

WARRANTY DEED

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
3 Office Park Circle, Ste 105
Birmingham, AL 35223

Grantee's Mailing Address/
Send Tax Notice To:
Advanced Electrical Company, LLC
235 Hwy 361
Pelham, AL 35124

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

**AEC Pelham, LLC,
an Alabama limited liability company**

(herein referred to as "Grantor") does do grant, bargain, sell and convey unto

**Advanced Electrical Company, LLC,
an Alabama limited liability company**

(herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

A parcel of land in the Southeast ½ of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, and more particularly described as follows:

Commence at the Southeast corner of the Southeast ¼ of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, and run thence Westerly along the South line of said ¼ section 999.76 feet to a point; thence turn 102 degrees 44 minutes right and run 288.80 feet to a point on the Westerly margin of Hodges Street or Shelby County Road No. 361 and the point of beginning of the property being described; thence run 14 degrees 13 minutes right and run Northerly along said margin of said road a distance of 358.42 feet to a point; thence turn 115 degrees 21 minutes 19 seconds left and run West-Southwesterly 121.13 feet to a point on the Easterly right of way line of I-65 Highway in a curve having a central angle of 3 degrees 16 minutes 48 seconds and a radius of 5,854.58 feet; thence turn 75 degrees 52 minutes 26 seconds left to chord and run southerly along said I-65 right of way line a chord distance of 335.41 feet to a point; thence turn 105 degrees 42 minutes 11 seconds left and run East-Northeasterly 49.53 feet to the point of beginning, being situated in Shelby County, Alabama.

Note to recording clerk: The Tax Assessed Value of the Subject Property is \$295,060 and ALL of the of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

Grantor warrants that this instrument is executed as required by the Articles of Organization and Operating Agreement and that the same have not been modified or amended. Furthermore, the two sole members of AEC Pelham, LLC are executing this instrument to verify the unanimous agreement in the conveyance.

Subject to:

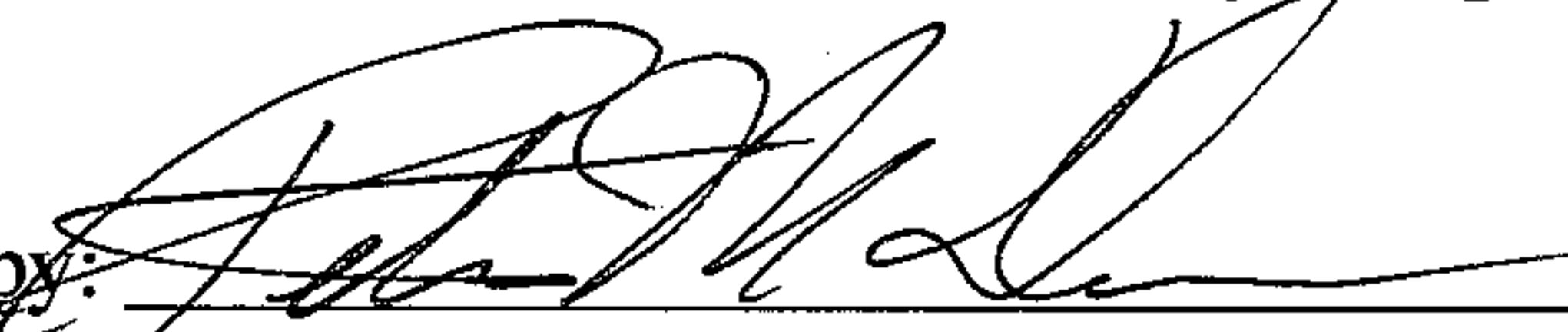
1. All taxes for the year 2025 and subsequent years, not yet due and payable.
2. Minerals not owned by Grantor
3. Plantation Pipeline easement as referenced in deed recorded in Instrument Number 20200317000103820
4. Transmission line permits to Alabama Power Company as shown by instruments recorded in Deed Book 127, Page 374; Deed Book 127, Page 378; Deed Book 142, Page 249; and Deed Book 232, Page 713
5. Easements to Plantation Pipeline as shown by instrument recorded in Deed Book 112, Page 328; Deed Book 252, Page 603; and Deed Book 306, Page 416
6. Minerals, mining rights and other matters as set forth in instrument recorded in Real Property Book 81, Page 121
7. All existing, future, or potential common law or statutory rights of access between the right of way of I-65 and subject property as conveyed and relinquished to the State of Alabama.
8. Agreement with Plantation Pipeline as set out in instrument recorded in Real Property Book 29, Page 379
9. Rights of others to the perpetual easement for ingress and egress recorded in Real Property Book 81, Page 115
10. Right of way and easement agreement to Level 3 as recorded in Instrument 1999-43554


TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever.

And the said Grantor does, for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall Warrant and Defend the premises to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its two sole members, Peter Drake and Mark Anderson, has set their hand and seal this 13th day of December, 2024.

