

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

Send Tax Notice to:
S and M Development, LLC
100 Carrington Lane
Calera, AL 35040

STATE OF ALABAMA
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED FORTY NINE THOUSAND NINE HUNDRED AND 00/100 (\$249,900.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Western REI, LLC**, a(n) Alabama Limited Liability Company (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **S and M Development, LLC**, a(n) Alabama Limited Liability Company (hereinafter referred to as GRANTEE whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

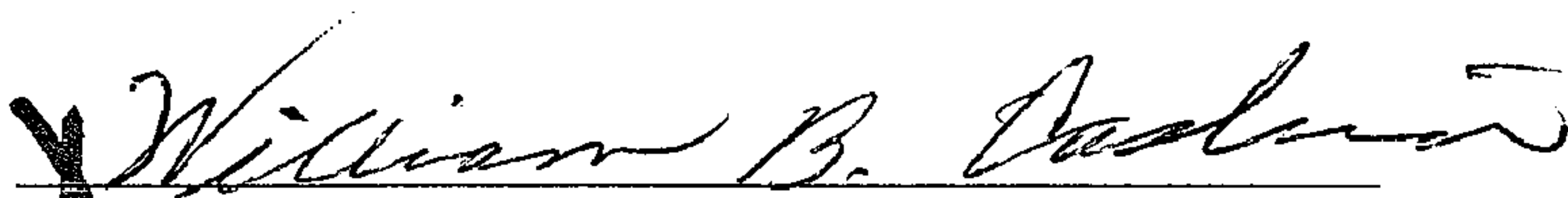
SEE ATTACHED EXHIBIT "A".

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors and assigns, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S successors and assigns shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this, the 13 day of March, 2025.



Western REI, LLC, an Alabama Limited Liability Company

By: William B. Cashion

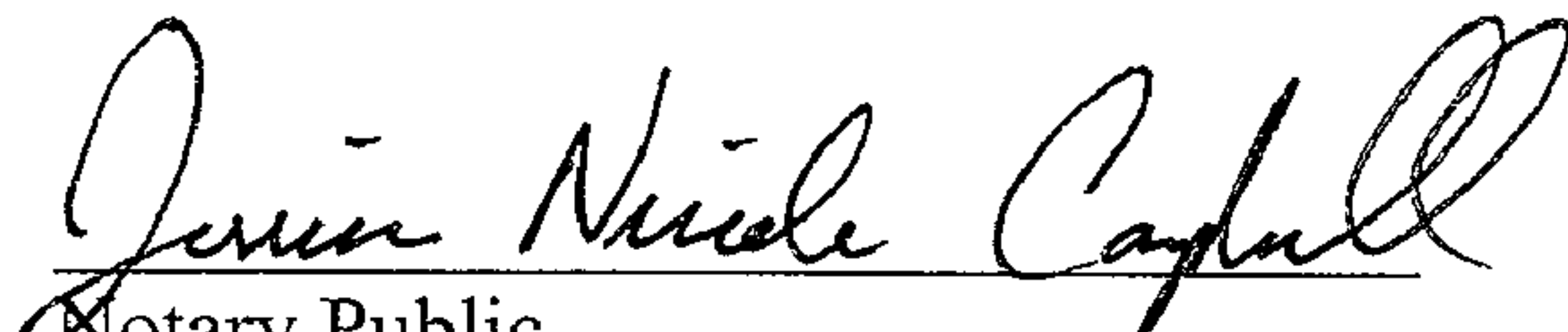
Its: Manager

STATE OF Alabama
Jefferson COUNTY

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that William B. Cashion whose name as Manager of **Western REI, LLC**, a(n) 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/she, as such Manager and with full authority, executed the same voluntarily for and as the act of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this, the 13th day of March, 2025.


