

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbianna, AL 35051

Send Tax Notice to:
Metro Mini Storage, LLC

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE DOLLAR AND ZERO CENTS (\$1.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, *Edwin B. Lumpkin, Jr., a single man* (herein referred to as *Grantors*), grant, bargain, sell and convey unto, *Metro Mini Storage, LLC* (herein referred to as *Grantee*), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See Attached Exhibit "A" for Legal Description.

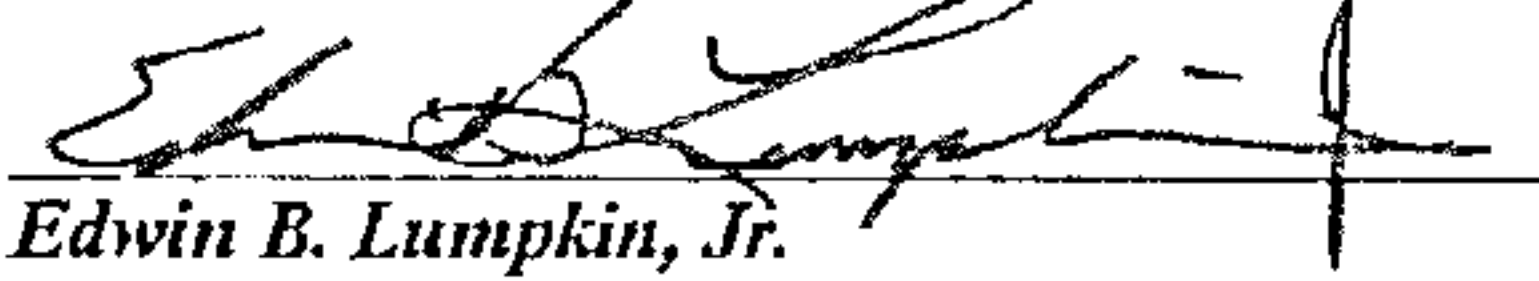
- SUBJECT TO:**
- 1. Ad valorem taxes due and payable October 1, 2023.
 - 2. Easements, restrictions, rights of way, and permits of record.

No part of the homestead of the Grantor herein or spouse, if any.
Edwin B. Lumpkin, Edwin Lumpkin, Edwin Brooks Lumpkin and Eddie Lumpkin are one in the same person.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted 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, heirs, executors and assigns forever, against the lawful claims of all persons.

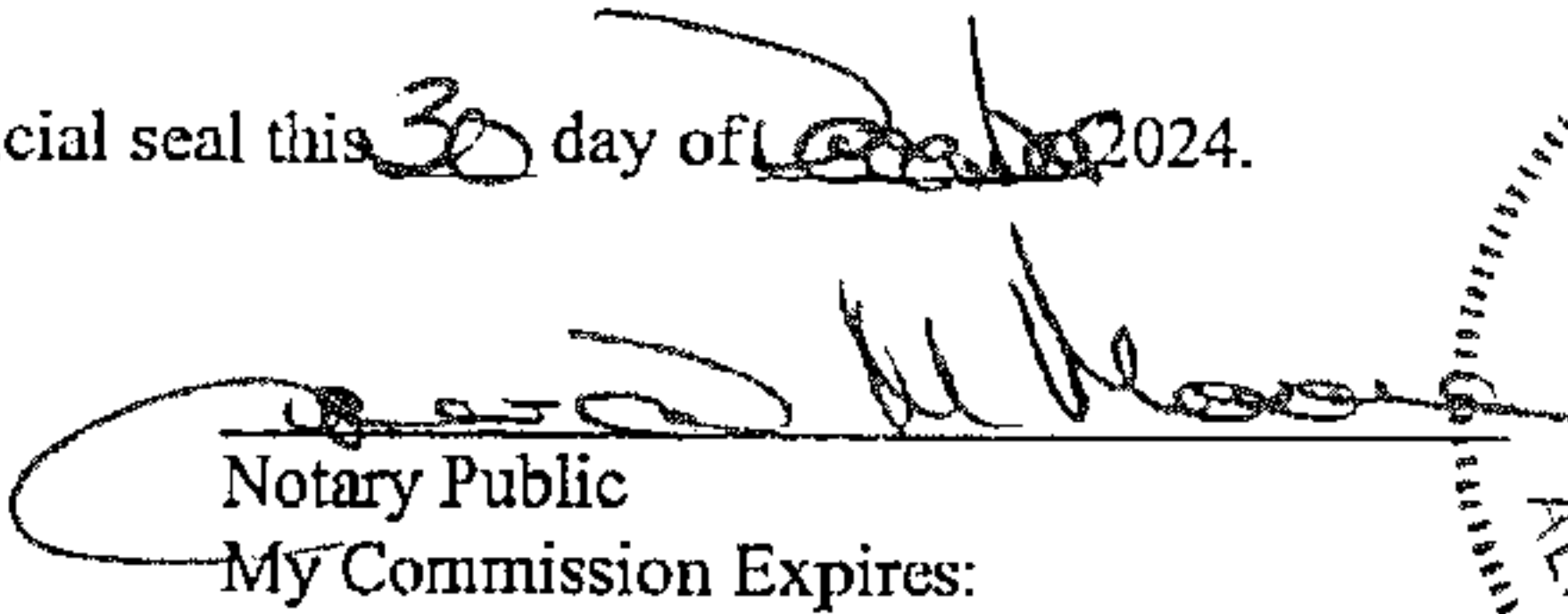
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 30 day of December, 2024.


Edwin B. Lumpkin, Jr.

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Edwin B. Lumpkin, Jr.*, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30 day of December, 2024.


