

**This Instrument Prepared by:**

Jack R. Thompson, Jr.  
Law Office of Jack R. Thompson, Jr. LLC  
416 Yorkshire Drive  
Birmingham, AL 35209  
FILE NO. ATB4356

**SEND TAX NOTICE TO:**

P.O. Box 656  
Chelsea, AL 35043

[Space Above This Line for Recording Data]

## WARRANTY DEED

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

**KNOW BY ALL MEN THESE PRESENTS:**

That in consideration of **Seventy-five Thousand and 00/100 Dollars (\$75,000.00)** the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we **Mary Ellen Bates, a single person, Kimberly Bates a/k/a Kimberly B. Bates. A Married person** by Mary Ellen Bates her Attorney-in-Fact as recorded in the Shelby County Probate Office in Instrument # **20230103000001540** whose mailing address is: **2413 1<sup>st</sup> Avenue N. Birmingham, AL 35203** and **Sherri L. Bagley f/k/a as Sherri B. Tyus a Single person** Whose mailing address is **1167 Bates Rd, Vincent, AL 35178** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **CBKG Holdings, LLC an Alabama limited liability company** whose mailing address **P.O. Box 656, Chelsea, AL 35043** (herein referred to as grantees), the following described real estate, situated in **Shelby County, Alabama**, having a property address of : vacant land Metes and Bound

SEE EXHIBIT A

Subject to ad valorem taxes for the current year, and subsequent years.  
Subject to restrictions, reservations, conditions, and easement of record  
Subject to any minerals or mineral rights leased, granted or retained by prior owners.  
This does not constitute the homestead property of the Grantors or Spouses

**To Have and To Hold** to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all person

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 12<sup>th</sup> day of Dec, 2024.

M E Bates  
Mary Ellen Bates

Kimberly Benjamin a/k/a Kimberly B. Benjamin  
Kimberly Benjamin a/k/a Kimberly B. Benjamin by  
Mary Ellen Bates her Attorney-in-Fact  
by Mary Ellen Bates her Attorney in fact

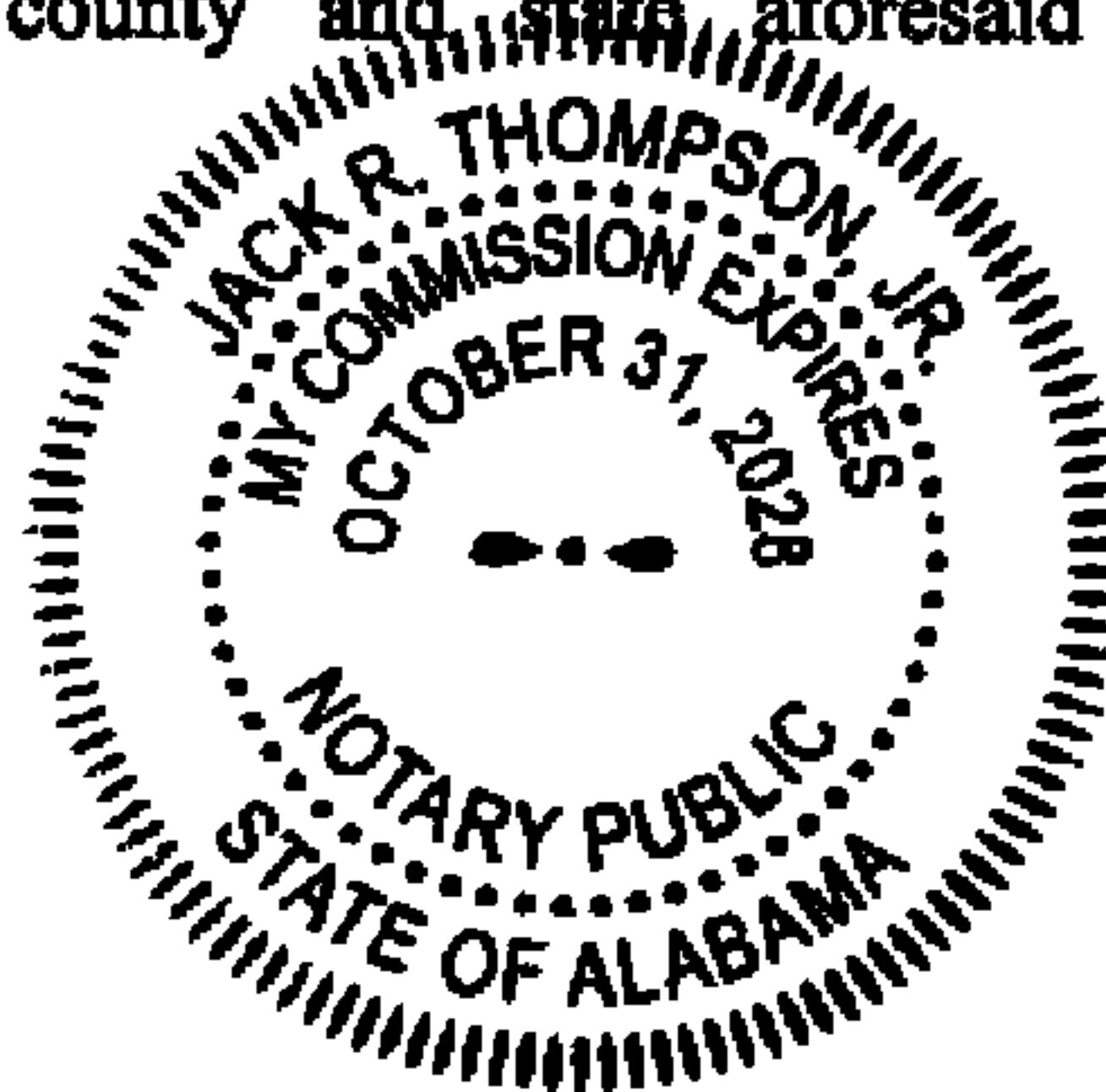
STATE OF Alabama Tetchum County ss:

