

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
Columbiana, AL 35051

Send Tax Notice to:
EEL Holdings, 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, *EEL Holdings, 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.

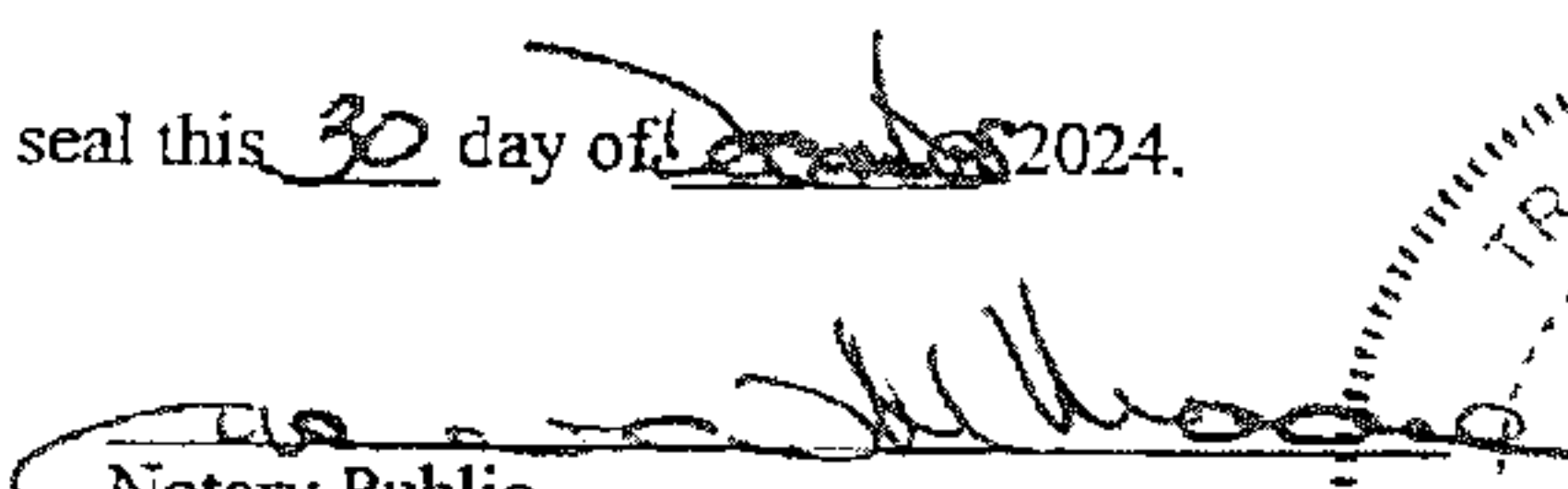
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 30 day of December, 2024.


