in the Probate Office of Shelby County, Alabama.
11. Easement to Colonial Pipe Line Company recorded in Deed Volume 325, page 215 and Deed Volume 380, page 348, in the Probate Office of Shelby County, Alabama.
12. Unrecorded easement to the City of Helena for gas line as referenced in deed recorded in Instrument 1996-7388, in the Probate Office of Shelby County, Alabama.
13. The rights of upstream and downstream riparian owners with respect to any body of water which may lie adjacent to, and/or traversing through, subject property.
14. Any adverse claim based upon changes in the boundary line of the land resulting from erosion or accretion caused by the flow of Prairie Branch.
15. Rights of tenants in possession, as tenants only.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/26/2024 03:00:45 PM
\$491.00 BRITTANI
20240626000192160

Allen S. Bayl