Notary Public
My Commission Expires:

Treva M Moore
Notary Public, Alabama State At Large
My Commission Expires April 3, 2028

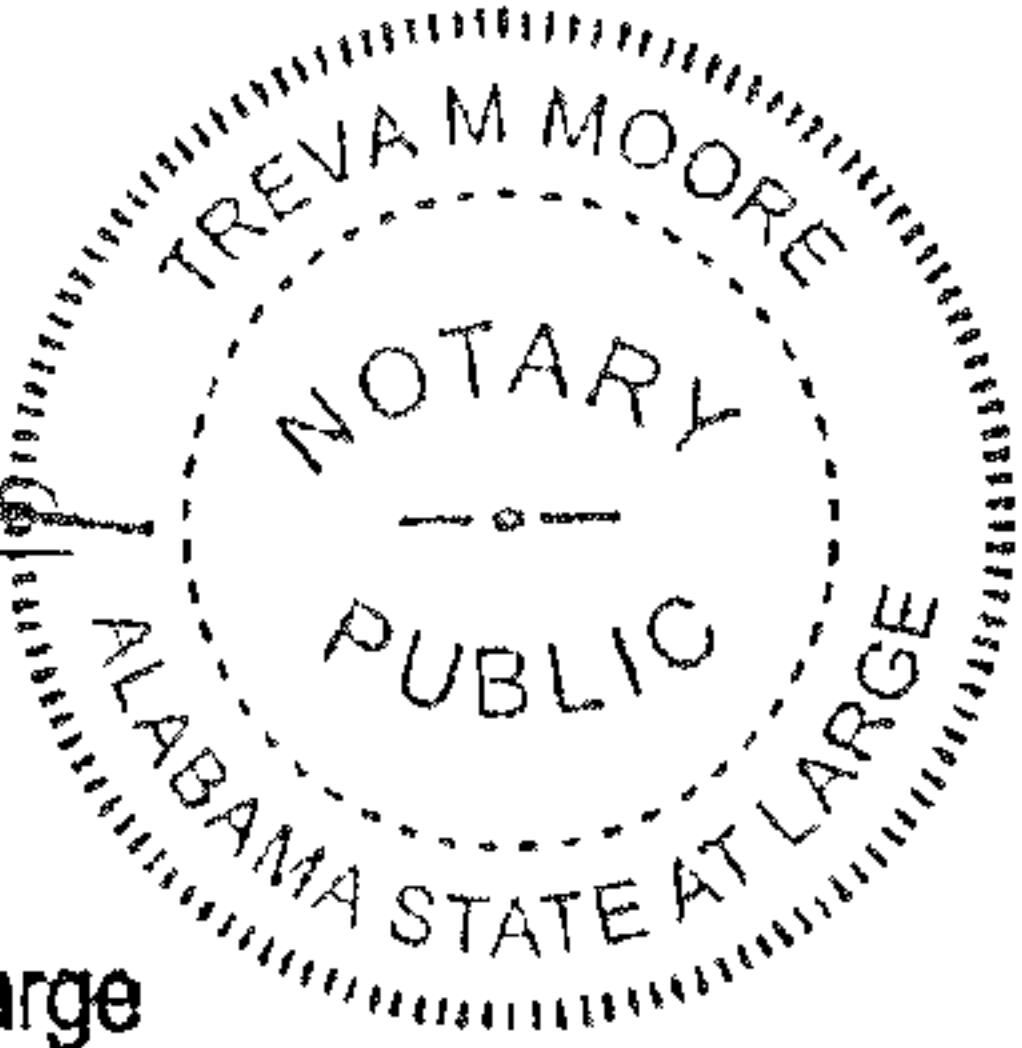


Exhibit "A"- Legal DescriptionParcel # 10-9-31-3-001-019.009 and 10-9-31-3-001-019.012 / 100 Metro Pkwy

Commence at the Southeast corner of the Southwest Quarter of Section 31; thence run North along the Quarter line 827.48 feet to the Southerly Right-of-Way (R.O.W.) of Alabama Highway 119; thence continue North 90.33 feet to the Northerly R.O.W. of Highway 119; thence right 61 deg. 09 min. 23 sec. along said R.O.W. 96.03 feet to the point of beginning; thence left 87 deg. 44 min. 14 sec., 783.88 feet; thence left 82 deg. 13 min. 46 sec., 9.78 feet; thence continue Southwesterly along the same course 261.85 feet; thence continue Southwesterly along the same course 267.08 feet; thence left 8 deg. 00 min. 27 sec., 137.37 feet; thence left 8 deg. 03 min. 32 sec., 378.44 feet; thence right 41 deg. 54 min. 57 sec., 46.43 feet to the East R.O.W. of U.S. Highway No. 31; thence left 89 deg. 29 min. 44 sec., 30.00 feet; thence 90 deg. 00 min. left 210.00 feet; thence right 90 deg. 00 min. 00 sec., 60.00 feet; thence right 82 deg. 41 min. 48 sec., 264.01 feet to the Easterly R.O.W. of U.S. Highway 31; thence left 52 deg. 41 min. 46 sec. along said R.O.W. 97.57 feet; thence left 92 deg. 30 min. 54 sec., 343.43 feet; thence right 89 deg. 39 min. 35 sec., 249.77 feet to the Northerly R.O.W. of Highway 119, being a point on a curve to the left, concave to the Northwest, with a radius of 1869.89 feet, a central angle of 27 deg. 55 min. 20 sec. and a chord of 902.27 feet; thence left to the chord 111 deg. 06 min. 17 sec. and run Northeasterly along the arc length of 911.26 feet; thence continue tangent to said curve Northeasterly 229.49 feet to the point of beginning.

Parcel #08-8-27-0-001-039.011 & 08-8-27-0-001-039-002 / 11051 Hwy 280PARCEL I:

From a 1/2-inch rebar at the NW corner of Section 27, Township 19 South, Range 1 East, run thence South along the accepted West boundary of the NW 1/4 of said Section 27 a distance of 2628.46 feet to a point that is 22.74 feet North of a 2-inch pipe accepted as the SW corner of said NW 1/4; thence turn 90 degrees 03 minutes 40 seconds left and run 484.99 feet along an accepted property line; thence turn 00 degrees 18 minutes 42 seconds right and run 404.48 feet along an accepted property line to a 1/2-inch crimped pipe; thence turn 00 degrees 27 minutes 32 seconds left and run 175.97 feet along an accepted property line and along a fence line to a 1/2-inch rebar, being the point of beginning of herein described parcel of land; thence continue along said course and along an accepted fenced property line a distance of 135.50 feet to a 1-inch pipe; thence turn 93 degrees 12 minutes 08 seconds left and 672.79 feet along an accepted property line to a 1/2-inch rebar on the Southerly boundary of U.S. Highway #280 (300-foot right of way); thence turn 106 degrees 45 minutes 12 seconds left and run 140.24 feet along said highway boundary to a 1/2-inch rebar; thence turn 73 degrees 09 minutes 23 seconds left and run 624.85 feet to the point of beginning of herein described parcel of land. Situated in the NW 1/4 of Section 27, Township 19 South, Range 1 East, Shelby County, Alabama.