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

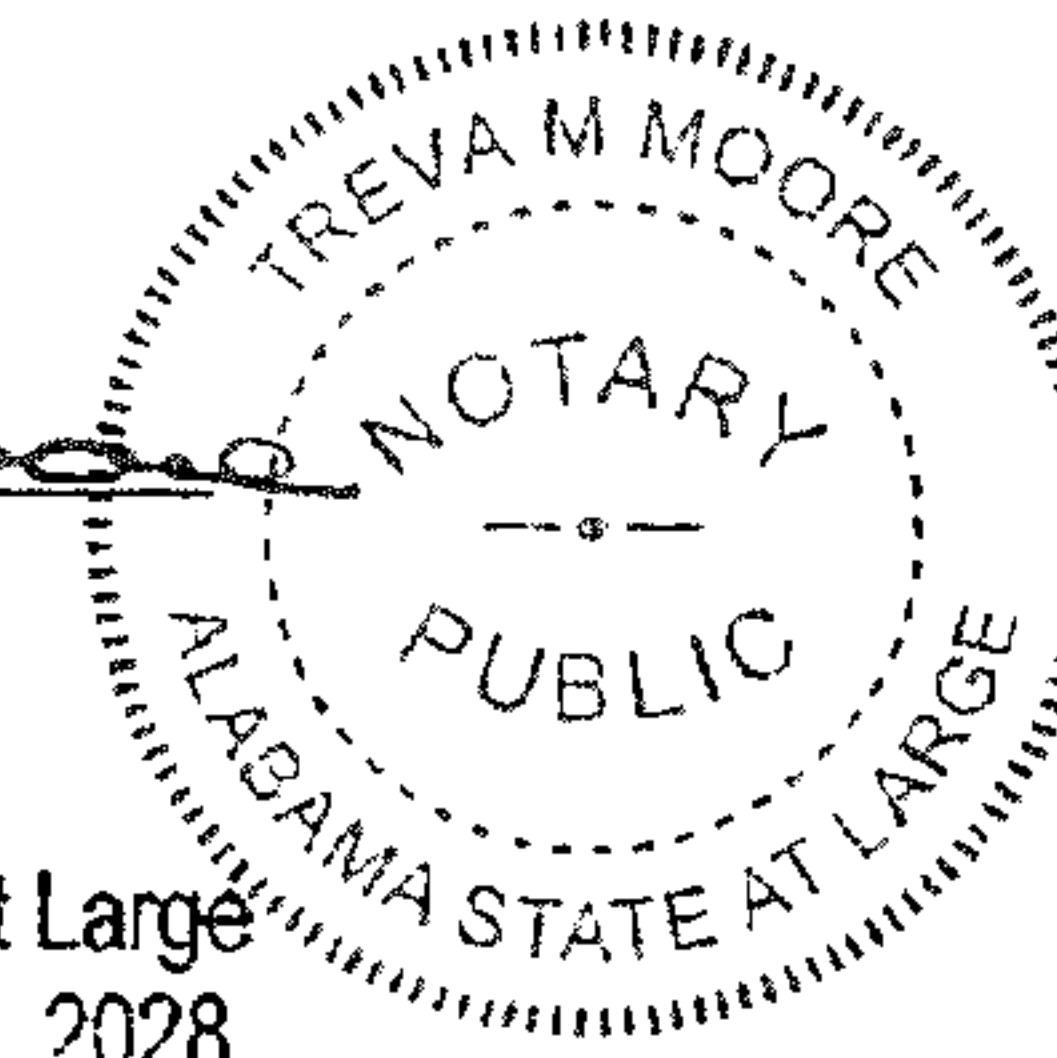


Exhibit "A"- Legal Description**Parcel 23-1-12-0-000-059.003/ 1797 Fulton Springs****PARCEL I:**

Commence at the Northwest corner of the SW 1/4 of the SE 1/4 of Section 12, Township 21 South, Range 3 West; thence run southerly along the West boundary of said 1/4-1/4 for 425.80 feet to an iron, being the point of beginning of the parcel herein described; thence turn an angle of 155 degrees 55 minutes 56 seconds to the left and run northeasterly for 447.14 feet to an iron; thence turn an angle of 67 degrees 27 minutes 39 seconds to the right and run easterly for 363.46 feet to a concrete right of way monument on the Southwest right of way line of Interstate Highway 65; thence turn an angle of 63 degrees 50 minutes 54 seconds to the right and run southeasterly along said right of way line for 110.50 feet to a concrete right of way monument; thence continue along said right of way along a curve to the left, having a radius of 11624.16 feet and a central angle of 5 degrees 44 minutes 08 seconds for an arc distance of 1163.63 feet to an iron; thence turn an angle of 110 degrees 38 minutes 32 seconds to the right (from the tangent to the curve) and run 136.06 feet to an open-end pipe; thence turn an angle of 13 degrees 08 minutes 21 seconds to the right and run 77.56 feet to an iron; thence turn an angle of 90 degrees 00 minutes 00 seconds to the right and run 60.00 feet to an iron; thence turn an angle of 90 degrees 00 minutes 00 seconds to the left and run along a curve to the right, having a radius of 91.64 feet and a central angle of 56 degrees 24 minutes 26 seconds for an arc distance of 90.22 feet to an iron; thence run northwesterly, tangent to the curve, for 555.92 feet to an iron; thence turn an angle of 42 degrees 45 minutes 59 seconds to the left and run 601.33 feet to the point of beginning. Said parcel is lying in the SW 1/4 of the SE 1/4 of Section 12, Township 21 South, Range 3 West.

TOGETHER WITH the following described non-exclusive easement for ingress and egress and utilities.

Commence at the Southwest corner of the Southwest Quarter of the Southeast Quarter of Section 12, Township 21 South, Range 3 West, Shelby County, Alabama; thence South 89 degrees 21 minutes 13 seconds East and run along the South line of said section 409.65 feet to an iron pin found; thence North 02 degrees 27 minutes 35 seconds East and run 195.96 feet to an iron pin found; thence South 87 degrees 23 minutes 25 seconds East and run 520.35 feet to an iron pin set and the point of beginning; thence continue along the last described course 61.57 feet to an iron pin set, said point being on a curve to the left, having a central angle of 39 degrees 20 minutes 17 seconds and a radius of 252.83 feet; thence along the arc of said curve South 02 degrees 36 minutes 01 second East and run 170.20 feet to an iron pin set and the end of said curve; thence South 22 degrees 16 minutes 10 seconds East and run 112.01 feet to the northwesterly right of way line of Shelby County, Alabama No. 26, said point being in a curve to the left having a central angle of 00 degrees 23 minutes 31 seconds and a radius of 1369.99 feet; thence along the chord of said curve South 45 degrees 59 minutes 02 seconds West and run 9.37 feet to the end of said curve; thence South 45 degrees 47 minutes 17 seconds West and run 55.31 feet to an iron pin set; thence North 22 degrees 15 minutes 10 seconds West and run 136.15 feet to an iron pin set and the beginning of a curve to the right, having a central angle of 36 degrees 31 minutes 15 seconds and a radius of 332.92 feet; thence along the chord of said curve North 04 degrees 00 minutes 32 seconds West and run 196.04 feet to the point of beginning. Lying within Sections 12 and 13, Township 21 South, Range 3 West.

