



20240903000273170 1/7 \$267.00
Shelby Cnty Judge of Probate, AL
09/03/2024 10:59:54 AM FILED/CERT

STATE OF ALABAMA

COUNTY OF SHELBY

This deed prepared by:

Jason E. Spinks

100 Carrington Lane

Calera, AL 35040

Warranty Deed

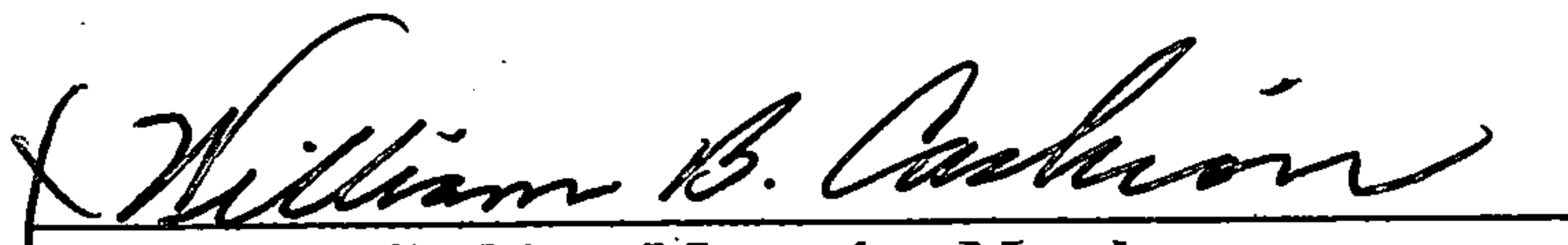
KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TWO HUNDRED TWENTY SIX THOUSAND SEVEB HUNDRED AND NIETY EIGHT DOLLARS AND 00/100, (\$226,798.00) in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned **Western REI, L.L.C.**, (hereinafter the "Grantor"), hereby releases, quitclaims, grants, sells, and conveys to **S and M Development, L.L.C.** (hereinafter the "Grantees"), all of their rights, title, and interest and claim in or to that certain parcel of property situated in Shelby County Alabama, more particularly described as:

See Attached Addendums "A" and "B"

TO HAVE AND TO HOLD to the said Grantee forever. This property is not the homestead of the Grantors.

Given under Grantor's hand and seal, this 28 day of August, 2024.

GRANTORS:

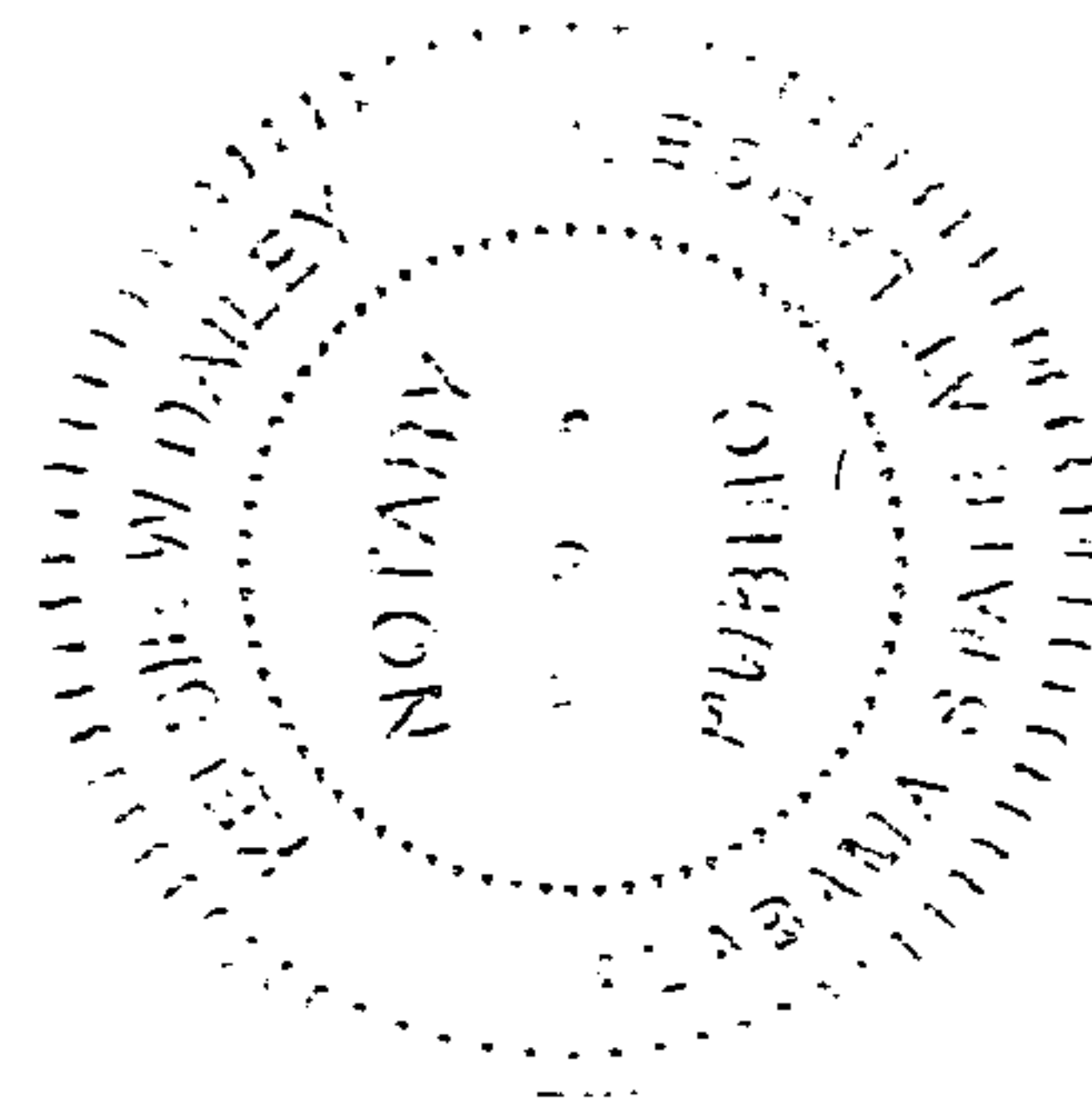

William B. Cashion, Managing Member
Western REI, L.L.C.

ATTEST _____

STATE OF ALABAMA

COUNTY OF JEFFERSON

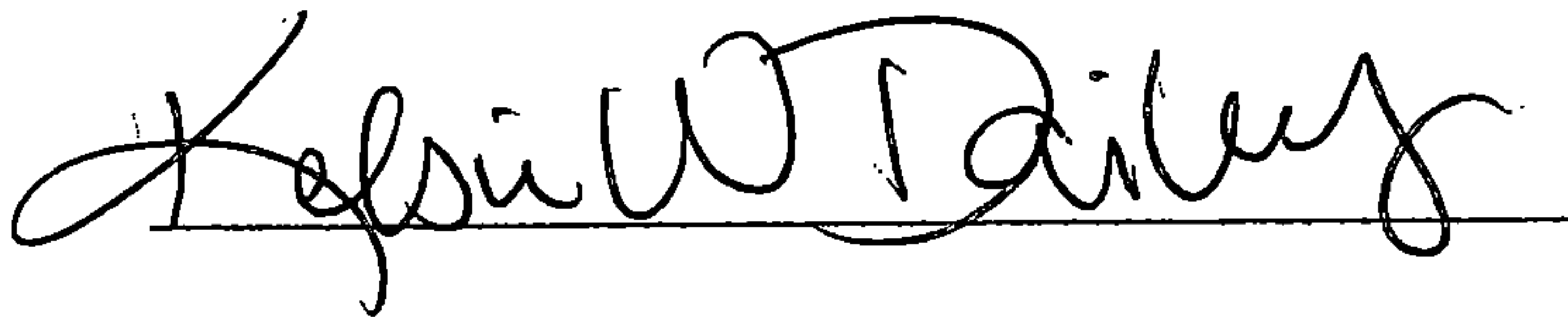
Shelby County, AL 09/03/2024
State of Alabama
Deed Tax: \$227.00



I, Kelsie W Dailey, a Notary Public in and for said County and State hereby certify that William B. Cashion, whose name appears, is Managing Member of Western REI, L.L.C., signed to the foregoing instrument and who is known to me (or satisfactory proven), acknowledged before me on this day that, being informed of the contents of the instrument, he, as such, and with full authority, executed the same voluntarily (on the day the same bears date).

