

<p>This instrument prepared by: Vaughn McWilliams DLB Attorneys at Law, LLC 2100B Southbridge Parkway, Suite 240 Birmingham, AL 35209</p>	<p>Send Tax Notices To: StoreEase Alabaster, LLC 3036 Independence Drive, Suite 200 Homewood, AL 35209</p>
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## STATUTORY WARRANTY DEED

STATE OF ALABAMA )  
 )  
SHELBY COUNTY )

**KNOW ALL PERSONS BY THESE PRESENTS**, effective July 10, 2024, that, **Sandra Lee Collins**, a married woman (the "Grantor") for a good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell and convey unto **STOREEASE ALABASTER, LLC**, an Alabama limited liability company (the "Grantee") certain real property and improvements thereon situated, lying and being in the County of Shelby, State of Alabama, AS IS, WHERE IS" and "WITH ALL FAULTS and being more particularly described in Exhibit A, attached hereto ("Property") and subject to all matters of record, including, but not limited to the permitted exceptions described on Exhibit B attached hereto and incorporated herein by reference. Daisy Marie Conrad was the surviving grantee of that certain deed recorded in Deed Book 260, Page 937. Charles Lee Conrad having died on or about January 8, 1972. Sandra Lee Collins was the surviving grantee of that certain deed recorded in Inst. #20030123000043720. Daisy Marie Conrad having died on or about December 26, 2003.

**TO HAVE AND TO HOLD** the property unto the Grantee and its successors and assigns forever. Grantor does for itself and its successors and assigns, covenant with Grantee, its successors and assigns, that it is lawfully seized in fee simple of the Property; that the Property is free from all encumbrances except as set forth hereinabove; that it has a good right to sell and convey the same as aforesaid; and that it will warrant and defend the same to Grantee and its successors and assigns forever against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantor, but not further or otherwise.

The Property is the homestead of Grantor.

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

Grantor's Name and Mailing Address:

**Sandra Lee Collins**

45 Daisy Lane

Alabaster, AL 35007

Grantee's Name and Mailing Address:

**STOREEASE ALABASTER, LLC**

3036 Independence Drive, Suite 200

Homewood, AL 35209

Property Address: 45 and 95 Daisy Lane, Alabaster, AL 35007

Parcel ID: 23-6-14-2-002-023.000 and 23-6-14-2-002-024.000

Purchase Price: \$1,100,000.00

The Purchase Price can be verified by the Closing Statement.

*[Signature page to follow]*

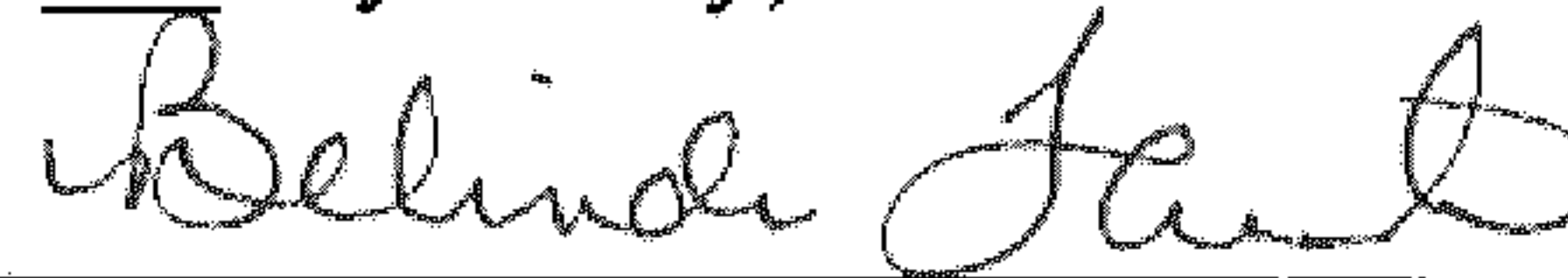
IN WITNESS WHEREOF, the Grantor has caused this Statutory Warranty Deed to be executed effective as of the 10th day of July, 2024.

  
Sandra Lee Collins

STATE OF Alabama )  
COUNTY OF Jefferson )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sandra Lee Collins, whose name is signed to the foregoing Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 10<sup>th</sup> day of July, 2024.



Notary Public

My Commission Expires: 1-3-2026

[NOTARIAL SEAL]