Parcel II:

A parcel of land lying in the SW 1/4; SE 1/4 of Section 12, and the NW 1/4; NE 1/4, Section 13, all in Township 21 South, Range 3 West, and more particularly described as follows:

Start at the Northeast corner of the said NW 1/4; NE 1/4, Section 13, Township 21 South, Range 3 West, run westerly along the North boundary of the said NW 1/4; NE 1/4 a distance of 178.18 feet to an iron marker on the North right of way line of the Elliottsville-Saginaw Road at a point where an Alabama State right of way strikes the said North right of way of the said Elliottsville-Saginaw Road. Said marker being at the Northeast end of a steel pipe culvert, the point of beginning; thence run northwesterly along the said right of way owned by the State of Alabama a distance of 170.3 feet to an iron marker at the right of way fence of U.S. I-65; thence turn an angle of 87 degrees 48 minutes to the left

and run westerly a distance of 145.45 feet to an iron marker on the East bank of a creek; thence turn an angle of 120 degrees, 53 minutes to the left and run southeasterly along said creek a distance of 237.9 feet, more or less to the said North right of way of said Elliottsville-Saginaw Road; thence run northeasterly along the said R/W of said Elliottsville-Saginaw Road a distance of 59.0 feet to the point of beginning.

Parcel 23-1-12-0-000-060.001/ 1797 Fulton Springs**PARCEL I:**

Commence at the Northwest corner of the SW 1/4 of the SE 1/4 of Section 12, Township 21 South, Range 3 West; thence run southerly along the West boundary of said 1/4-1/4 for 425.80 feet to an iron, being the point of beginning of the parcel herein described; thence turn an angle of 155 degrees 55 minutes 55 seconds to the left and run northeasterly for 447.14 feet to an iron; thence turn an angle of 67 degrees 27 minutes 39 seconds to the right and run easterly for 363.46 feet to a concrete right of way monument on the Southwest right of way line of Interstate Highway 65; thence turn an angle of 62 degrees 50 minutes 54 seconds to the right and run southeasterly along said right of way line for 110.50 feet to a concrete right of way monument; thence continue along said right of way along a curve to the left, having a radius of 11624.16 feet and a central angle of 5 degrees 44 minutes 08 seconds for an arc distance of 1163.63 feet to an iron; thence turn an angle of 110 degrees 38 minutes 32 seconds to the right (from the tangent to the curve) and run 136.06 feet to an open-end pipe; thence turn an angle of 13 degrees 08 minutes 21 seconds to the right and run 77.56 feet to an iron; thence turn an angle of 90 degrees 00 minutes 00 seconds to the right and run 60.00 feet to an iron; thence turn an angle of 90 degrees 00 minutes 00 seconds to the left and run along a curve to the right, having a radius of 91.64 feet and a central angle of 56 degrees 24 minutes 26 seconds for an arc distance of 90.22 feet to an iron; thence run northwesterly, tangent to the curve, for 555.02 feet to an iron; thence turn an angle of 42 degrees 45 minutes 59 seconds to the left and run 601.33 feet to the point of beginning. Said parcel is lying in the SW 1/4 of the SE 1/4 of Section 12, Township 21 South, Range 3 West.

TOGETHER WITH the following described non-exclusive easement for ingress and egress and utilities.

Commence at the Southwest corner of the Southwest Quarter of the Southeast Quarter of Section 12, Township 21 South, Range 3 West, Shelby County, Alabama; thence South 88 degrees 21 minutes 13 seconds East and run along the South line of said section 409.65 feet to an iron pin found; thence North 02 degrees 27 minutes 35 seconds East and run 195.56 feet to an iron pin found; thence South 87 degrees 23 minutes 25 seconds East and run 520.35 feet to an iron pin set and the point of beginning; thence continue along the last described course 61.57 feet to an iron pin set, said point being on a curve to the left, having a central angle of 39 degrees 20 minutes 17 seconds and a radius of 252.83 feet; thence along the arc of said curve South 02 degrees 25 minutes 01 second East and run 170.20 feet to an iron pin set and the end of said curve; thence South 22 degrees 15 minutes 10 seconds East and run 112.01 feet to the northwesterly right of way line of Shelby County, Alabama No. 26, said point being in a curve to the left having a central angle of 60 degrees 23 minutes 31 seconds and a radius of 1369.99 feet; thence along the chord of said curve South 45 degrees 59 minutes 02 seconds West and run 9.37 feet to the end of said curve; thence South 45 degrees 47 minutes 17 seconds West and run 55.31 feet to an iron pin set; thence North 22 degrees 15 minutes 10 seconds West and run 136.15 feet to an iron pin set and the beginning of a curve to the right, having a central angle of 36 degrees 31 minutes 16 seconds and a radius of 312.83 feet; thence along the chord of said curve North 04 degrees 00 minutes 32 seconds West and run 196.04 feet to the point of beginning. Lying within Sections 12 and 13, Township 21 South, Range 3 West.