PARCEL II:

From a 1/2-inch rebar at the NW corner of Section 27, Township 19 South, Range 1 East, run thence South along the accepted West boundary of the NW 1/4 of said Section 27, a distance of 2628.46 feet to a point that is 22.74 feet North of a 2-inch pipe accepted as the SW corner of said NW 1/4; thence turn 90 degrees 03 minutes 40 seconds left and run 484.99 feet along an accepted property line; thence turn 00 degrees 18 minutes 42 seconds right and run 404.48 feet along an accepted property line to a 1/2-inch crimped pipe, being the point of beginning of herein described parcel of land; thence turn 00 degrees 27 minutes 32 seconds left and run 175.97 feet along an accepted property line and along a fence line to a 1/2-inch rebar; thence turn 93 degrees 06 minutes 44 seconds left and run 624.85 feet to a 1/2-inch rebar on the Southerly boundary of U.S. Highway #280 (300-foot right of way); thence turn 106 degrees 43 minutes 24 seconds left and run 286.99 feet along said highway boundary to a 1/2-inch crimped pipe; thence turn 83 degrees 49 minutes 08 seconds left and run 541.87 feet to the point of beginning of herein described parcel of land.

Parcel #08-8-27-0-001-039-010 /11055 Hwy 280

Commencing at the Northwest corner of Section 27, Township 19 South, Range 1 East, Shelby County, Alabama, thence run South along the West boundary line of said section for a distance of 2629.03 feet; thence turn an angle of 89 degrees 35 minutes 04 seconds to the left and run a distance of 702.52 feet to the POINT OF BEGINNING; thence continue along last said course for a distance of 180.0 feet; thence turn an angle of 103 degrees 55 minutes 41 seconds to the left and run 540.76 feet to the Southeasterly right of way line of US Highway No. 280; thence turn an angle of 94 degrees 52 minutes 30 seconds left to the chord of a curve to the right and run 180.0 feet along said chord; thence turn an angle of 85 degrees 40 minutes 36 seconds from chord to the left and run 482.16 feet to the point of beginning.

Parcel #28-3-05-1-001-001.002 / 131 Apricot LanePARCEL I:

Lot 3, according to the survey of Calera Commons Center, as recorded in Map Book 31, Page 148, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT (1) property described in Inst. No. 2007072600034822

(2) common area as shown on map of Calera Common Townhomes in Map Book 38, Page 62

PARCEL II:

A 60 foot Ingress and Egress and utility easement being 30 feet in equal width on each side of the following described line;

Commence at the Southwest corner of Lot No. 2 of the Calera Commons Center as shown by map of said subdivision on record in the Office of the Judge of Probate of Shelby County, Alabama, in Map book 31 at Page 148; thence proceed North 03 degrees 38 minutes 06 seconds East along the West boundary of said Lot No. 2 for a

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distance of 27.98 feet; thence proceed North 85 degrees 46 minutes 51 seconds West for a distance of 185.23 feet; thence proceed South 00 degrees 27 minutes 18 seconds West for a distance of 65.00 feet; thence proceed South 51 degrees 31 minutes 20 seconds East for a distance of 24.74 feet; thence proceed North 86 degrees 06 minutes 30 seconds West for a distance of 82.61 feet to a 2" pipe in place; thence proceed North 38 degrees 52 minutes 04 seconds East for a distance of 30.00 feet to the centerline of said easement and the point of beginning. From this beginning point proceed South 51 degrees 37 minutes 48 seconds East along the centerline of said 60 foot easement for a distance of 43.43 feet. According to the survey of James M. Ray, Ala. Reg. No. 1838, dated June 12, 2007.

Parcel #28-3-05-1-001-001.003 / 137 Apricot Lane

Lot 4, according to the survey of Calera Commons Center, as recorded in Map Book 31, Page 148, in the Probate Office of Shelby County, Alabama. Being situated in Shelby County, Alabama.

PARCEL I:

Commence at the SW corner of the SE 1/4 of the NW 1/4 of Section 23, Township 21 South, Range 3 West, Shelby County, Alabama and run thence South 89 degrees 59 minutes 30 seconds East along the South line of said 1/4-1/4 a distance of 40.75 feet to a set rebar corner and the point of beginning of the property being described; thence run North 89 degrees 58 minutes 17 seconds East along said 1/4-1/4 line a distance of 141.54 feet to a found old iron corner of the West margin of Alabama Highway No. 119; thence run North 14 degrees 18 minutes 47 seconds West along said margin of said highway a distance of 462.29 feet to a found old iron corner; thence run South 59 degrees 67 minutes 32 seconds West a distance of 287.57 feet to a set rebar corner; thence run South 28 degrees 55 minutes 39 seconds East along an existing chain link security fence a distance of 413.94 feet to a rebar corner on a property line curve to the right having a central angle of 83 degrees 55 minutes 31 seconds and a radius of 78.06 feet; thence run southeasterly along the arc of said curve an arc distance of 114.35 feet to the point of beginning; being situated in the SW 1/4 of the NW 1/4 and the SE 1/4 of the NW 1/4 of Section 23, Township 21 South, Range 3 West, Shelby County, Alabama.

