

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:

Double Mountain, L.L.C.
2924 Crescent Avenue
Birmingham, Alabama, 35209

Grantee's Name and Mailing Address:

68V Silver Ridge 2024, LLC
707 Belrose Avenue
Daphne, Alabama 36527

Property Address: Highway 11
Pelham, Alabama 35124

Parcel ID: 14-1-02-3-004-012.000
14-1-11-2-001-001.000
14-2-10-0-000-001.002
14-2-10-1-001-008.000
14-5-15-0-000-004.000
14-5-16-0-000-001.001
14-5-16-0-000-001.003

Purchase Price: \$3,000,000.00

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 as of the date first written above.

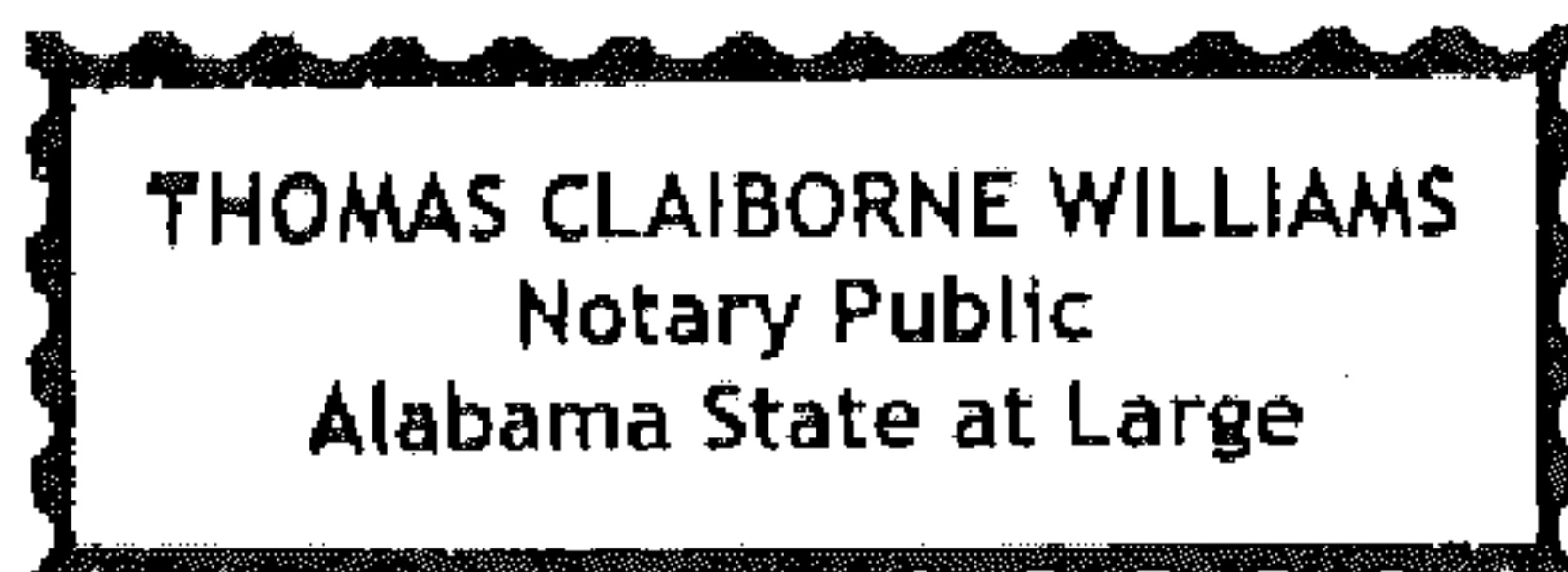
Double Mountain, L.L.C., an Alabama limited liability company


Paul B. Shaw, Jr. , Designated Member

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Paul B. Shaw, Jr.** whose name as Designated Member of **Double Mountain, L.L.C., an Alabama limited liability company**, 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 the instrument, he, as such managing member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this 23rd day of December, 2024.