Parcel II:

A parcel of land lying in the SW 1/4; SE 1/4 of Section 12, and the NW 1/4; NE 1/4, Section 13, all in Township 21 South, Range 3 West, and more particularly described as follows:

Start at the Northeast corner of the said NW 1/4; NE 1/4, Section 13, Township 21 South, Range 3 West, run westerly along the North boundary of the said NW 1/4; NE 1/4 a distance of 178.18 feet to an iron marker on the North right of way line of the Ellitsville-Saginaw Road at a point where an Alabama State right of way strikes the said North right of way of the said Ellitsville-Saginaw Road. Said marker being at the Northeast end of a steel pipe culvert, the point of beginning; thence run northwesterly along the said right of way owned by the State of Alabama a distance of 170.3 feet to an iron marker at the right of way fence of U.S. I-65; thence turn an angle of 87 degrees 48 minutes to the left

and run westerly a distance of 145.45 feet to an iron marker on the East bank of a creek; thence turn an angle of 120 degrees, 53 minutes to the left and run southeasterly along said creek a distance of 237.9 feet, more or less to the said North right of way of said Ellitsville-Saginaw Road; thence run northeasterly along the said R/W of said Ellitsville-Saginaw Road a distance of 58.0 feet to the point of beginning.

Parcel 23-1-12-0-000-059.000 / 1797 Fulton Springs

Begin at the Southwest corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 12, Township 21 South, Range 3 West; thence proceed in an easterly direction along the South boundary line of Section 12 for 409.65 feet to a point; thence turn an angle of 89 degrees 11 minute 19 seconds to the left and run 195.96 feet; thence turn an angle of 89 degrees 50 minutes 53 seconds to the left and run 98.45 feet to a point; thence turn an angle of 49 degrees 19 minutes 28 seconds to the right and run 200 feet to a point; thence turn an angle of 90 degrees to the right and run 210 feet to a point; thence turn an angle of 90 degrees to the right and run 380.48 feet to a point; thence turn an angle of 49 degrees 27 minutes 31 seconds to the left and run 341.82 feet to a point; thence turn an angle of 89 degrees 51 minutes 57 seconds to the left and run 60.00 feet to a point; thence turn an angle of 90 degrees to the left and run along a curve to the right, having a radius of 91.64 feet and a central angle of 56 degrees 24 minutes 26 seconds for an arc distance of 90.22 feet to a point; thence continue along a tangent section for 555.02 feet to a point; thence turn an angle of 42 degrees 45 minutes 59 seconds to the left and run 601.33 feet to a point, said point being 425.00 feet South of the Northwest corner of the aforementioned SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of said Section 12; thence turn an angle of 106 degrees 03 minutes 49 seconds to the left and run 909.55 feet to the point of beginning. Said parcel of land is lying in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 12, Township 21 South, Range 3 West, Shelby County, Alabama.

ALSO, A NON-EXCLUSIVE EASEMENT :

Commence at the Northwest corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 12, Township 21 South, Range 3 West ; thence run southerly along the West boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ for 425.00 feet to an iron thence turn an angle of 155 degrees 55 minutes 56 seconds to the left and run northeasterly for 447.14 feet to an iron; thence turn an angle of 67 degrees 27 minutes 39 seconds to the right and run easterly for 363.46 feet to a concrete right of way monument on the Southwest right of way line of interstate highway 65; thence turn an angle of 62 degrees 50 minutes 54 seconds to the right and run southeasterly along said right of way line for 110.50 feet to a concrete right of way monument; thence continue along said right of way along a curve to the left, having a radius of 11624.16 feet and a central angle of 5 degrees 44 minutes 08 seconds for an arc distance of 1163.63 feet to an iron; thence turn an angle of 110 degrees 38 minutes 32 seconds to the right (from the tangent to the curve) and run 136.06 feet to an open end pipe; thence turn an angle of 13 degrees 08 minutes 21 seconds to the right and run 17.56 feet to the point of beginning of the easement herein described; thence continue along the last described course for 60.00 feet to an iron; thence turn an angle of 90 degrees to the right and run 60.00 feet to an iron; thence turn an angle of 90 degrees to the right and run along a curve to the right, having a radius of 60 feet and central angle of 90 degrees for an arc distance of 94.25 feet to the point of beginning.

ALSO, a 60 FOOT WIDE EASEMENT being described as follows:

Commence at the Southwest corner of the Southwest Quarter of the Southeast Quarter of Section 12, Township 21 South, Range 3 West, Shelby County, Alabama; thence South 88 degrees 21 minutes 13 seconds East and run along the South line of said section 409.65 feet to an iron pin found; thence North 02 degrees 27 minutes 35 seconds East and run 195.96 feet to an iron pin found; thence South 87 degrees 23 minutes 25 seconds East and run 520.35 feet to an iron pin set and the point of beginning; thence continue along the last described course 61.57 feet to an iron pin set, said point being on a curve to the left, having a central angle of 39 degrees 20 minutes 17 seconds and a radius of 252.83 feet; thence along the arc of said curve South 02 degrees 36 minutes 01 seconds East and run 170.20 feet to an iron pin set and the end of said curve; thence South 22 degrees 15 minutes 10 seconds East and run 112.01 feet to the northwesterly right of way line of Shelby County Road No. 26, said point being in a curve to the left having a central angle of 00 degrees 23 minutes 31 seconds and a radius of 1369.99 feet; thence along a chord of said curve South 45 degrees 59 minutes 02 seconds West and run 9.37 feet to the end of said curve; thence South 45 degrees 47 minutes 17 seconds West and run 55.31 feet to an iron pin set; thence North 22 degrees 15 minutes 10 seconds West and run 136.15 feet to an iron pin set and the beginning of a curve to the right, having a central angle of 36 degrees 31 minutes 16 seconds and a radius of 312.83 feet; thence along the chord of said curve North 04 degrees 00 minutes 32 seconds West and run 196.04 feet to the point of beginning and lying within Sections 12 and 13, Township 21 South, Range 3 West.