My Commission Expires
July 12, 2025

KELSIE W DAILEY
Notary Public
Alabama State at Large





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Exhibit A to Statutory Warranty Deed

Legal Description of Property

Tract 1

Address: Vacant Land

PIN: 24-6-14-0-000-003-001

Part of the SE 1/4 of the SE 1/4 of Section 14, Township 21 South, Range 4 West, Shelby County, Alabama, described as follows: Begin at a 3" capped pipe at the SE corner of said 1/4 - 1/4 section and run S 89°17'44" W, along the South 1/4 - 1/4 line, 1330.73 feet to a 2" capped pipe purported to be the SW corner of said 1/4 - 1/4 section; thence N 0°36'55" W, along the West 1/4 - 1/4 line, 175.63 feet to a number 5 capped rebar stamped MCGEHEE ENG CA0440LS; thence continue N 0°36'55" W, 22.40 feet to the center of Shelby County Road 260; thence run along the center line of said road, more or less, these bearings, distances and curved lines; thence N 82.18'04" E, 46.72 feet; thence run 161.31 feet, along the arc of a curve to the right, which has a radius of 800.00 feet, a chord bearing of N 88°04'38" E, and a chord distance of 161.03 feet; thence S 86°08'49" E, 82.43 feet; thence run 322.32 feet, along the arc of a curve to the left, which has a radius of 600.00 feet, a chord bearing of N 78.27'52" E, and a chord distance of 318.46 feet; thence N 63°04'32" E, 211.05 feet; thence run 179.90 feet, along the arc of a curve to the right, which has a radius of 600.00 feet, a chord bearing of N 71°39'53" E, and a chord distance of 179.23 feet; thence N 80°15'13" E, 158.34 feet; thence run 221.75 feet, along the arc of a curve to the left, which has a radius of 800.00 feet, a chord bearing of N 72°18'47" E, and a chord distance of 221.04 feet to the East line of said 1/4 - 1/4 section; thence leaving said road center line and run S 0°43'33" E, along the East 1/4 - 1/4 line, 28.67 feet to a number 5 capped rebar stamped MCGEHEE ENG CA0440LS; thence continue S 0°43'33" E, along the East 1/4 - 1/4 line, 468.75 feet to the Point of Beginning. Said described property contains 9.51 acres to the center of Shelby County Road 260, less and except that part which lies within the county prescriptive right-of-way of said road.

Tract 2

Address: Vacant Land

A parcel of land, being a portion of the Southeast 1/4 of the Southwest 1/4, the Northeast 1/4 of the Southwest 1/4, the Northwest 1/4 of the Southwest 1/4, the Southeast 1/4 of the Northwest 1/4, all of the Southwest 1/4 of the Northeast 1/4; the Northwest 1/4 of the Northeast 1/4, the Northeast 1/4 of the Northeast 1/4 and the Southeast 1/4 of the Northeast 1/4 of Section 13 and the Southwest 1/4 of the Northwest 1/4 of Section 18, all in Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

COMMENCE at a 3" capped pipe found and locally accepted to be the Southwest corner of the Southwest 1/4 of the Southeast 1/4 of said Section 13; thence North 46 degrees 31 minutes 52 seconds West for a distance of 1422.55 feet to a railroad spike set in the center of a gravel road, said point being the POINT OF BEGINNING, said point also being on a curve to the right, having a radius of 1099.40 feet, a chord bearing of North 50 degrees 49 minutes 20 seconds East and a chord length of 227.67 feet; thence along the arc of said curve and along said centerline for an arc distance of 228.08 feet to a point of a reverse curve to the left, having a radius of 700.00 feet, a chord bearing of North 45 degrees 33 minutes 52 seconds East and a chord length of 271.88 feet;