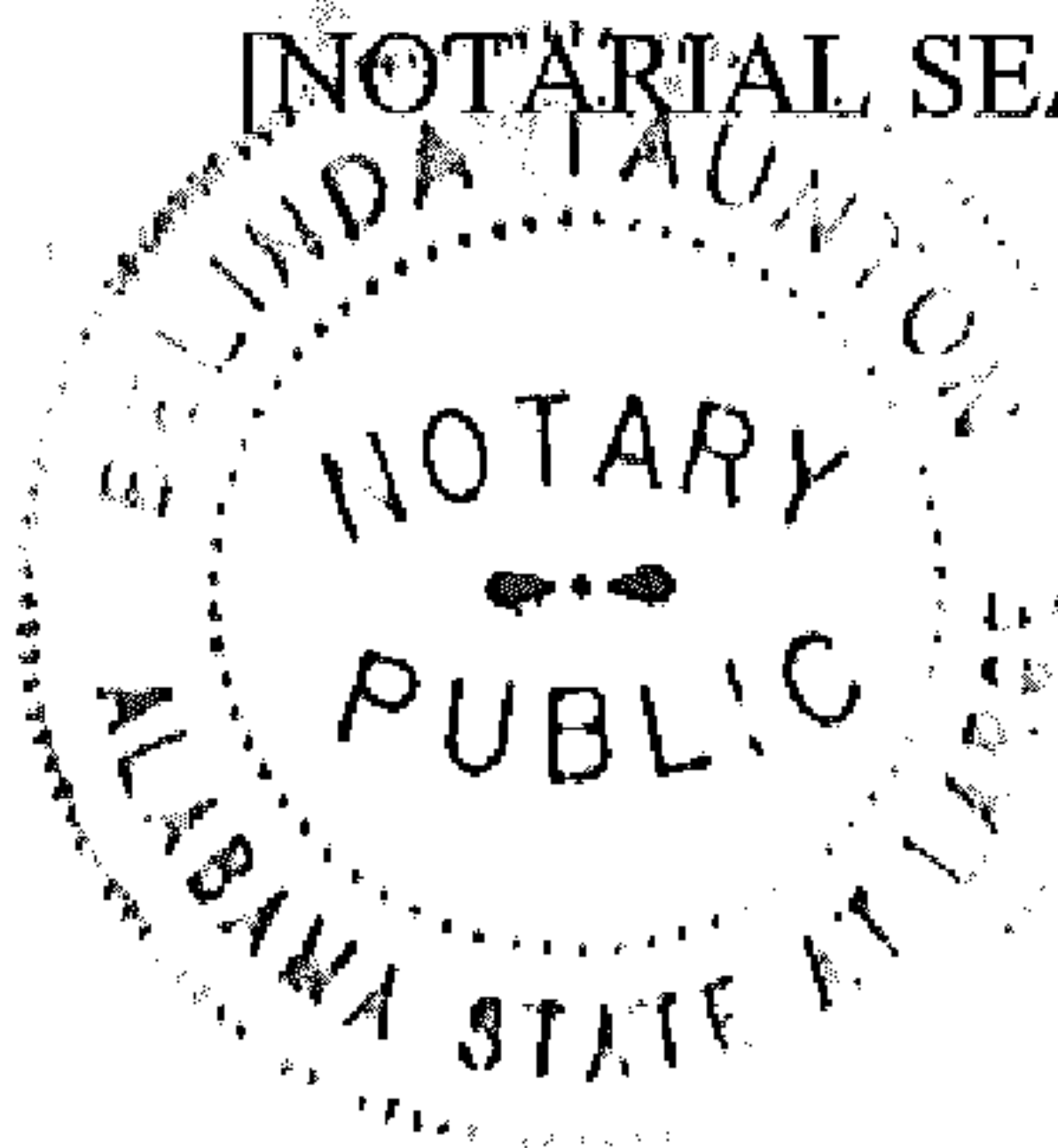


EXHIBIT "A"  
LEGAL DESCRIPTION

Parcel I:

A part of the West  $\frac{1}{2}$  of the Northwest  $\frac{3}{4}$  of Section 14, Township 21 South, Range 3 West, more particularly described as follows:

From the Northwest corner of Section 14, Township 21 South, Range 3 West, run Southerly along the West boundary line of said Section 14, for 1239.8 feet to the point of beginning of the land herein described; thence run Southerly along the West boundary line of Section 14 for 200 feet; thence run an angle of 92 degrees 29 minutes to the left and run Easterly for 417.57 feet; thence turn an angle of 126 degrees 36 minutes to the left and run Northwesterly for 265.8 feet; thence turn an angle of 53 degrees 24 minutes to the left and run westerly 270.0 feet to the point of beginning.

Parcel II:

From the Northwest corner of Section 14, Township 21 South, Range 3 West, run South along the West boundary of said Section 14 a distance of 1439.8 feet to the point of beginning of the land herein described; thence continue to run South along the West boundary of said Section for a distance of 200.2 feet; thence turn an angle of 92 degrees 29 minutes to the left and run a distance of 576.5 feet; thence turn an angle of 126 degrees 36 minutes to the left and run a distance of 249 feet; thence turn an angle of 53 degrees 24 minutes to the left and run a distance of 419.10 feet, more or less, to the point of beginning, being a part of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 14, Township 21 South, Range 3 West. EXCEPTING HOWEVER, a strip of land 12 feet wide beginning at the Southeast corner and running Northwesterly along the East boundary of the above described land for the purpose of a roadway.

All being situated in Shelby County, Alabama.

EXHIBIT "B"  
EXCEPTIONS

- 1) All taxes for the year 2024 and subsequent years, not due and payable.
- 2) Easement to Plantation Pipe Line Company recorded in Volume 112, Page 266 and amended in Book 188, Page 382.
- 3) Easement recorded in Real Volume 225, Page 763.
- 4) Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 101, Page 87; Deed Book 218, Page 368 and Deed Book 221, Page 636 and Deed Book 206, Page 214 in said Probate Office.
- 5) Right(s) of way granted to Shelby County by instrument(s) recorded in Deed Book 216, Page 552 and Deed Book 124, Pages 265, 243 and 244 and Deed Book 123, Page 128 in said Probate Office.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**07/11/2024 11:42:58 AM**  
**\$1134.00 JOANN**  
**20240711000210910**

*Allen S. Bayl*