Parcel 10 9 31 3 001 014.000 / 270 Commerce Pkwy

A part of Lot 7, Oak Mountain Commerce Place as recorded in Map Book 18, page 58 in the Office of the Judge of Probate in Shelby County, Alabama, described as follows: Being located in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 31, Township 19 South, Range 2 West, more particularly described as follows: Begin at the NW corner of said $\frac{1}{4}$ $\frac{1}{4}$ Section, also being the NW corner of said Lot 7; thence in a Southerly direction along the Westerly line of said $\frac{1}{4}$ $\frac{1}{4}$ Section and of said Lot 7 a distance of 247.23 feet; thence 80 deg. 46 min. 11 sec. left, in a Southeasterly direction a distance of 186.67 feet to a point on the Westerly right of way line of Commerce Parkway, said point being on a curve to the right, having a radius of 50.00 feet and a central angle of 168 deg. 57 min. 47 sec.; thence 90 deg. left, to tangent of said curve, in a Northeasterly direction along said curve, an arc distance of 147.45 feet; thence 80 deg. 30 min. 53 sec. left from tangent of said curve, a distance of 192.60 feet to the Easterly line of said Lot 7; thence 90 deg. left, in a Northeasterly direction, along the Easterly line of said Lot 7, a distance of 296.27 feet to the North line of said $\frac{1}{4}$ $\frac{1}{4}$ Section and the North line of said Lot 7; thence 95 deg. 55 min. 44 sec. left, in a Westerly direction along the North line of said $\frac{1}{4}$ $\frac{1}{4}$ Section and of said Lot 7, a distance of 514.26 feet to the point of beginning; being situated in Shelby County, Alabama.

Parcel 14 3 06 2 001 004.000 / 161 Commerce Ct.

A part of Lot 7, Oak Mountain Commerce Place, as recorded in Map Book 18, page 58 in the Office of the Judge of Probate of Shelby County, Alabama, being located in the NW $\frac{1}{4}$ of Section 6, Township 20 South, Range 2 West, more particularly described as follows: Commence at the NE corner of Section 1, Township 19 South, Range 3 West said point also being the NW corner of Section 6, Township 20 South, Range 2 West and lying on the Westerly line of said Lot 7; thence in a Southerly direction along the Westerly line of said Lot 7 and said Section 6, a distance of 318.15 feet; thence 90 deg. left in an Easterly direction a distance of 171.64 feet to the West right of way line of Commerce Court; thence continue along last described course and across said right of way a distance of 50.0 feet to the East line of said right of way; thence 90 deg. right in a Southerly direction along the East line of said right of way a distance of 232.28 feet to the beginning of a curve to the left, having a central angle of 9 deg. 03 min. 44 sec. and a radius of 25.0 feet; thence in a Southeasterly direction along the arc of said curve and along said right of way line a distance of 3.95 feet to the point of beginning; thence continue along said right of way line and arc of said curve, having a central angle of 39 deg. 07 min. 36 sec. in a Southeasterly direction a distance of 17.07 feet to end of said curve and the beginning of a curve to the

right having a central angle of 103 deg. 10 min. 22 sec. and a radius of 50.00 feet; thence in a Southerly direction along arc of said curve and along said right of way line a distance of 90.04 feet; thence in a Southeasterly direction along a line radial to said curve a distance of 278.31 feet to the Northerly right of way line of Green Park Road; thence 106 deg. 03 min. 03 sec. left, in a Northeasterly direction along said right of way line a distance of 342.28 feet; thence 120 deg. 43 min. 07 sec. left in a Northwesterly direction a distance of 382.10 feet to the East right of way line of Commerce Court and the point of beginning; being situated in Shelby County, Alabama.

Parcel 13 6 13 2 001 009.000 and 13 6 13 2 001 009.003 / 3001 Pelham Pkwy**PARCEL 1:**