thence along the arc of said curve, continuing along said centerline, for a distance of 273.62 feet to a point of a reverse curve to the right, having a radius of 1115.00 feet, a chord bearing of North 40 degrees 24 minutes 43 seconds East and a chord length of 234.86 feet; thence along the arc of said curve, continuing along said centerline for a distance of 235.30 feet to a point of a reverse curve to the left, having a radius of 2000.00 feet, a chord bearing of North 42 degrees 22 minutes 14 seconds East and a chord length of 285.08 feet; thence along the arc of said curve, continuing along said centerline for a distance of 285.32 feet to a point of a reverse curve to the right, having a radius of 2020.00 feet, a chord bearing of North 39 degrees 11 minutes 42 seconds East and a chord length of 64.25 feet; thence along the arc of said curve, continuing along said centerline for a distance of 64.26 feet to a railroad spike set; thence continuing along the last described course, along a curve to the right, having a radius of 2020.00 feet, a chord bearing of North 44 degrees 28 minutes 12 seconds East and a chord length of 307.39 feet; thence along the arc of said curve and along said centerline for a distance of 307.69 feet to a point of a reverse curve to the left, having a radius of 1050.00 feet, a chord bearing of North 42 degrees 15 minutes 54 seconds East and a chord length of 240.22 feet; thence along the arc of said curve, continuing along said centerline for a distance of 240.75 feet to a point of a reverse curve to the right, having a radius of 1000.00 feet, a chord bearing of North 41 degrees 49 minutes 08 seconds East and a chord length of 213.30 feet; thence along the arc of said curve, continuing along said centerline for a distance of 213.71 feet to a point; thence continuing along said centerline the following five calls: North 47 degrees 56 minutes 28 seconds East for a distance of 483.50 feet to a point on a curve to the right, having a radius of 650.00 feet, a chord bearing of North 62 degrees 00 minutes 30 seconds East and a chord length of 315.98 feet; thence along the arc of said curve for a distance of 319.18 feet to a point of a reverse curve to the left, having a radius of 1100.00 feet, a chord bearing of North 69 degrees 34 minutes 20 seconds East and a chord length of 249.18 feet; thence along the arc of said curve for a distance of 249.72 feet to a point; thence North 63 degrees 04 minutes 07 seconds East for a distance of 573.45 feet to a point on a curve to the right, having a radius of 500.00 feet, a chord bearing of North 75 degrees 14 minutes 37 seconds East and a chord length of 210.90 feet; thence along the arc of said curve for a distance of 212.49 feet to a railroad spike set; thence North 54 degrees 24 minutes 26 seconds East and leaving said centerline for a distance of 867.04 feet to a railroad spike set in the center of a gravel road, to a point on a curve to the right, having a radius of 200.00 feet, a chord bearing of North 36 degrees 08 minutes 08 seconds East and a chord length of 134.19 feet; thence along the arc of said curve, continuing along said centerline for a distance of 136.85 feet; thence North 55 degrees 44 minutes 14 seconds East, continuing along said centerline for a distance of 251.92 feet to a point on a curve to the right, having a radius of 470.00 feet, a chord bearing of North 65 degrees 53 minutes 26 seconds East and a chord length of 165.70 feet; thence along the arc of said curve, continuing along said centerline for a distance of 166.57 feet; thence North 76 degrees 02 minutes 37 seconds East, continuing along said centerline for a distance of 139.68 feet; thence North 87 degrees 29 minutes 56 seconds West and leaving said centerline for a distance of 499.18 feet; thence North 00 degrees 28 minutes 55 seconds West a distance of 952.53 feet to the Southerly R.O.W. line of a Norfolk Southern Railroad; said point also being a curve to the left, having a radius of 1963.54 feet, and a chord bearing of South 74 degrees 25 minutes 56 seconds West and a chord distance of 366.31 feet; thence along the arc of said curve and along said R.O.W. line for a distance of 366.84 feet; thence South 69 degrees 40 minutes 22 seconds West and along said R.O.W. line a distance of 1387.34 feet; thence South 00 degrees 32 minutes 59 seconds East and leaving said R.O.W. line a distance of 435.39 feet; thence South 87 degrees 49 minutes 10 seconds West a distance of 995.30 feet; thence South 00 degrees 43 minutes 05 seconds East a distance of 830.78 feet; thence South 43 degrees 35 minutes 05 seconds West a distance of 698.53 feet; thence South 87 degrees 38 minutes 15 seconds West a

distance of 839.83 feet; thence South 00 degrees 43 minutes 27 seconds East a distance of 825.55 feet; thence South 87 degrees 43 minutes 25 seconds West a distance of 495.05 feet; thence South 46 degrees 32 minutes 42 seconds East a distance of 689.23 feet; thence South 46 degrees 31 minutes 52 seconds East a distance of 419.55 feet to the POINT OF BEGINNING.

Said Parcel containing 135.28 acres, more or less.



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Exhibit ^B to Statutory Warranty Deed

Legal Description of Property

A parcel of land, being a portion of the Southeast 1/4 of the Southeast 1/4, the Southwest 1/4 of the Southeast 1/4, the Northeast 1/4 of the Southeast 1/4, the Northwest 1/4 of the Southeast 1/4, the Northeast 1/4 of the Southwest 1/4, the Southwest 1/4 of the Northeast 1/4 and the Southeast 1/4 of the Northeast 1/4 of Section 13, and the Southwest 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 18, all in Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