Notary Public
My Commission Expires: 11/13/2025

Exhibit ALegal Description

A parcel of land situated in Sections 2, 3, 10, 11, 15, and 16, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

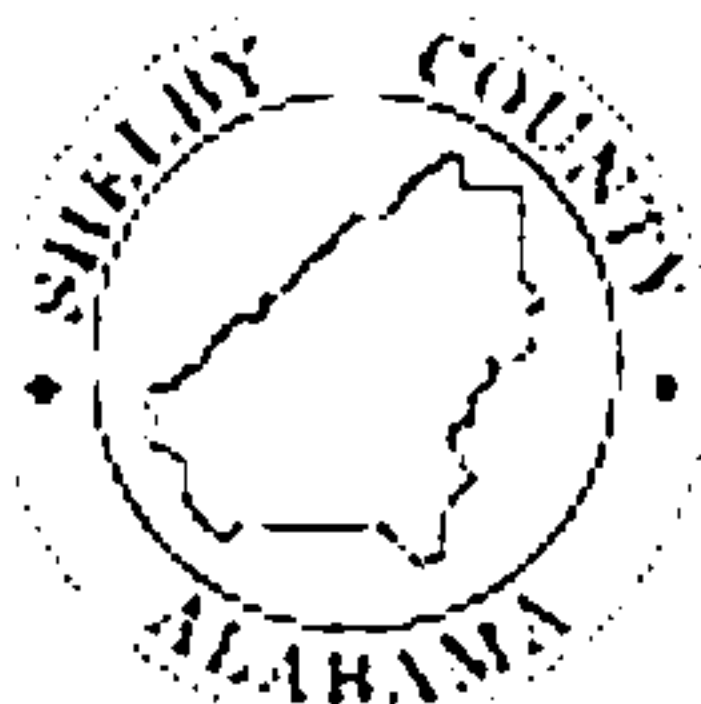
Commence at a 3 inch capped pipe at the Northwest corner of Section 11, Township 20 South, Range 2 West, Shelby County, Alabama; thence South 89 degrees 58 minutes 16 seconds East along the North line of said section a distance of 1108.02 feet to a point on the Westerly right of way of CSX Transportation Railroad, said point being the POINT OF BEGINNING; thence South 47 degrees 58 minutes 23 seconds West leaving said section line and along said right of way a distance of 2885.27 feet to a point of curve to the right having a central angle of 19 degrees 08 minutes 00 seconds and a radius of 1809.93 feet, said curve subtended by a chord bearing South 57 degrees 32 minutes 23 seconds West and a chord distance of 601.60 feet; thence along the arc of said curve and along said right of way a distance of 604.41 feet to a point; thence South 67 degrees 06 minutes 23 seconds West along said right of way a distance of 1486.70 feet to a to a point of curve to the left having a central angle of 34 degrees 17 minutes 00 seconds and a radius of 2009.90 feet, said curve subtended by a chord bearing South 49 degrees 57 minutes 53 seconds West and a chord distance of 1184.77 feet; thence along the arc of said curve and along said right of way a distance of 1202.64 feet to a point; thence South 32 degrees 49 minutes 23 seconds West along said right of way a distance of 2486.30 feet to a point of curve to the right having a central angle of 10 degrees 10 minutes 25 seconds and a radius of 4197.18 feet, said curve subtended by a chord bearing South 37 degrees 54 minutes 36 seconds West and a chord distance of 744.29 feet; thence along the arc of said curve and along said right of way a distance of 745.27 feet to the intersection of said right of way and the centerline of Shelby County Highway 334 (prescriptive right of way); thence North 39 degrees 00 minutes 27 seconds West leaving said CSX right of way and along the centerline of Highway 334 a distance of 183.04 feet to a point of curve to the right having a central angle of 25 degrees 32 minutes 54 seconds and a radius of 300.00 feet, said curve subtended by a chord bearing North 26 degrees 14 minutes 01 seconds West and a chord distance of 132.66 feet; thence along the arc of said curve and along said centerline a distance of 133.77 feet to a point; thence North 13 degrees 27 minutes 34 seconds West along said centerline a distance of 92.45 feet to a point; thence North 53 degrees 02 minutes 27 seconds East leaving said right of way a distance of 463.71 feet to a ½ inch rebar capped EDG; thence North 36 degrees 27 minutes 36 seconds West a distance of 399.92 feet to a ½ inch rebar capped EDG on the southeasterly right of way of Shelby County Highway 11; thence North 27 degrees 12 minutes 26 seconds East along said right of way a distance of 226.36 feet to a point on the South line of the Southeast ¼ of the Southeast ¼ of Section 9 Township 20 South, Range 2 West; thence South 89 degrees 27 minutes 20 seconds East leaving said right of way and along the South line of said ¼ - ¼ section a distance of 371.64 feet to a 3 inch open pipe at the Southeast corner of said section; thence North 0 degrees 39 minutes 24 seconds West along the East line said ¼ - ¼ section a distance of 710.62 feet through a ½ inch rebar capped RG to a point on the Southeasterly right of way of Shelby County Highway 11; thence North 27 degrees 12 minutes 26 seconds East leaving said ¼ - ¼ section and along said right of way a distance of 271.63 feet to a point; thence South 62 degrees 31 minutes 31 seconds East along said right of way a distance of 10.00 feet to a concrete monument; thence North 27 degrees 32 minutes 04 seconds East along said right of way a distance of 249.88 feet to a concrete monument; thence North 59 degrees 05 minutes 22 seconds West along said right of way a distance of 9.65 feet to a concrete monument; thence North 27 degrees 19 minutes 21 seconds East a distance of 249.47 feet to a point; thence South 62 degrees 36 minutes 12 seconds East along said right of way a distance of 9.95 feet to a point; thence North 27 degrees 23 minutes 49 seconds East along said right of way a distance of 299.48 feet to a concrete monument; thence North 57 degrees 43 minutes 04 seconds West along said right of way a distance of 10.38 feet to a concrete monument; thence North 27 degrees 21 minutes 15 seconds East along said right of way a distance of 157.19 feet to a point of curve to the right having a central angle of 24 degrees 19 minutes