PARCEL II:

Begin at the Southeast corner of the Southwest Quarter of the Northwest Quarter of Section 23, Township 21 South, Range 3 West, Shelby County, Alabama and run thence South 89 degrees 56 minutes 17 seconds West along the South line of said 1/4-1/4 section a distance of 314.25 feet to a set rebar corner; thence run North 14 degrees 07 minutes 46 seconds West a distance of 461.87 feet to a found old iron corner; thence run North 89 degrees 57 minutes 31 seconds East a distance of 207.43 feet to a set rebar corner; thence run South 28 degrees 55 minutes 39 seconds East along an existing chain link security fence a distance of 413.94 feet to a set rebar corner at the PC of a property line curve to the right having a central angle of 83 degrees 55 minutes 31 seconds and a radius of 78.06 feet; thence run Southeasterly along the arc of said curve an arc distance of 114.35 feet to a set rebar corner on the South line of the SE 1/4 of the NW 1/4 of same said Section 23; thence run North 89 degrees 59 minutes 30 seconds West along said 1/4-1/4 line a distance of 40.75 feet to the point of beginning. Being situated in the SW 1/4 of the NW 1/4 and the SE 1/4 of the NW 1/4 of Section 23, Township 21 South, Range 3 West, Shelby County, Alabama.

Parcel #09-7-25-3-001-014.001/ 14719 Hwy 280

situated in the Southwest quarter of Section 25, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Begin at a pine heart locally accepted to be the Southeast corner of the Northeast quarter of the Southwest quarter of said Section 25; thence run in a Westerly direction along the South line of said quarter-quarter section for a distance of 952.16 feet to an iron pin set on the Northeast right-of-way line of CSX Railroad, said iron pin set also being on a curve to the left having a central angle of 05 degrees, 28 minutes, 58 seconds and a radius of 1,002.00 feet; thence turn an angle to the right to the chord of said curve of 49 degrees, 53 minutes, 11 seconds and run in a Northwesterly direction along the arc of said curve and also along the Northeast right-of-way line of said CSX Railroad for a distance of 93.52 feet to an iron pin set on the Northeast right-of-way line of said CSX Railroad; thence turn an angle to the right from the tangent of last stated curve of 90 degrees, 00 minutes, 00 seconds and run in a Northeasterly direction for a distance of 50.00 feet to an iron pin set on the Northeast right-of-way line of said CSX Railroad, said iron pin also being on a curve to the left having a central angle of 42 degrees, 20 minutes, 03 seconds and a radius of 1,052.00 feet; thence run in a Northwesterly direction along the arc of said curve for a distance of 777.29 feet to an iron pin found on the Northern right-of-way line of said CSX Railroad; thence turn an angle from the chord of said curve of 62 degrees, 48 minutes, 50 seconds and run in a Northwesterly direction for a distance of 71.73 feet to an iron pin found on the Southwest right-of-way line of Shelby County Highway # 440, said iron pin being on a curve to the left having a central angle of 18 degrees, 41 minutes, 58 seconds and a radius of 445.00 feet; thence turn an angle to the chord of said curve of 49 degrees, 45 minutes, 01 second and run in a Northeasterly direction along the arc of said curve for a distance of 145.23 feet to an iron pin set on the Southeast right-of-way line of Shelby County Highway # 440, said iron pin also being on a curve to the left having a central angle of 06 degrees, 40 minutes, 47 seconds and a radius of 1,995.54 feet; thence run along the arc of said curve in a Northeasterly direction for a distance of 232.65 feet to an iron pin set on the Southeast right-of-way line of said Shelby County Highway # 440; thence run tangent to last stated curve in a Northeasterly direction for a distance of 279.52 feet to a concrete monument found on the Southeast right-of-way line of said Shelby County Highway # 440, said concrete monument also being on the South right-of-way line of U.S. Highway # 280; thence turn an angle to the right of 90 degrees, 08 minutes, 12 seconds and run in a Southeasterly direction for a distance of 34.12 feet to a concrete monument found on the Southeast right-of-way line of said U.S. Highway # 280; thence turn an angle to the left of 90 degrees, 19 minutes, 13 seconds and run in a Northeasterly direction along the Southeast right-of-way line of said U.S. Highway # 280 for a distance of 157.70 feet to a concrete monument found; thence turn an angle to the right of 29 degrees, 25 minutes, 18 seconds and run in a Northeasterly direction along the Southeast right-of-way line of said U.S. Highway # 280 for a distance of 171.16 feet to a concrete monument found; thence turn an angle to the right of 32 degrees, 10 minutes, 21 seconds and run in a Southeasterly direction along the South right-of-way line of said U.S. Highway # 280 for a distance of 1,021.16 feet to a 3/8 inch rebar found on the South right-of-way line of said U.S. Highway # 280, said iron also being on the East line of said Northeast quarter of the Southwest quarter; thence turn an angle to the right of 86 degrees, 55 minutes, 26 seconds and run in a Southerly direction along the East line of said Northeast quarter of the Southwest quarter for a distance of 1,154.68 feet to the point of beginning; said parcel of land containing 36.1 acres, more or less.

Parcel #09-7-25-0-000-001.007/ 1182 Hwy 440**PARCEL I:**

Commence at a 2" pipe in place accepted as the Northeast corner of the Southwest one-fourth of the Northeast one-fourth of Section 25, Township 19 South, Range 1 West, Shelby County, Alabama; thence proceed South 85 degrees 42 minutes 40 seconds West for a distance of 544.77 feet; thence proceed South 04 degrees 17 minutes 58 seconds East for a distance of 30.0 feet; thence proceed South 85 degrees 38 minutes 06 seconds West for a distance of 70.54 feet; thence continue South 85 degrees 38 minutes 06 seconds West for a distance of 129.45 feet; thence proceed North 04 degrees 17 minutes 58 seconds West for a distance of 29.94 feet; thence proceed South 85 degrees 42 minutes 24 seconds West for a distance of 141.95 feet to a point on the easterly right of way of Shelby County Road #440; thence proceed South 37 degrees 33 minutes 05 seconds West along the easterly right of way of said road for a distance of 67.11 feet to a 1/2" rebar in place, said point being the point of beginning. From this beginning point proceed South 39 degrees 02 minutes 42 seconds West along the easterly right of way of said road for a distance of 60.41 feet; thence proceed South 41 degrees 00 minutes 11 seconds West along the easterly right of way of said road for a distance of 51.36 feet; thence proceed South 43 degrees 22 minutes 17 seconds West along the easterly right of way of said road for a distance of 50.29 feet; thence proceed South 47 degrees 44 minutes 05 seconds West along the easterly right of way of said road for a distance of 52.06 feet; thence proceed South 53 degrees 24 minutes 46 seconds West along the easterly right of way of said road for a distance of 53.89 feet; thence proceed South 58 degrees 42 minutes 57 seconds West along the easterly right of way of said road for a distance of 21.12 feet (set 1/2" rebar); thence proceed South 00 degrees 10 minutes 45 seconds West for a distance of 422.90 feet (set 1/2" rebar); thence proceed South 89 degrees 49 minutes 22 seconds East for a distance of 246.54 feet (set 1/2" rebar); thence proceed North 00 degrees 10 minutes 38 seconds East for a distance of 627.08 feet to a 1/2" rebar in place; thence proceed South 85 degrees 42 minutes 40 seconds West for a distance of 41.13 feet to the point of beginning.