A parcel of land located in the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Southwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence in an Easterly direction, along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, a distance of 552.40 feet to a point on the Easterly right of way line of U.S. Highway 31, said point being on a curve to the right, said curve having a radius of 2192.18 feet and a central angle of 0 degrees 15 minutes 44 seconds; thence 86 degrees 01 minute 23 seconds left to tangent of said curve; thence along arc of said curve and said right of way line, in a Northeasterly direction, a distance of 10.03 feet; thence 85 degrees 45 minutes 39 seconds right, measured from tangent of said curve, in an Easterly direction, parallel to the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, a distance of 495.84 feet; thence 81 degrees 09 minutes 02 seconds left in a Northeasterly direction, a distance of 289.88 feet; thence 54 degrees 14 minutes 46 seconds left, in a Northwesterly direction, a distance of 102.69 feet; thence 54 degrees 14 minutes 46 seconds right, in a Northeasterly direction, a distance of 313.0 feet; thence continuing along last stated bearing a distance of 195.00 feet, plus or minus, to a point on the Southerly right of way line of Court Place; thence continuing along said right of way line in a Westerly direction a distance of 307.00 feet, plus or minus, to a point on the Easterly right of way line of Highway 31, this being the point of beginning; thence in a Southwesterly direction, along said right of way, a distance of 78.64 feet to the beginning of a curve to the left, said curve having a radius of 2240.86 feet; thence along arc of said curve, in a Southwesterly direction, a distance of 71.82 feet to a point; thence South 81 degrees 09 minutes 02 seconds East a distance of 175.00 feet; thence North 08 degrees 50 minutes 58 seconds East a distance of 165.44 feet to a point along the South right of way of Court Place; thence turn left along said right of way in a Westerly direction a distance of 136.23 feet, plus or minus, to the point of beginning.

PARCEL 2:

A parcel of land located in the Southwest 1/4 of the Northwest 1/4 of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Southwest corner of said 1/4 - 1/4 Section; thence in an Easterly direction, along the South line of said 1/4 - 1/4 Section, a distance of 552.40 feet to a point on the Easterly right of way line of U.S. Highway 31, said point being on a curve to the right, said curve having a radius of 2192.18 feet and a central angle of 0 degrees 15 minutes 44 seconds; thence 86 degrees 01 minute 23 seconds left to tangent of said curve; thence along arc of said curve and said right of way line, in a Northeasterly direction, a distance of 10.03 feet; thence 85 degrees 45 minutes 39 seconds right, measured from tangent of said curve, in an Easterly direction, parallel

to the South line of said 1/4 - 1/4 Section, a distance of 495.84 feet; thence 81 degrees 09 minutes 02 seconds left in a Northeasterly direction, a distance of 289.88 feet; thence 54 degrees 14 minutes 46 seconds left, in a Northwesterly direction, a distance of 102.69 feet; thence 54 degrees 14 minutes 46 seconds right, in a Northeasterly direction, a distance of 313.0 feet to the point of beginning; thence continuing along last stated bearing a distance of 195.00 feet, plus or minus, to a point on the Southerly right of way line of Court Place; thence continuing along said right of way line in a Westerly direction, a distance of 120.00 feet, plus or minus, to a point; thence South 8 degrees 50 minutes 58 seconds West a distance of 174.22 feet; thence South 81 degrees 09 Minutes 02 seconds East a distance of 115.22 feet to the point of beginning.

Parcel 3:

A parcel of land located in the SW 1/4 of the NW 1/4 of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the SW corner of said 1/4 - 1/4 section; thence in an Easterly direction along the South line of said 1/4 - 1/4 section a distance of 552.40 feet to a point on the Easterly right of way line of U. S. Highway 31, said point being on a curve to the right, said curve having a radius of 2192.18 feet and a central angle of 0 deg. 15 min. 44 sec; thence 86 deg. 01 min. 23 sec. to tangent of said curve; thence along arc of said curve and said right of way line in a Northeasterly direction, a distance of 10.03 feet to the point of beginning; thence 85 deg. 45 min. 39 sec. right measured from tangent of said curve in an Easterly direction parallel to the South line of said 1/4 - 1/4 Section, a distance of 495.84 feet; thence 81 deg. 09 min. 02 sec. left in a Northeasterly direction, a distance of 289.88 feet; thence 54 deg. 14 min. 46 sec. left, in a Northwesterly direction, a distance of 102.69 feet; thence 54 deg. 14 min. 46 sec. right, in a Northeasterly direction, a distance of 313.0 feet; thence 90 deg. left, in a Northwesterly direction, a distance of 115.22 feet; thence 90 deg. right, in a Northeasterly direction, a distance of 174.22 feet to the Southerly right of way line of Court Place; thence 99 deg. 57 min. 43 sec. left in a Westerly direction, along said right of way line, a distance of 50.77 feet; thence 80 deg. 02 min. 17 sec. left in a Southwesterly direction a distance of 165.44 feet; thence 90 deg. right in a Northwesterly direction a distance of 175.00 feet to a point on the Southeasterly right of way line of said U. S. Highway 31, said point being on a curve to the left, said curve having a radius of 2240.86 feet and a central angle of 02 deg. 00 min. 05 sec.; thence 75 deg. 09 min. 49 sec. left to tangent of said curve; thence along the arc of said curve and said right of way line, in a Southwesterly direction a distance of 78.27 feet to the end of said curve and the beginning of a curve to the left, said curve having a radius of 2192.18 feet and a central angle of 17 deg. 26 min. 41 sec.; thence along arc of said curve and said right of way line in a Southwesterly direction, a distance of 667.45 feet to the point of beginning. Being situated in Shelby County, Alabama.