AEC PELHAM, LLC,
an Alabama limited liability company

by: 
Peter Drake, Member

by: 
Mark Anderson, Member

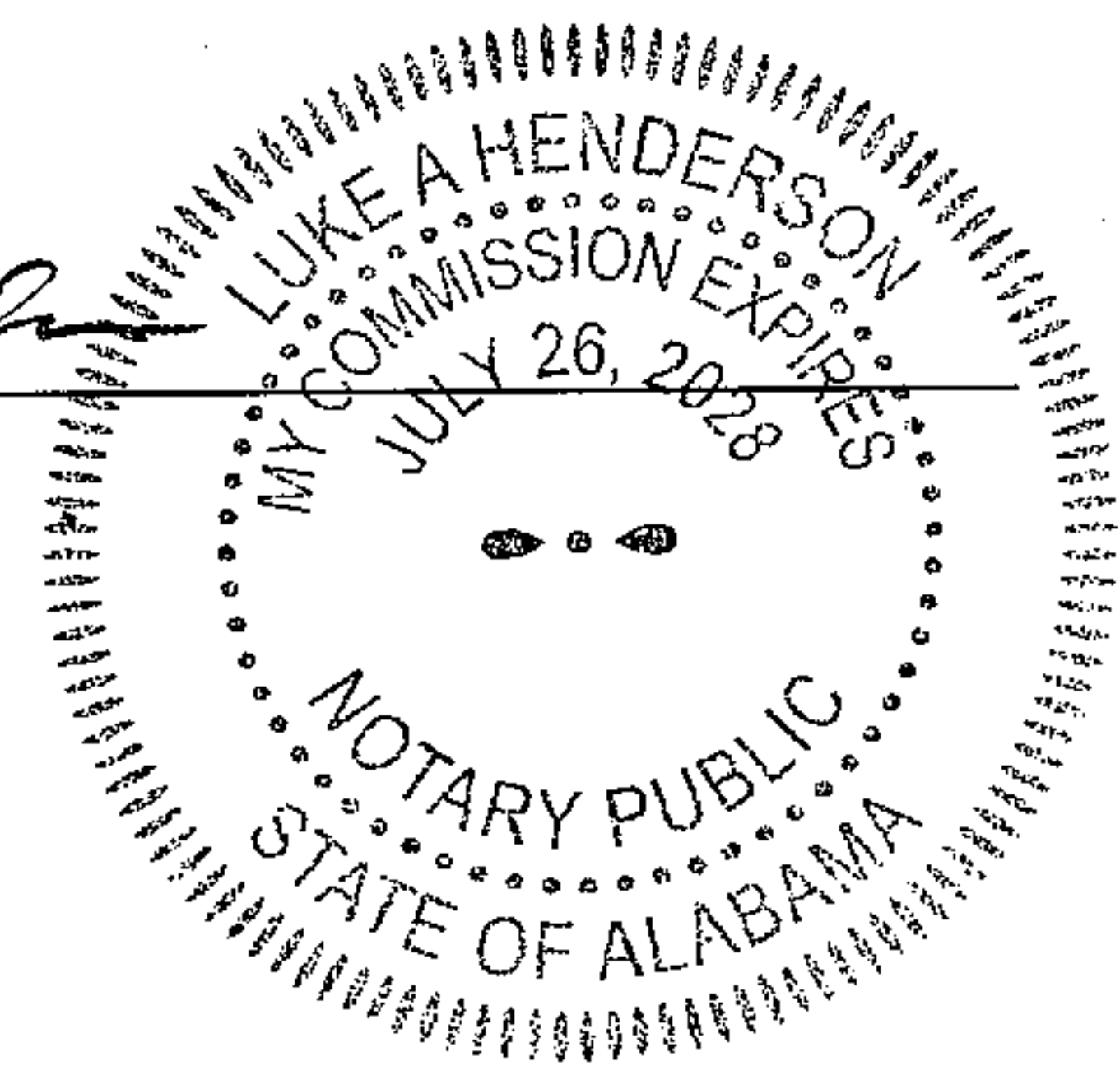
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify **that Peter Drake and Mark Anderson as the two sole members of AEC Pelham, LLC, an Alabama limited liability company,** whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, in their capacity as the sole two members and with full authority, executed the same voluntarily for and as the act of said limited liability company.

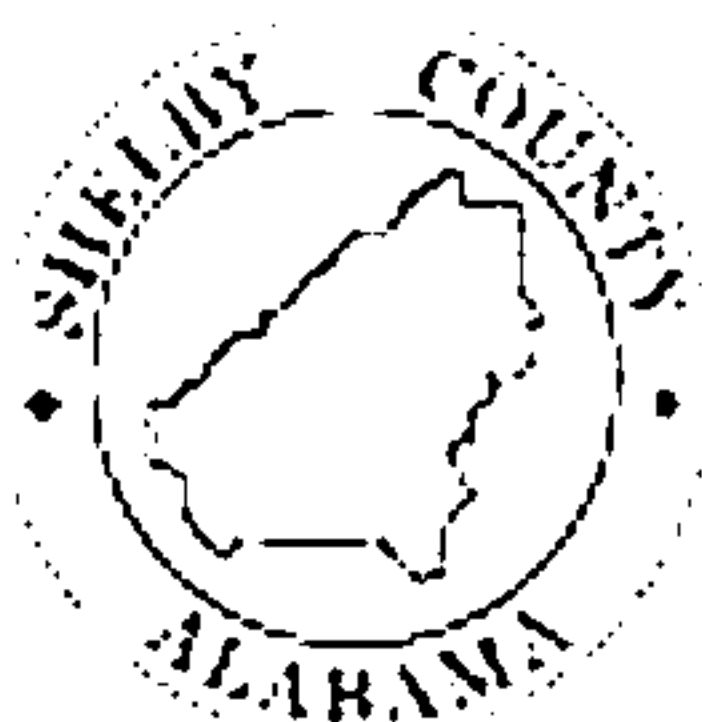
Given under my hand and seal this December 13, 2024.

My Commission Expires:


Notary Public



Grantor's Address: 235 Hwy 361, Pelham, AL 35124
Property Address: 235 Hwy 361, Pelham, AL 35124
Parcel ID Number: 13-6-13-4-001-011.002



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/16/2024 02:33:29 PM
\$29.00 JOANN
20241216000384360