The above described land is located in the Southwest one-fourth of the Northeast one-fourth of Section 25, Township 19 South, Range 1 West, Shelby County, Alabama.

According to the survey of James M. Ray, Ala. Reg. No. 18383, dated March 24, 2015.

Parcel #09-7-25-0-000-001.006/ 14548 Hwy 280**PARCEL II:**

Commence at a 2-inch pipe in place accepted as the Northeast corner of the Southwest 1/4 of the Northeast 1/4 of Section 25, Township 19 South, Range 1 West, Shelby County, Alabama; thence proceed South 85 degrees 42 minutes 40 seconds West along the North boundary of said 1/4-1/4 Section for a distance of 544.77 feet to a 1/2-inch rebar in place; thence proceed South 04 degrees 07 minutes 33 seconds East for a distance of 30.0 feet to a 1/2-inch rebar in place; thence proceed South 85 degrees 38 minutes 06 seconds West for a distance of 70.54 feet (set 1/2-inch rebar), said point being the point of beginning; from this beginning point continue South 85 degrees 38 minutes 06 seconds West for a distance of 129.45 feet to a 1/2-inch rebar in place; thence proceed North 04 degrees 17 minutes 58 seconds West for a distance of 29.94 feet to a 1/2-inch rebar in place; thence proceed South 85 degrees 42 minutes 40 seconds West for a distance of 142.05 feet to a point on the Easterly right of way of Shelby County Road No. 440; thence proceed South 37 degrees 33 minutes 05 seconds West along the Easterly right of way of said road for a distance of 67.11 feet; thence proceed North 85 degrees 42 minutes 40 seconds East for a distance of 41.13 feet; thence proceed South 00 degrees 10 minutes 38 seconds West for a distance of 1141.84 feet (set 1/2-inch rebar) to a point on the Northerly right of way of U.S. Highway 280; thence proceed South 87 degrees 24 minutes 08 seconds East along the Northerly right of way of said highway for a distance of 272.96 feet (set 1/2-inch rebar); thence proceed North 00 degrees 10 minutes 38 seconds East for a distance of 1195.07 feet to the point of beginning.

The above described land is located in the Southwest 1/4 of the Northeast 1/4 of Section 25, Township 19 South, Range 1 West, Shelby County, Alabama.

According to survey of James M. Ray, RLS #18383, dated March 20, 2003.

Parcel #22-9-30-4-002-007.007 / 4201 Smokey Rd

Lot 1 of the Hannah Gwin Subdivision, recorded in Map Book 30, at Page 47 in the Judge of Probate Office, Shelby County, Alabama.

ALSO:

A portion of Lot 2 of the Hannah Gwin Subdivision, as recoded in Map Book 30, Page 47 in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows:

Commence at the SW corner of the SW 1/4 of the SE 1/4 of Section 30, Township 21 South, Range 2 West; thence run along the South line thereof South 86 degrees 35 minutes 38 seconds East for a distance of 417.91 feet to the Point of Beginning; thence North 00 degrees 00 minutes 32 seconds West for a distance of 513.48 feet; thence South 86 degrees 59 minutes 19 seconds East for a distance of 55.08 feet; thence South 00 degrees 00 minutes 32 seconds East for a distance of 578.59 feet to a point of cusp on a curve concave to the South having a radius of 4287.73 feet and a central angle of 0 degrees 44 minutes 16 seconds and being subtended by a chord which bears North 84 degrees 58 minutes 37 seconds West 55.21 feet; thence Westerly along said curve a distance of 55.21 feet; thence North 00 degrees 00 minutes 32 seconds West for a distance of 63.17 feet to the Point of Beginning. Containing 0.73 acres, more or less.

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Parcel #13-1-12-3-001-003.001/ 2792 Pelham Pkwy

Part of the NE 1/4 of SW 1/4 and part of NW 1/4 of SE 1/4 of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

From the northwest corner of the NE 1/4 of SW 1/4 of said Section 12, run in a southerly direction along the west line of said 1/4-1/4 section for a distance of 300.0 feet; thence turn an angle to the left of 88 degrees 36' 15" and run in an easterly direction for a distance of 990.18 feet to an existing iron pin being the point of beginning; thence continue along last mentioned course for a distance of 385.20 feet to an existing iron pin being on the West right-of-way line of U.S. Highway #31; thence turn an angle to the right of 115 degrees 27' and run in a southwesterly direction along said west right-of-way line for a distance of 374.21 feet to an existing iron pin; thence turn an angle to the right of 64 degrees 33' and run in a westerly direction for a distance of 353.22 feet; thence turn an angle to the right of 110 degrees 52' 15" and run in a northeasterly direction for a distance of 361.62 feet, more or less, to the point of beginning.

Parcel #22-9-30-4-002-007.002 / 4159 Smokey Rd

Beginning at the Southwest corner of the Southwest Quarter of the Southeast Quarter of Section 30, Township 21 South, Range 2 West; thence run North along said Quarter-Quarter line a distance of 153.38 feet; thence turn an angle of 94 degrees 24 minutes 10 seconds right and run a distance of 130.16 feet; thence turn an angle of 85 degrees 35 minutes 50 seconds right and run a distance of 217.15 feet to the North right of way of Hwy 12; thence turn an angle of 90 degrees 08 minutes 45 seconds right and run a distance of 131.64 feet along said right of way; thence turn an angle of 91 degrees 34 minutes 59 seconds right and run a distance of 74.12 feet to the point of beginning.