Parcel 09-4-20-1-004-004.000 / 13521 Old Highway 280

Lot 2-AA, according to a Resurvey of Lot 2-A, 2-B and 2-C of a Resurvey of Lot 2. The Narrows commercial Subdivision, Sector 2, as recorded in Map Book 37, page 28, in the Probate Office of Shelby County, Alabama. Together with rights obtained, which constitute an interest in real estate under that certain reciprocal Easement Agreement by Equine Partners, LLC dated February 23, 2001, and recorded in Instrument 2001-063868.

Together with non-exclusive easement to use the Common Areas as more particularly described in the Narrows Commercial Declaration of Covenants, Conditions and Restrictions recorded as Instrument 2000-17137 and First amendment thereto recorded as Instrument 2000-41911, in the Probate Office of Shelby County, Alabama.

Parcel 13-6-13-3-001-027.041 / 120 Yeager Pkwy

Lot 2 of the Pelham Professional Park, a commercial subdivision, situated in the South 1/2 of the SW 1/4 Section 13, Township 20 South, Range 3 West, as recorded in Map Book 31, Page 86, in the Office of the Judge of Probate of Shelby County, Alabama: being situated in Pelham, Shelby County, Alabama.

Parcel 10-9-30-0-001-009.001 / 151 Business Center Dr.

Part of the East 1/2 of the Southwest 1/4 of Section 30, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

From the Southwest corner of Lot 3B, 2nd Amendment Commercial Subdivision Riverchase East First Sector, a map of which is recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 6, Page 139, run in a Northerly direction along the West line of said Lot 3B for a distance of 28.21 feet to an existing iron pin being the point of beginning; thence continue in a Northerly direction along said West line of Lot 3B for a distance of 134.64 feet to an existing iron pin; thence turn an angle to the left of 902 degrees and run in a Westerly direction for a distance of 323.48 feet to a point on the East right-of-way line of Business Center Drive; thence turn an angle to the left of 89 degrees 57 minutes and run in a Southerly direction along said East right-of-way line for a distance of 134.64 feet to an existing iron pin; thence turn an angle to the left of 90 degrees 03 minutes and run in an Easterly direction for a distance of 323.60 feet to the point of beginning; being situated in Shelby County, Alabama. Being the same property as that described in deed to MJMAK, LLC recorded in Inst. #20110408000110160.

Parcel 13-1-12-4-000-001.004 / 2795 Pelham Pkwy

Commence at the Northeast corner of the Northwest One Quarter of the Southeast one Quarter of Section 12, Township 20 South, Range 3 West; run thence in a Westerly direction along the North line of said quarter-quarter section for a distance of 559.53 feet to the point of beginning, from the point of beginning, thus obtained; thence continue along last described course for a distance of 333.49 feet to the point on the Southeasterly right of way line of U.S. Highway No. 31; thence turn an angle to the left of 64 degrees 15 minutes and run in a southwesterly direction along the Southeasterly right of way line of U.S. Highway No. 31 for a distance of 263.32 feet; thence turn an angle to the left of 106 degrees 55 minutes and run in a Southeasterly direction for a distance of 313.96 feet; thence turn an angle to the left of 73 degrees 05 minutes and run in a Northeasterly direction for a distance of 316.85 feet to the point of beginning; being situated in Shelby County, Alabama.

Parcel 13-1-12-1-001-002.021 / 2700 Pelham Pkwy

PARCEL I:
Part of the NW ¼ of the NE ¼ of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

From the NE corner of said ¼-1/4 section run in a southerly direction along the East line of said ¼-1/4 section for a distance of 469.3 feet to its intersection with the northwest right of way line of U.S. Highway No. 31; thence turn an angle to the right of 27 degrees 24 minutes and run in a southwesterly direction along said right of way line of U.S. Highway No. 31 for a distance of 514.00 feet, more or less, to the northeast corner of that certain parcel of land conveyed to Kenneth M. and Inez E. Mason in Book 322, Page 272, said point also being the southeast corner of the Loisanne P. Jackson property; thence turn an angle to the right of 90 degrees 00 minutes and run in a northwesterly direction along the North line of the Kenneth M. and Inez E. Mason property for a distance of 180.0 feet to an existing iron pin being the point of beginning; thence continue along last mentioned course for a distance of 50.0 feet to an existing iron pin; thence turn an angle to the right of 93 degrees 23 minutes and run in a northeasterly direction for a distance of 177.60 feet, more or less, to an existing iron pine being on the southwest right of way line of Chandalar Drive; thence turn an angle to the right of 164 degrees 03 minutes 02 seconds and run in a southwesterly direction along the northwest line of the Loisanne P. Jackson property for a distance of 181.64 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.