Notary Public

JESSICA NICOLE CAMPBELL
Notary Public
Alabama State at Large

My Commission Expires:

My Commission Expires
September 12, 2026

Exhibit "A"
Property Description

Parcel 1

BEGIN at the NW Corner of the SW 1/4 of the NW 1/4 of Section 13, Township 21 South, Range 4 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N87°49'10"E a distance of 2006.79' to the Northerly R.O.W. line of Norfolk Southern Railroad; thence S57°02'05"W and along said R.O.W. line a distance of 147.36', to a curve to the right, having a radius of 2047.50', subtended by a chord bearing S62°52'02"W, and a chord distance of 416.12'; thence along the arc of said curve and along said R.O.W. line for a distance of 416.84'; thence S68°41'58"W and along said R.O.W. line a distance of 1556.65', to a curve to the left, having a radius of 3052.50', subtended by a chord bearing S68°11'12"W, and a chord distance of 54.64'; thence along the arc of said curve and along said R.O.W. line for a distance of 54.64'; thence N00°45'35"W and leaving said R.O.W. line a distance of 779.44' to the POINT OF BEGINNING.

Said Parcel containing 19.41 acres, more or less.

Parcel 2

BEGIN at the NE Corner of the SE 1/4 of the NW 1/4 of Section 13, Township 21 South, Range 4 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence S00°43'05"E a distance of 830.78'; thence S43°35'05"W a distance of 698.53'; thence S87°38'15"W a distance of 839.83' to the SW Corner of the SE 1/4 of the NW 1/4 of above said Section 13; thence S00°43'27"E a distance of 825.55'; thence S87°43'25"W a distance of 495.05'; thence N46°37'07"W a distance of 1156.02' to the SW Corner of the SW 1/4 of the NW 1/4 of above said Section 13; thence N00°45'35"W a distance of 434.32' to the Southerly R.O.W. line of Norfolk Southern Railroad, to a curve to the right, having a radius of 2952.50', subtended by a chord bearing N67°48'08"E, and a chord distance of 92.48'; thence along the arc of said curve and along said R.O.W. line for a distance of 92.49'; thence N68°41'58"E and along said R.O.W. line a distance of 1556.65', to a curve to the left, having a radius of 2147.50', subtended by a chord bearing N62°52'02"E, and a chord distance of 436.45'; thence along the arc of said curve and along said R.O.W. line for a distance of 437.20'; thence N57°02'05"E and along said R.O.W. line a distance of 315.21'; thence N87°49'10"E and leaving said R.O.W. line a distance of 451.97' to the POINT OF BEGINNING.

Said Parcel containing 70.26 acres, more or less.

Parcel 3

BEGIN at the NW Corner of the NE 1/4 of the SE 1/4 of Section 14, Township 21 South, Range 4 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence

N89°48'06"E a distance of 1319.70' to the NE Corner of the NE 1/4 of the SE 1/4 of above said Section 14; thence S00°44'15"E a distance of 2147.05' to the approximate centerline of Shelby County Highway 260; thence S72°18'29"W and along said centerline a distance of 220.96'; thence S80°14'55"W and along said centerline a distance of 158.28'; thence S71°39'35"W and along said centerline a distance of 179.16'; thence S63°04'14"W and along said centerline a distance of 210.97'; thence S78°27'34"W and along said centerline a distance of 318.34'; thence N86°09'07"W and along said centerline a distance of 82.40'; thence S88°04'20"W and along said centerline a distance of 160.97'; thence S82°17'46"W and along said centerline a distance of 46.70'; thence N00°29'54"W and leaving said centerline a distance of 2458.11' to the POINT OF BEGINNING. LESS AND EXCEPT any property lying inside the Right-of-Way of Shelby County Highway 260.

Said Parcel containing 71.02 acres, more or less.

Parcel 4

BEGIN at the NE Corner of Section 13, Township 21 South, Range 4 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence S00°28'55"E a distance of 262.26' to the Northerly R.O.W. line of Norfolk Southern Railroad, to a curve to the left, having a radius of 2063.54', subtended by a chord bearing of S74°40'39"W, and a chord distance of 401.51'; thence along the arc of said curve and along said R.O.W. line for a distance of 402.14'; thence S69°40'22"W and along said R.O.W. line a distance of 1350.87'; thence N00°32'59"W and leaving said R.O.W. line a distance of 776.38'; thence N87°53'07"E a distance of 1660.35' to the POINT OF BEGINNING.

Said Parcel containing 19.18 acres, more or less.

Form RT-1