Situated in Shelby County, Alabama.

Parcel #23-6-23-2-001-050.001 / 24 Sycamore Lane

Commence at the SW corner of the SE 1/4 of the NW 1/4 of Section 23, Township 21 South, Range 3 West, Shelby County, Alabama and run thence South 89 degrees 59 minutes 30 seconds East along the South line of said 1/4-1/4 a distance of 40.75 feet to a set rebar corner and the point of beginning of the property being described; thence run North 89 degrees 59 minutes 17 seconds East along said 1/4-1/4 line a distance of 141.54 feet to a found old iron corner of the West margin of Alabama Highway No. 119; thence run North 14 degrees 18 minutes 47 seconds West along said margin of said highway a distance of 462.29 feet to a found old iron corner; thence run South 59 degrees 57 minutes 32 seconds West a distance of 287.57 feet to a set rebar corner; thence run South 28 degrees 55 minutes 39 seconds East along an existing chain link security fence a distance of 413.94 feet to a rebar corner on a property line curve to the right having a central angle of 83 degrees 55 minutes 31 seconds and a radius of 78.06 feet; thence run southeasterly along the arc of said curve an arc distance of 114.35 feet to the point of beginning; being situated in the SW 1/4 of the NW 1/4 and the SE 1/4 of the NW 1/4 of Section 23, Township 21 South, Range 3 West, Shelby County, Alabama

Parcel #22-8-34-4-001-005.009 / 6916 Hwy 70

Commence at the SE corner of the NW 1/4 of the SE 1/4 of Section 34, Township 21 South, Range 2 West, Shelby County, Alabama, and run North 00 degrees 27 minutes 59 seconds East for 135.50 feet to the point of beginning, being on the North right of way of Alabama #70 from said point of beginning, continue North 00 degrees 27 minutes 59 seconds East for 1190.93 feet; thence run North 88 degrees 05 minutes 18 seconds West for 315.42 feet; thence run South 00 degrees 39 minutes 16 seconds West for 861.07 feet; thence run South 86 degrees 01 minutes 42 seconds East for 163.70 feet; thence run South 03 degrees 43 minutes 38 seconds West for 343.31 feet to the North right of way of Alabama Highway #70; thence along North right of way North 85 degrees 34 minutes 02 seconds East for 174.92 feet to the point of beginning.

ALSO:

A 30 foot ingress, egress and utility easement being described as follows: Commence at the SE corner of the NW 1/4 of the SE 1/4 of Section 34, Township 21 South, Range 2 West, Shelby County, Alabama and run North 00 degrees 27 minutes 59 seconds East for 135.50 feet to the North right of way of Alabama Highway #70 and the Point of Beginning of a 30 foot ingress, egress and utility easement; from said point of beginning, run North 00 degrees 27 minutes 59 seconds East for 1026.23 feet; said easement being 30 feet in width and left of the above described line according to the survey of Michael G. Moxes, dated December 28, 2004.

LESS AND EXCEPT THE FOLLOWING:

Commence at the SE corner of the NW 1/4 of the SE 1/4 of Section 34, Township 21 South, Range 2 West, Shelby County, Alabama and run North 00 degrees 27 minutes 59 seconds East for 135.50 feet to the North right of way of Alabama #70; thence leaving said right of way, run North 00 degrees 27 minutes 59 seconds East for 1026.23 feet to the point of beginning. From said point of beginning, continue North 00 degrees 27 minutes 59 seconds East for 164.71 feet; thence run North 88 degrees 05 minutes 18 seconds West for 314.42 feet; thence run South 00 degrees 39 minutes 16 seconds West for 173.58 feet; thence run South 89 degrees 41 minutes 59 seconds East for 315.89 feet to the point of beginning.

According to the survey of Amos F. Roese, dated March 4, 2013.

Parcel # 22-8-34-4-001-005.010/ 6916 Hwy 70**EXHIBIT A**

Commence at the Southeast corner of the Northwest quarter of the Southeast quarter of Section 24, Township 21 South, Range 2 West, Shelby County, Alabama and run thence N 00°27'59" E along the East line of said quarter-quarter section a distance of 185.50' to a point on the North margin of Highway No. 70; Thence run S 85°34'33" W along said margin of said Highway a distance of 174.72' to a set rebar corner and the POINT OF BEGINNING of the property being described; Thence continue S 85°34'33" W along said margin of Highway a distance of 146.40' to a set rebar corner; Thence run N 00°40'28" E a distance of 553.49' to a set rebar corner; Thence run S 85°37'57" E a distance of 154.14' to a set rebar corner; Thence run South 03°41'14" W a distance of 543.34' to a point of beginning.

There is also a 25.0' wide by 22.0' long Easement on the Southeastern corner of subject property reserved by the grantor for signage, landscaping and utilities that is described as follows:

Commence at the Southeast corner of the Northwest quarter of the Southeast quarter of Section 24, Township 21 South, Range 2 West, Shelby County, Alabama and run thence N 00°27'59" E along the East line of said quarter-quarter section a distance of 185.50' to a point on the North margin of Highway No. 70; Thence run S 85°34'33" W along said margin of said Highway a distance of 174.72' to a set rebar corner and the POINT OF BEGINNING of the Easement being described; Thence continue East a distance of 22.00' to a point; Thence run N 03°41'14" E a distance of 25.00' to a point; Thence run N 85°34'33" E a distance of 22.00' to a point; Thence run S 85°37'57" W a distance of 25.0' to the point of beginning and the end of the Easement.

There is also a 15.0' wide Access and Utility Easement along the West line of subject property reserved by the grantor which is described as follows:

Commence at the Southeast corner of the Northwest quarter of the Southeast quarter of Section 24, Township 21 South, Range 2 West, Shelby County, Alabama and run thence N 00°27'59" E along the East line of said quarter-quarter section a distance of 185.50' to a point on the North margin of Highway No. 70; Thence run S 85°34'33" W along said margin of said Highway a distance of 174.72' to a set rebar corner and the POINT OF BEGINNING of the Easement being described; Thence run N 00°40'28" E a distance of 553.49' to a point; Thence run N 85°37'57" W a distance of 15.0' to a point; Thence run S 00°40'28" W a distance of 153.27' to a point on the North line of Highway No. 70; Thence run S 85°34'33" W along said margin of said Highway a distance of 25.0' to the point of beginning and the end of the Easement.

