

SEND TAX NOTICE TO:

Edwin B Lumpkin, Jr.
100 Metro Pkwy
Pelham, Alabama 35124

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

THIS STATUTORY WARRANTY DEED (this “Deed”) is executed and delivered as of the 30th day of October, 2024 by **WOOD FRUITTICHER GROCERY CO, INC.**, an Alabama corporation (“Grantor”), in favor of **EDWIN B LUMPKIN, JR.**, a married individual and resident of the State of Alabama (“Grantee”).

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid by Grantee to Grantor, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents, GRANT, BARGAIN, SELL and CONVEY unto Grantee the real estate situated in Shelby County, Alabama, more particularly described in Exhibit A attached hereto and made a part hereof (the “Land”).

Together with all the rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining, including, without limitation, all of Grantor’s right, title and interest, if any, in and to (i) strips or gores, if any, between the Land and any abutting properties; (ii) any land lying in or under the bed of any street, alley, road or right-of-way open or proposed, abutting or adjacent to the Land; (iii) rights-of-way; (iv) rights of ingress or egress or other interests in, on or to any land, highway, street, road or avenue, open or proposed in, on, across, in front of, abutting or adjoining the Land (together with the Land, the “Property”).

This conveyance is subject to:

1. Zoning and other regulatory laws and ordinances affecting the Property;
2. The covenants, restrictions, encumbrances, reservations, easements, rights of way, plats and maps of record set forth in Exhibit B attached hereto and made a part hereof (the “Permitted Exceptions”); and
3. Ad valorem taxes for the 2024 tax year and all subsequent years.

TO HAVE AND TO HOLD the Land to the Grantee, its successors and assigns forever, subject to the Permitted Exceptions.

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 Names and Mailing Addresses:

Wood Fruitticher Grocery Co, Inc.
Attn: Dave Wood
2900 Alton Road
Birmingham, Alabama 35210

Grantee's Name and Mailing Address:

Edwin B Lumpkin, Jr.
100 Metro Pkwy
Pelham, Alabama 35124

Property Address: Unaddressed property along US Highway 31, Shelby County,
Alabama

Purchase Price: \$6,500,000.00


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

[Signature page to follows]

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed as of the day and year first above written.

GRANTOR:

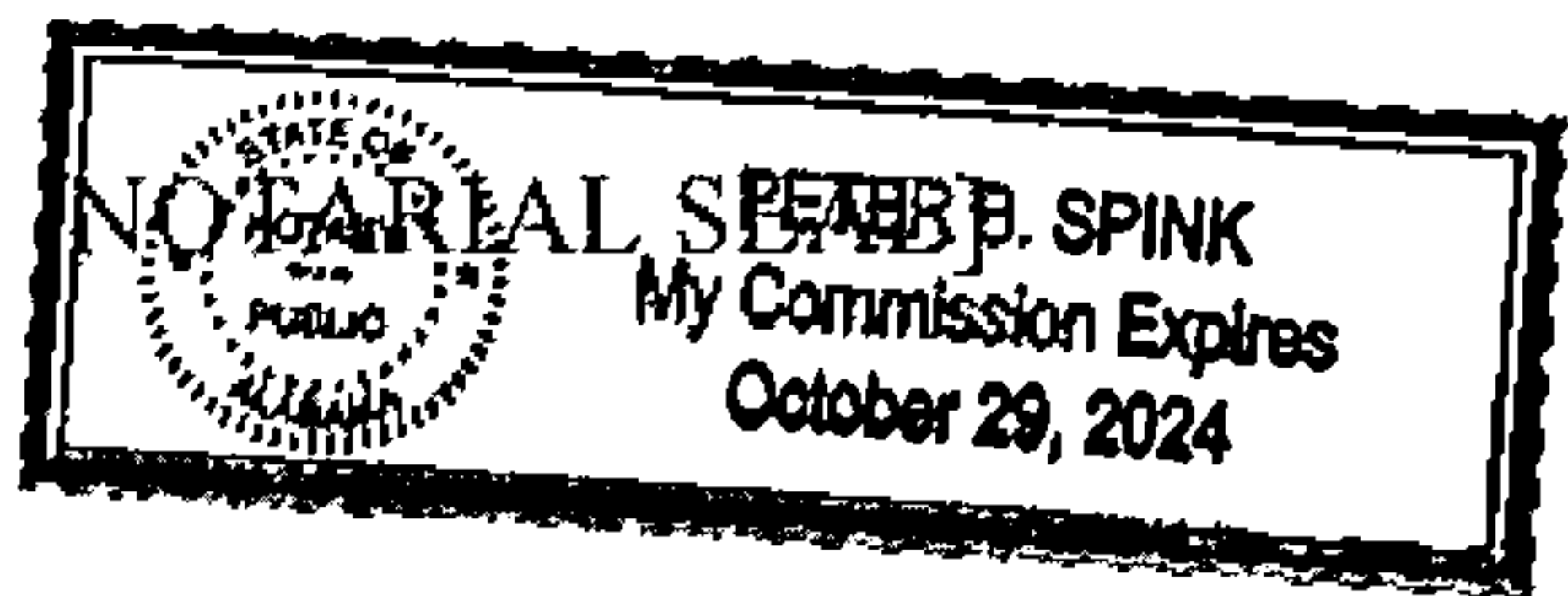
WOOD FRUITTICHER GROCERY CO, INC.,
an Alabama corporation