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Statutory Warranty Deed

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00 seconds and a radius of 1597.11 feet, said curve subtended by a chord bearing North 39 degrees 30 minutes 45 seconds East and a chord distance of 672.75 feet; thence along the arc of said curve and along said right of way a distance of 677.82 feet to a concrete monument; thence North 51 degrees 36 minutes 14 seconds East along said right of way a distance of 1342.87 feet to a concrete monument; thence North 51 degrees 36 minutes 14 seconds East along said right of way a distance of 751.58 feet to the West line of the Southwest ¼ of the Northeast ¼ of Section 10; thence South 00 degrees 11 minutes 33 seconds West leaving said right of way and along said ¼ - ¼ line a distance of 881.56 feet to a 1 inch crimp; thence North 60 degrees 39 minutes 17 seconds East leaving said ¼ - ¼ line a distance of 496.34 feet to a 1 inch rod; thence North 60 degrees 04 minutes 34 seconds East a distance of 829.46 feet to a 2 inch open pipe; thence North 00 degrees 18 minutes 15 seconds East a distance of 992.66 feet to a 1 inch rebar inside of a 2 inch open pipe; thence South 60 degrees 19 minutes 27 seconds West a distance of 756.20 feet to a point on the Southeasterly right of way of said Highway 11; thence North 51 degrees 36 minutes 14 seconds East along said right of way a distance of 668.39 feet to a point of non-tangent curve to the right having a central angle of 18 degrees 26 minutes 59 seconds and a radius of 5689.68 feet, said curve subtended by a chord bearing North 60 degrees 51 minutes 29 seconds East and a chord distance of 1824.21 feet; thence along the arc of said curve and along said right of way a distance of 1832.12 feet to a concrete monument; thence North 69 degrees 48 minutes 37 seconds East along said right of way a distance of 597.58 feet to a ½ inch rebar capped R & G at the intersection of said right of way and the Southerly right of way of Grey Oaks Parkway, said point also being a point of non-tangent curve to the right having a central angle of 88 degrees 30 minutes 23 seconds and a radius of 50.00 feet, said curve subtended by a chord bearing South 65 degrees 51 minutes 38 seconds East and a chord distance of 69.78 feet; thence along the arc of said curve leaving said Highway 11 right of way and along said Grey Oaks Parkway right of way a distance of 77.24 feet to a point; thence South 21 degrees 36 minutes 26 seconds East along said right of way a distance of 58.33 feet to a ½ inch rebar capped R & G at a point of curve to the left having a central angle of 93 degrees 29 minutes 39 seconds and a radius of 277.50 feet, said curve subtended by a chord bearing South 68 degrees 21 minutes 16 seconds East and a chord distance of 404.23 feet; thence along the arc of said curve and along said right of way a distance of 452.82 feet to a point of reverse curve to the right having a central angle of 73 degrees 01 minutes 38 seconds and a radius of 165.00 feet, said curve subtended by a chord bearing South 78 degrees 35 minutes 16 seconds East and a chord distance of 196.35 feet; thence along the arc of said curve and along said right of way a distance of 210.30 feet; thence South 42 degrees 04 minutes 27 seconds East along said right of way a distance of 58.43 feet to the intersection of said right of way and the Westerly right of way said CSX Railroad; thence South 47 degrees 58 minutes 23 seconds West leaving said Grey Oaks Parkway right of way and along said CSX Railroad right of way a distance of 133.31 feet to the intersection of said right of way and the north line of said Section 11; thence North 89 degrees 58 minutes 16 seconds West along said right of way and the North line of said section a distance of 74.64 feet to the POINT OF BEGINNING.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/26/2024 08:53:33 AM
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Allen S. Bayl

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