Parcel #22-8-34-4-001-005.011/ 6918 Hwy 70

Commence at the Southeast corner of the Northwest 1/4 of the Southeast 1/4 of Section 34, Township 21 South, Range 2 West, Shelby County, Alabama and run North 00 degrees 27 minutes 59 seconds East for 135.50 feet to the North right of way of Al. Hwy. 70; thence leaving said right of way, run North 00 degrees 27 minutes 59 seconds East for 1026.23 feet to the point of beginning. From said point of beginning, continue North 00 degrees 27 minutes 50 seconds East for 164.71 feet; thence run North 88 degrees 05 minutes 18 seconds West for 315.42 feet; thence run South 00 degrees 39 minutes 15 seconds West for 173.58 feet; thence run South 89 degrees 41 minutes 59 seconds East for 315.89 feet to the point of beginning.

ALSO, a 30' ingress, egress and utility easement being described as follows: Commence at the Southeast corner of the NW 1/4 of the SE 1/4 of Section 34, Township 21 South, Range 2 West, Shelby County, Alabama and run North 00 degrees 27 minutes 59 seconds East for 135.50 feet to the North right of way of Al. Hwy. 70 and the point of beginning of a 30 ft. ingress, egress and utility easement; from said point of beginning, run North 00 degrees 27 minutes 59 seconds East for 1026.23 feet. Said easement being 30 feet in width and left of the above described line. According to the survey of Michael G. Moates, dated December 28, 2004.

Parcel #03-9-31-0-001-013.000 / 7042 Meadowlark

Lot 4, of Ingram's Survey of the SW 1/4 of the NE 1/4 of Section 31, Township 18 South, Range 1 West, more particularly described as follows:

Beginning at the center of said Section 31, Township 18 South, Range 1 West and run in a Northerly direction along the West boundary of the NE 1/4, which is the North and South median line of said Section, 165 feet for point of beginning of a lot herein described; run thence in an Easterly direction and parallel with the East and West median line of said Section 1288.2 feet to a public road; run thence in a Northerly direction along said road to a point which is 330 feet North of the East and West median line of said Section; run thence in a Westerly direction and parallel with the East and West median line of said Section 1281.4 feet to the North and South median line of said Section; run thence in a Southerly direction along said median line 155 feet to the point of beginning with Tract 4 of the Jessica Ingram Survey, as recorded in Map Book 3, page 54, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Parcel #03-9-31-0-001-012.000 / 7036 Meadowlark

Tract 2-A in the NE 1/4 of Section 31, Township 18 South, Range 1 West, Shelby County, Alabama, also known as the resurvey of Lot 2 of the J.R. McMillian survey, as recorded in Map Book 19, Page 81 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Parcel # 23-6-23-2-001-046.000 / 7887 Hwy 119

A part of Section 23, Township 21 South, Range 3 West, described as follows:

Begin at the Intersection of Alabama Highway 119 and County Road; thence run West 280 feet; thence South 198 feet; thence East 270 feet to said Highway 119; thence North 198 feet to the point of beginning.

Poor Quality

Parcel #28-2-04-0-001-012.011 / 80 Metro Drive

A parcel of land situated in the Southwest Quarter of the Northeast Quarter, and the South Half of the Northwest Quarter, both lying in Section 4, Township 22 South, Range 2 West, St. Stephens Meridian, Shelby County, Alabama, and being more particularly described as follows:

Beginning at an axle found at the Southeast corner of the Southeast Quarter of the Northwest Quarter of Section 4, Township 22 South, Range 2 West, St. Stephens Meridian, Shelby County, Alabama; thence run N88°21'57"W along the South boundary line of said quarter-quarter for a distance of 623.07 feet to a concrete monument found on the Northerly right-of-way line of I-65 (180 feet right); thence run N52°38'31"W along said right-of-way line for a distance of 954.39 feet to a concrete monument found (180 feet right of 305+85.9), said point also being on the Easterly right-of-way line of CSX Railroad; thence run N07°24'26"W along said right-of-way line for a distance of 801.37 feet to a 1 ³/₄" open top iron found, said point also being on the North boundary line of the North Half of the Northwest Quarter of Section 4, Township 22 South, Range 2 West; thence run S88°43'04"E along said North boundary line for a distance of 2352.52 feet to the West right-of-way line of Highway 31 (right-of-way width 100 feet), said point also being a ²/₄" rebar found; thence run S10°16'53"E along said right-of-way line for a distance of 843.85 feet to a capped iron found (CA00279); thence leaving said right-of-way line, run N89°46'42"W for a distance of 1036.67 feet to a capped iron found (CA00279); thence run S02°06'24"E for a distance of 512.99 feet to the POINT OF BEGINNING.

Parcel #23-7-35-0-002-082.002 / Lot across from 5158 Hwy 119

Part of Section 35, Township 21 South, Range 3 West, more particularly described as follows:

Commence at the SW corner of Section 35, Township 21 South, Range 3 West; thence run East along said section line 1899.80 feet to a fence post and the point of beginning; thence 95 degrees 17 minutes 30 seconds left 443.47 feet; thence 95 degrees 17 minutes 33 seconds right 1267.80 feet to the R.O.W. of Alabama Highway 119; thence 86 degrees 30 minutes 25 seconds right 442.40 feet along said R.O.W.; thence 93 degrees 29 minutes 33 seconds right leaving said R.O.W. 1253.87 feet to the point of beginning. Situated in Shelby County, Alabama.