COMMENCE at 3" capped pipe found and locally accepted to be the Southwest corner of the Southwest 1/4 of the Southeast 1/4 of said Section 13; thence North 87 degrees 36 minutes 31 seconds East along the South line of said Section 13 for a distance of 848.67 feet to a 1/2" rebar set; thence leaving said South line, North 44 degrees 54 minutes 31 seconds East for a distance of 421.76 feet to a 1/2" rebar set and the POINT OF BEGINNING of the parcel herein described; thence North 45 degrees 05 minutes 29 seconds West for a distance of 2008.50 feet to a railroad spike set in the centerline of a gravel road, said point being on a curve to the right, having a radius of 2020.00 feet, a chord bearing of North 44 degrees 28 minutes 12 seconds East and a chord length of 307.39 feet; thence along the arc of said curve and along said centerline for a distance of 307.69 feet to a point of a reverse curve to the left, having a radius of 1050.00 feet, a chord bearing of North 42 degrees 15 minutes 54 seconds East and a chord length of 240.22 feet; thence along the arc of said curve, continuing along said centerline for a distance of 240.75 feet to a point of a reverse curve to the right, having a radius of 1000.00 feet, a chord bearing of North 41 degrees 49 minutes 08 seconds East and a chord length of 213.30 feet; thence along the arc of said curve, continuing along said centerline for a distance of 213.71 feet to a point; thence continuing along said centerline the following five calls: North 47 degrees 56 minutes 28 seconds East for a distance of 483.50 feet to a point on a curve to the right, having a radius of 650.00 feet, a chord bearing of North 62 degrees 00 minutes 30 seconds East and a chord length of 315.98 feet; thence along the arc of said curve for a distance of 319.18 feet to a point of a reverse curve to the left, having a radius of 1100.00 feet, a chord bearing of North 69 degrees 34 minutes 20 seconds East and a chord length of 249.18 feet; thence along the arc of said curve for a distance of 249.72 feet to a point; thence North 63 degrees 04 minutes 07 seconds East for a distance of 573.45 feet to a point on a curve to the right, having a radius of 500.00 feet, a chord bearing of North 75 degrees 14 minutes 37 seconds East and a chord length of 210.90 feet; thence along the arc of said curve for a distance of 212.49 feet to a railroad spike set; thence leaving said centerline, North 54 degrees 24 minutes 26 seconds East for a distance of 867.04 feet to a railroad spike set in the centerline of a gravel road, said point being on a curve to the right, having a radius of 200.00 feet, a chord bearing of North 36 degrees 08 minutes 08 seconds East and a chord length of 134.19 feet; thence along the arc of said curve and along said centerline for a distance of 136.85 feet to a point; thence continuing along said centerline for the following 3 calls: North 55 degrees 44 minutes 14 seconds East for a distance of 251.92 feet to a point on a curve to the right, having a radius of 470.00 feet, a chord bearing of North 65 degrees 53 minutes 26 seconds East and a chord length of 165.70 feet; thence along the arc of said curve for a distance of 166.57 feet to a point; thence North 76 degrees 02 minutes 37 seconds East for a distance of 139.68 feet to a railroad spike set on the North line of the Southwest 1/4 of the Northwest 1/4 of said Section 18; thence leaving said centerline, South 87 degrees 29 minutes 56 seconds East along said North line for a distance of 782.02 feet to a 3" capped pipe found at the Northeast corner of said 1/4-1/4 section; thence South 00 degrees 30 minutes 21 seconds East along the East line of said 1/4-1/4 section for a distance of 1609.73 feet to a railroad spike set in the centerline of a gravel road; thence along said centerline the following 3 calls: South 67 degrees 55 minutes 46 seconds West for a distance of 108.37 feet to a point on a curve to the right, having a radius of 277.54 feet, a chord bearing of South 84 degrees 17 minutes 14 seconds West and a chord length of 156.33 feet; thence along the arc of said curve for a distance of 158.47 feet to a point of a reverse curve to the left, having a radius of 1170.33 feet, a chord bearing of South 87 degrees 36 minutes 25 seconds West and a chord length of 528.05

feet: thence along the arc of said curve for a distance of 532.64 feet to a railroad spike set: thence leaving said centerline, South 44 degrees 54 minutes 31 seconds West for a distance of 2796.75 feet to the POINT OF BEGINNING. Containing 171.00 acres, more or less.



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Real Estate Sales Validation Form

20240903000273170 7/7 \$267.00
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09/03/2024 10:59:54 AM FILED/CERT

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

Grantor's Name Western REI, LLC
Mailing Address 3360 Davey Allison Blvd
Hueytown, AL 35023

Grantee's Name S and M Development, LLC
Mailing Address 100 Carriageway Lane
Calera, AL 35023

Property Address Acreage

Date of Sale August 28, 2024
Total Purchase Price \$ 226,198.00

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 paid by 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 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 9/3/24

Print JASON E Spinks

Unattested

(verified by)

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

Form RT-1