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **Mary Ellen Bates** whose name is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he, she, they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 12<sup>th</sup> day of Dec., 2024

My Commission Expires: 10/31/2028

[Signature]  
Notary Public



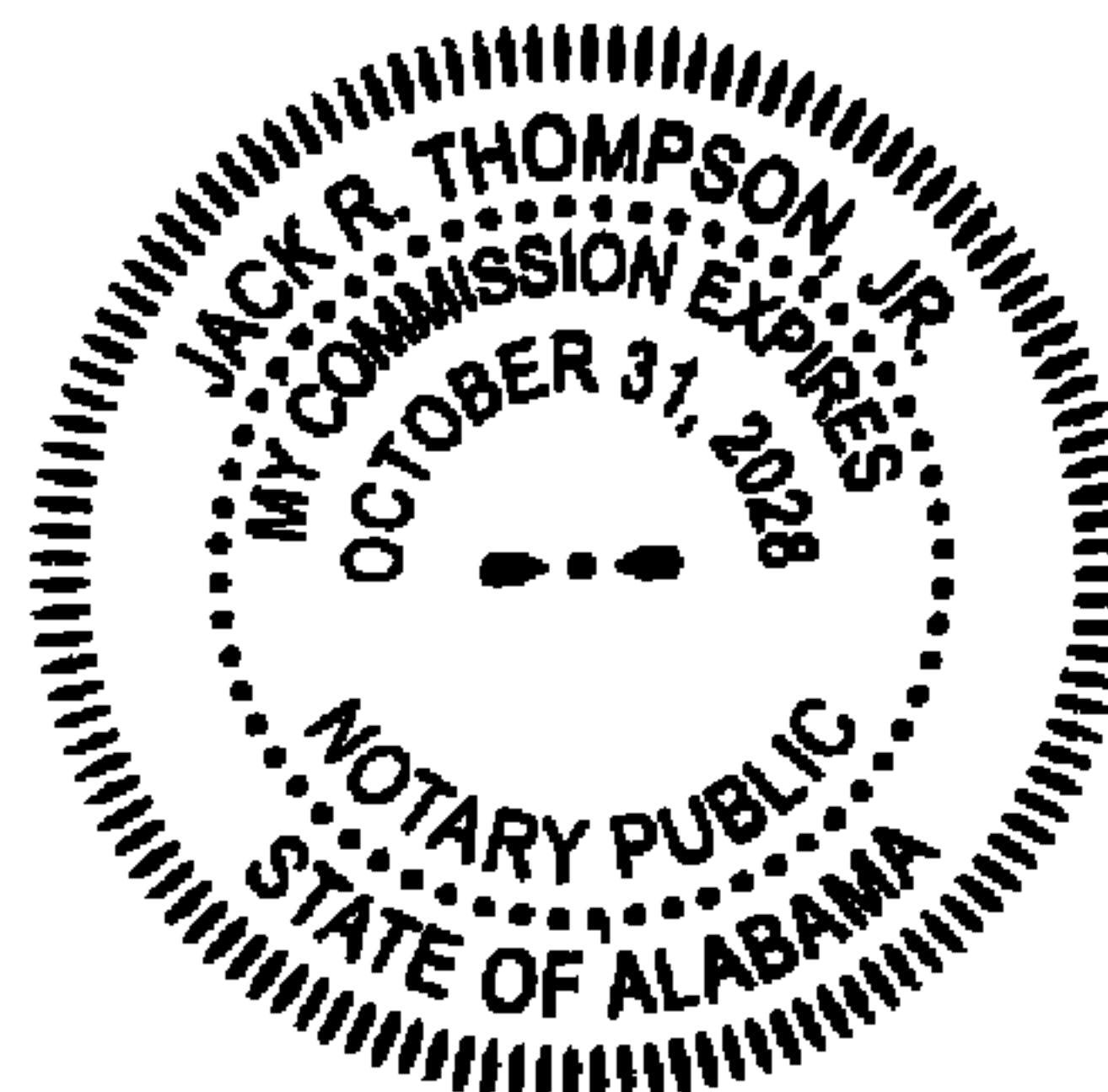
STATE OF Alabama Tetchum County ss:

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **Kimberly Benjamin a/k/a Kimberly B. Benjamin by Mary Ellen Bates her Attorney in Fact** whose name is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, She as Attorney-in-Fact executed the same voluntarily and with full authority.

WITNESS my hand and official seal in the county and state aforesaid this the 12<sup>th</sup> day of Dec., 2024

My Commission Expires: 10/31/2028

[Signature]  
Notary Public



IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 12<sup>th</sup> day of December, 2024.

Sherri L. Bagley

Sherri L. Bagley f/k/a Sherry B. Tyus

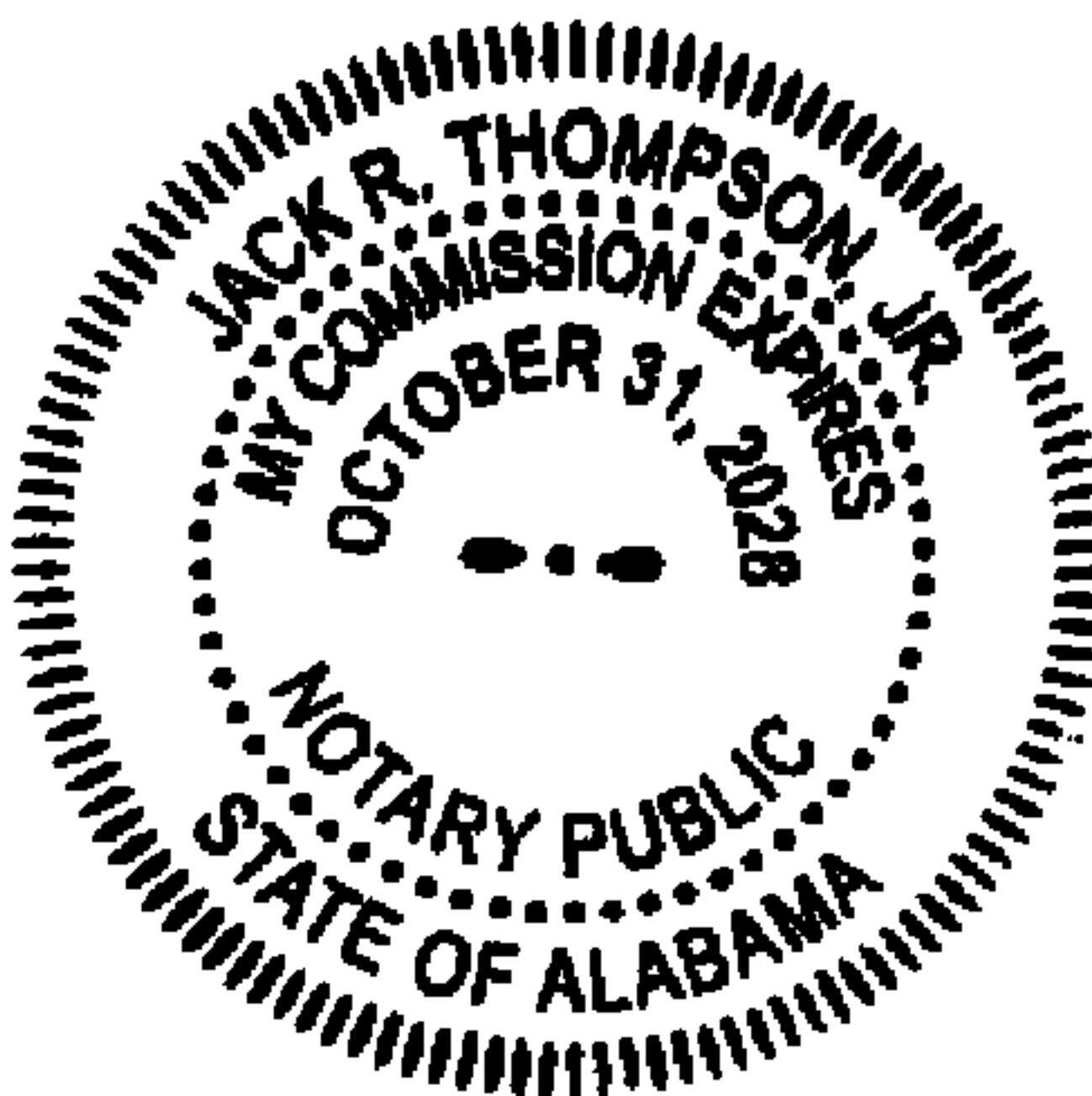
STATE OF Alabama Tettersville County ss:

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that Sherri L. Bagley f/k/a Sherry B. Tyus whose name is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he, she, they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 12<sup>th</sup> day of Dec., 2024

My Commission Expires: 10/31/2028

Jack R. Thompson Jr.  
Notary Public



**EXHIBIT A**

**A parcel of land located in the East one-half of Section 13, Township 19 South, Range 2 East, Shelby County, Alabama:**

**Commence at a 2" pipe being the Northeast Corner of Section 13, Township 19 South, Range 2 East, Shelby County, Alabama; thence proceed S 00°42'06" E along the East boundary of said Section 13 for a distance of 2421.81 feet (set ½" rebar CA-0114-LS), said point being the point of beginning. From this beginning point continue S 00°42'06" E along the East boundary of said Section 13 for a distance of 486.58 feet 1" pipe; thence proceed S 89°27'31" W for a distance of 1230.79 feet; thence proceed S 00°38'49" E for a distance of 25.81 feet; thence proceed S 88°30'00" W for a distance of 95.11 feet; thence proceed N 03°22'52" E for a distance of 347.55 feet to a drill bit in place said point being located on the Easterly right-of-way of Bates Road; thence proceed N 31°18'56" E along the Easterly right-of-way of said road for a distance of 36.08 feet; thence proceed N 14°41'02" E along the Easterly right-of-way of said road for a distance of 44.29 feet; thence proceed N 03°24'21" E along the Easterly right-of-way of said road for a distance of 39.63 feet; thence proceed N 03°59'38" W along the Easterly right-of-way of said road for a distance of 83.63 feet; thence proceed S 89°13'44" E for a distance of 1272.67 feet to the point of beginning.**

**Easement for Ingress and Egress being more particularly described as follows:**

**A 30 foot proposed easement being 15 feet in equal width on each side of the following described line: Commence at a 2" pipe in place being the Northwest corner of Section 18, Township 19 South, Range 3 East, Shelby County, Alabama; thence proceed S 00°42'06" E along the West boundary of said Section 18 for a distance of 288.026 feet (set ½" rebar CA-0114-LS) said point being located in the centerline of a 30 foot proposed Easement No. 3, said point also being the point of beginning of said 30 foot proposed Easement No. 3. From this beginning point proceed S 88°48'38" W along the centerline of said 30 foot proposed easement for a distance of 288.98 feet; thence proceed N 85°31'20" W along the centerline of said 30 foot proposed easement for a distance of 463.80 feet; thence proceed N 55°30'15" W along the centerline of said 30 foot proposed easement for a distance of 157.19 feet; thence proceed N 73°58'42" W along the centerline of said 30 foot proposed easement for a distance of 124.11 feet; thence proceed N 62°58'41" W along the centerline of said 30 foot proposed easement for a distance of 343.01 feet to its point of intersection with Bates Road and the termination of said easement No. 3.**



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 12/16/2024 09:07:49 AM  
 \$109.00 BRITTANI  
 20241216000383550

*Allen S. Bayal*