Parcel #23-6-23-3-001-003.002 / Vacant Lot, Alabaster

A parcel of land situated in the SW 1/4 of Section 23, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the NW corner of the SW 1/4 of Section 23, Township 21 South, Range 3 West, Shelby County, Alabama and run East along the North line of the SW 1/4 for a distance of 878.68 feet to the point of beginning of the parcel of land herein described; thence continue along the last described course for a distance of 609.75 feet to a point on the West right of way line of Alabama Highway No. 119; thence turn 72 degrees 52 minutes 10 seconds right to the tangent of a curve to the left, said curve having a radius of 2904.79 feet and run along the arc of said curve and said road right of way for a distance of 291.75 feet to a point; thence turn 83 degrees 54 minutes 19 seconds right from the tangent to said curve at said point and run southwesterly for a distance of 228.38 feet; thence turn 90 degrees 00 minutes 00 seconds right and run northwesterly for a distance of 74.16 feet; thence turn 93 degrees 07 minutes 52 seconds left and run southwesterly for a distance of 143.60 feet; thence turn 71 degrees 58 minutes 41 seconds left and run southeasterly for a distance of 218.74 feet to a point on the North right of way line of Shelby County Highway No. 80; thence turn 100 degrees 34 minutes 28 seconds right and run westerly along said road right of way for a distance of 340.24 feet; thence 87 degrees 22 minutes 28 seconds right and run northerly for a distance of 631.62 feet to the point of beginning; being situated in Shelby County, Alabama.

LESS AND EXCEPT Mission Hills Road Subdivision, recorded in Map Book 26, Page 139 and Mission Hills Road Subdivision, Phase 1, as shown in Map Book 27, Page 14, in the Probate Office of Shelby County, Alabama.

Parcel #22-9-30-4-002-007.008 and #22-9-30-4-002-007.001 / 4201 Smokey Rd

Lot 2, according to the Survey of the Hannah Gwin Subdivision, as recorded in Map Book 30, Page 47, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT:

Commence at the SW corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 30, Township 21 South, Range 2 West; thence run along the South line thereof South 86 degrees 35 minutes 38 seconds East for a distance of 417.91 feet to the Point of Beginning; thence North 00 degrees 00 minutes 32 seconds West for a distance of 513.48 feet; thence South 86 degrees 59 minutes 19 seconds East for a distance of 55.08 feet; thence South 00 degrees 00 minutes 32 seconds East for a distance of 578.59 feet to a point of cusp on a curve concave to the South having a radius of 4287.73 feet and a central angle of 0 degrees 44 minutes 16 seconds and being subtended by a chord which bears North 84 degrees 58 minutes 37 seconds West 55.21 feet; thence Westerly along said curve a distance of 55.21 feet; thence North 00 degrees 00 minutes 32 seconds West for a distance of 63.17 feet to the Point of Beginning. Containing 0.73 acres, more or less.

PARCEL III

Commence at the SW corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 30, Township 21 South, Range 2 West; thence run North along said $\frac{1}{2}$ - $\frac{1}{4}$ line a distance of 153.38 feet to the point of beginning; thence continue along last described course a distance of 518.81 feet; thence turn an angle of 93 degrees 19 minutes 50 seconds right and run a distance of 130.00 feet; thence turn an angle of 86 degrees 40 minutes 10 seconds right and run a distance of 521.25 feet; thence turn an angle of 94 degrees 24 minutes 10 seconds right and run a distance of 130.16 feet to the point of beginning.

According to survey of Rodney Y. Shiflett, RLS # 21784, dated November 3, 2000.

ALSO:

A 20' Ingress/Egress and Utility Easement, lying 10' either side of and parallel to the following described centerline:

Commence at the SW corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 30, Township 21 South, Range 2 West, Shelby County, Alabama; thence North 00 degrees 02 minutes 08 seconds West, a distance of 152.67 feet; thence South 85 degrees 36 minutes 31 seconds East, a distance of 118.46 feet to the POINT OF BEGINNING OF SAID CENTERLINE; thence South 04 degrees 36 minutes 08 seconds West, a distance of 160.41 feet; thence South 00 degrees 06 minutes 03 seconds East, a distance of 57.89 feet to the northerly R.O.W. line of Shelby County Highway 12, otherwise known as Smokey Road and the POINT OF ENDING OF SAID CENTERLINE. According to the survey of Rodney Shiflett, dated September 3, 2014.

Parcel # 28-2-04-0-001-012.010 / 4952 Hwy31

A parcel of land situated in the Southwest Quarter of the Northeast Quarter, and the South Half of the Northwest Quarter, both lying in Section 4, Township 22 South, Range 2 West, St. Stephens Meridian, Shelby County, Alabama, and being more particularly described as follows:

Beginning at an axle found at the Southeast corner of the Southeast Quarter of the Northwest Quarter of Section 4, Township 22 South, Range 2 West, St. Stephens Meridian, Shelby County, Alabama; thence run N88°21'57"W along the South boundary line of said quarter-quarter for a distance of 623.07 feet to a concrete monument found on the Northerly right-of-way line of I-65 (180 feet right); thence run N52°38'31"W along said right-of-way line for a distance of 954.39 feet to a concrete monument found (180 feet right of 305+85.9), said point also being on the Easterly right-of-way line of CSX Railroad; thence run N07°24'26"W along said right-of-way line for a distance of 801.37 feet to a 1 $\frac{3}{4}$ " open top iron found, said point also being on the North boundary line of the North Half of the Northwest Quarter of Section 4, Township 22 South, Range 2 West; thence run S88°43'04"E along said North boundary line for a distance of 2352.52 feet to the West right-of-way line of Highway 31 (right-of-way width 100 feet), said point also being a 2 $\frac{3}{4}$ " rebar found; thence run S10°16'53"E along said right-of-way line for a distance of 843.85 feet to a capped iron found (CA00279); thence leaving said right-of-way line, run N89°46'42"W for a distance of 1036.67 feet to a capped iron found (CA00279); thence run S02°06'24"E for a distance of 512.99 feet to the POINT OF BEGINNING.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/23/2025 02:36:35 PM
\$2049.00 BRITTANI
20250423000120930

Allen S. Bayal

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Edwin B. Lumpkin Jr. Grantee's Name Metro Mini Storage, LLC
Mailing Address 100 Metro Pkwy Mailing Address 100 Metro Pkwy
Prichard, AL Prichard, AL
35124 35124

Property Address Shelby County Date of Sale 12-30-24
Properties Total Purchase Price \$ 2,000,000.00
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 12-30-24

Print Mike T. Atchison

Unattested

(verified by)

Sign Mike T. Atchison
(Grantor/Grantee/Owner/Agent) circle one