By: 
Name: Ford Hamilton
Title: Chief Executive Officer

STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ford Hamilton, whose name as Chief Executive Officer of **Wood Fruitticher Grocery Co, 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, in such capacity and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal of office, this the 28th day of October, 2024.




Notary Public

My Commission Expires: 10/29/24

EXHIBIT A

Legal Description

PARCEL I

The North 1/2 of the Southwest 1/4 of Section 21, Township 21 South, Range 2 West, in Shelby County, Alabama.

PARCEL II

A parcel of land lying in the Northeast 1/4 of the Southeast 1/4 of Section 20, Township 21 South, Range 2 West, in Shelby County, Alabama, more particularly described as follows;

Beginning at the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of said Section 20 and running West along the South line of said Northeast 1/4 of Southeast 1/4 approximately 884 feet to the East side of the State Highway right of way known as the old Birmingham-Montgomery Highway; thence turning to the right and following the East side of said Highway 735 feet; thence turning to the right and running in a Northeasterly direction approximately 1,129 feet to a point on the East line of said Northeast 1/4 of Southeast 1/4, which point is 837 feet North of the point of beginning; thence turning to the right and running South along said East line of Northeast 1/4 of Southeast 1/4 837 feet to the point of beginning.

PARCEL III

All that part of the North 1/2 of Southeast 1/4 of Section 20, Township 21 South, Range 2 West, that lies East of right of way of U.S. Highway No. 31, in Shelby County, Alabama.

LESS AND EXCEPT

That portion sold to George F. Brown in Deed Book 192, page 52, in the Probate Office of Shelby County, Alabama, more particularly described as follows;

A parcel of land lying in the Northeast 1/4 of the Southeast 1/4 of Section 20, Township 21 South, Range 2 West, in Shelby County, Alabama, more particularly described as follows;

Beginning at the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of said Section 20 and running West along the South line of said Northeast 1/4 of Southeast 1/4 approximately 884 feet to the East side of the State Highway right of way known as the old Birmingham-Montgomery Highway; thence turning to the right and following the East side of said Highway 735 feet; thence turning to the right and running in a Northeasterly direction approximately 1,129 feet to a point on the East line of said Northeast 1/4 of Southeast 1/4, which point is 837 feet North of the point of beginning; thence turning to the right and running South along said East line of Northeast 1/4 of Southeast 1/4 837 feet to the point of beginning.

LESS AND EXCEPT

That portion sold to Thomas G. and Bridgie Stamps in Deed Book 251, page 154, in the Probate Office of Shelby County, Alabama, more particularly described as follows;

A part of the Northwest 1/4 of the Southeast 1/4 of Section 20, Township 21, Range 2 West, in Shelby County, Alabama, more particularly described as follows;

Commence at a point where the East right of way line of U.S. Highway No. 31 intersects the North boundary of said Quarter-Quarter Section and run thence Easterly along the North boundary of said Quarter-Quarter Section 203 feet; thence turn an angle of 90 degrees to the right and run thence Southerly 182 feet; thence turn an angle of 90 degrees to the right and run in Westerly 135 feet to a point on the East right of way line of U.S. Highway No. 31; thence run Northerly along said Highway right of way, 243 feet, more or less, to point of beginning.

Parcels I, II and III are further described as follows:

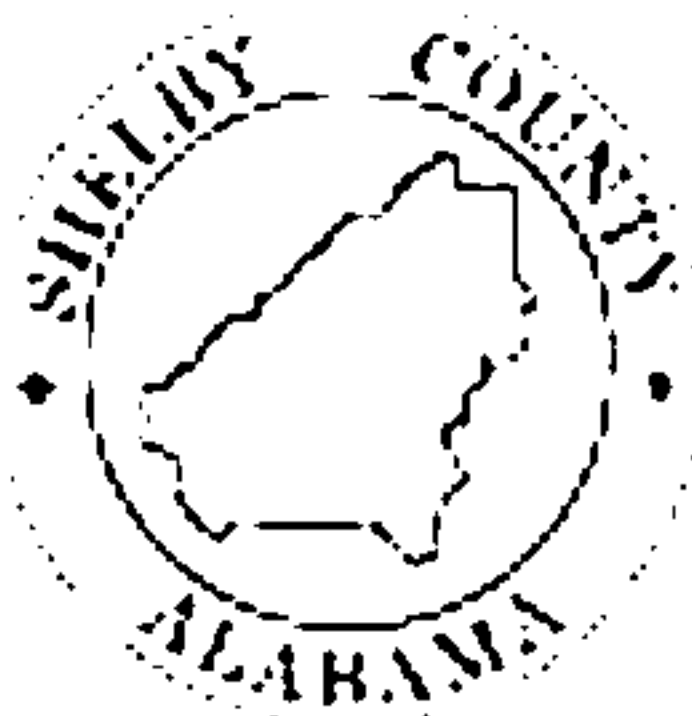
A parcel of land located in in the North one half of the Southwest one quarter of Section 21 and the Northeast one quarter of the Southeast one quarter of Section 20, Township 21 South, Range 2 West Shelby County, Alabama. Said parcel being more particularly described as follows: Begin at a found capped rebar stamped Butler marking the Northwest corner of the Southwest one quarter of the above mentioned Section 21; thence run South 87 Degrees 35 Minutes 47 Seconds East along the North line of said quarter section for a distance of 2601.90 feet to a found 5/8 inch rebar reference corner; thence continue along the last described course for 81.48 feet to a point, said point marking the Northeast corner of the above mentioned Southwest one quarter; thence leaving said North line run South 02 Degrees 13 Minutes 35 Seconds East along the East line of said Southwest one quarter for a distance of 48.19 feet to a found 2 inch capped pipe reference corner; thence continue along the last described course for a distance of 1308.28 feet to a found 5/8 inch rebar in rock pile, said point marking the Southeast corner of the Northeast one quarter of the above mentioned Southwest one quarter; thence leaving said East line run North 87 Degrees 51 Minutes 48 Seconds West along the South line of the South one half of said Southwest one quarter for a distance of 2682.47 feet to a set 5/8 inch capped rebar stamped CA-560LS, said point marking the Southwest corner of the Northwest one quarter of said Southwest one quarter; thence run North 87 Degrees 14 Minutes 27 Seconds West along the South line of the Northeast one quarter of the Southeast one quarter of said Section 20 for a distance of 872.76 feet to a found 5/8 inch rebar lying on the East right of way of US Highway 31, said point lying on a curve turning to the right having radius of 5679.65 feet, a central angle of 03 Degrees 56 Minutes 56 Seconds, a chord bearing of North 22 Degrees 22 Minutes 29 Seconds West, a chord length of 391.38 feet, thence leaving said South line run along the arc of said curve and along said right of way for a distance of 391.45 feet to a set 5/8 inch capped rebar stamped CA-560LS; thence run North 20 Degrees 24 Minutes 01 Seconds West along said right of way for a distance of 708.20 feet to a set 5/8 inch capped rebar stamped CA-560LS, said point marking the beginning of a curve turning to the left having radius of 2904.93 feet, a central angle of 01 Degrees 57 Minutes 59 Seconds, a chord bearing of North 21 Degrees 23 Minutes 00 Seconds West, a chord length of 99.69 feet, thence run along the arc of said curve and along said right of way for a distance of 99.70 feet to a set 5/8 inch capped rebar stamped CA-560LS; thence leaving said right of way run North 76 Degrees 15 Minutes 32 Seconds East for a distance of 133.38 feet to a found 5/8 inch rebar; thence run North 09 Degrees 56 Minutes 28 Seconds West for a distance of 101.04 feet to a found 5/8 inch capped rebar; thence run North 07 Degrees 00 Minutes 51 Seconds West for a distance of 88.00 feet to a found 1/2 inch open top pipe; thence run North 07 Degrees 00 Minutes 51 Seconds West for a distance of 25.02 feet to a set 5/8 inch

capped rebar stamped CA-560LS, said point lying on the North line of the Northeast one quarter of the Southeast one quarter of said Section 20; thence run South 88 Degrees 12 Minutes 49 Seconds East along said North line for a distance of 1153.07 feet to the POINT OF BEGINNING.

EXHIBIT B

Permitted Exceptions

1. Right of way granted to Alabama Power Company as recorded in Deed Book 192, Page 131 and Deed Book 192, Page 144.
2. Right of way to Shelby County, Alabama, recorded in Deed Book 74, Page 34 and Deed Book 102, Page 435.
3. Mineral and mining rights as to the property conveyed in Deed Record 91, Page 497.
4. Subject to the terms, conditions and limitations in the Memorandum For Record dated November 27, 2023 file number SAM-2022-1064-JDC with the US Army Corps of Engineers, Mobile District.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/31/2024 10:14:50 AM
\$1665.00 DANIEL
20241031000339880

Allie S. Bayl