PARCEL II:
A parcel of land located in the NW ¼ of the NE ¼ of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the NE corner of said ¼-1/4 section; thence in a southerly direction along the East line of said ¼-1/4 section a distance of 469.3 feet to the intersection of the northwest right of way line of U.S. highway No. 31; thence 27 degrees 24 minutes right in a southwesterly direction along said right of way line a distance of 438.95 feet to the point of beginning; thence continue along last described course a distance of 75.05 feet; thence 90 degrees right in a northwesterly direction a distance of 180.0 feet; thence 77 degrees 18 minutes 39 seconds right in a northerly direction a distance of 181.99 feet; thence 122 degrees 27 minutes 21 seconds right and being tangent to a curve to the left, said curve having a central angle of 19 degrees 46 minutes and a radius of 230.57 feet; thence along arc of said curve in a southeasterly direction a distance of 79.55 feet to end of said curve and the beginning of a curve to the right, said curve having a central angle of 57 degrees 19 minutes 22 seconds and a radius of 164.0 feet; thence along arc of said curve in a southeasterly direction a distance of 164.0 feet to end of said curve and the beginning of a curve to the right, said curve having a central angle of 32 degrees 40 minutes 38 seconds and a radius of 25.0 feet; thence along arc of said curve in a southerly direction a distance of 14.26 feet to the end of said curve and the point of beginning; being situated in Shelby County, Alabama.

Parcel 13-1-12-1-001-002.020 / 151 Corporate Way
Pat of the NW ¼ of the NE ¼ of Section 12 Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: From the Southwest corner of said NW ¼ of NE ¼ of Section 12, Township 20 South, Range 3 West, run in an Easterly direction along the South line of said ¼-1/4 Section for a distance of 627.74 feet; thence turn an angle to the left of 89 deg. 58 min. 40 sec. and run in a Northerly direction for a distance of 130.10 feet; thence turn an angle to the right of 90 deg. 00 min. 25 sec. and run in an Easterly direction for a distance of 318.04 feet to point on the Westerly right of way line of U.S. Highway #31; thence turn an angle to the left of 64 deg. 07 min. 50 sec. and run in a Northerly direction along the Westerly right of way line of U.S. Highway #31 for a distance of 169.26 feet; thence turn an angle to the left of 90 deg. 00 min. 40 sec. and run in a Northwesterly direction for a distance of 210.66 feet to an existing iron pin being on the Southwest corner of that tract of land conveyed to Kenneth M. And Inez R. Mason in Book 322 Page 272 and being the point of beginning; thence turn an angle to the right of 103 deg. 47 min. 50 sec. and run in a Northeasterly direction along the Westerly line of said Mason Tract for a distance of 128.72 feet to an existing iron pin being on the Northwest corner of said Mason Tract; thence turn an angle to the left of 103 deg. 48 min. and run in a Northwesterly direction for a distance of 50.0 feet to an existing iron pin; thence turn an angle to the right of 93 deg. 23 min. and run in a Northeasterly direction for a distance of 177.60 feet, more or less, to an existing iron pin being on the Southerly right of way line of Chandalar Drive and being a point on a curve; said curve being concave in a Northeasterly direction and having a central angle of 12 deg. 26 min. 58 sec., a radius of 230.57 feet and an arc length of 50.10 feet; thence turn an angle to the left of 67 deg. 34 min. to the chord of said curve and run in a Northwesterly direction for a distance of 50.00 feet to an existing iron pin being on the Southeast corner of that tract of land conveyed to William R. Turner and Dr. Russell Turner in Book 217 Page

123; thence turn an angle to the left of 118 deg. 22 min. 28 sec. and run in a South-Westerly direction along said Turner tract for a distance of 51.88 feet to an existing iron pin being on the Southwest corner of said Turner tract; thence turn an angle to the right of 89 deg. 36 min. 08 sec. and run in a Northwesterly direction along the Southerly line of said Turner tract for a distance of 178.48 feet to an existing iron pin; thence turn an angle to the left of 91 deg. 42 min. 26 sec. and run in a Southwesterly direction for a distance of 15.31 feet; thence turn an angle to the left of 1 deg. 02 min. and run in a Southwesterly direction for a distance of 499.90 feet to a point on a curve to the left; said curve being concave in an Easterly direction and having a central angle of 106 deg. 01 min. and a radius of 15.0 feet; thence run in a Southwesterly and Southerly directions along the arc of said curve for a distance of 27.76 feet; thence run in a Southeasterly direction along a line tangent to the end of said curve for a distance of 150.30 feet to an existing iron pin; thence turn and angle to the left of 73 deg. 55 min. 51 sec. and run in a Northeasterly direction for a distance of 207.50 feet to an existing iron pin; thence turn an angle to the right of 95 deg. 38 min. 47 sec. and run in a Southeasterly direction for a distance of 39.19 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.

Parcel 13-1-12-1-001-002.018 / 150 Corporate Way

Part of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: From the Southwest corner of said NW $\frac{1}{4}$ of NE $\frac{1}{4}$, run a Northerly direction along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 225.46 feet; thence turn an angle to the right of 95 deg. 41 feet and run in an Easterly direction for a distance of 290.92 feet; thence turn an angle to the left of 73 deg. 55 feet 38 sec. and run in a Northeasterly direction for a distance of 26.02 feet to an existing iron pin being the point of beginning; thence continue along last mentioned course for a distance of 749.60 feet to an existing iron pin; thence turn an angle to the right of 102 deg. 08 feet 13 sec. and run in a Southeasterly direction for a distance of 210.62 feet to an existing iron pin being on a curve, said curve being concave in a Southeasterly direction and having a central angle of 11 deg. 15 feet 05 sec. and a radius of 217.01 feet and said radius point being along a Southeasterly extension of last mentioned 210.62 foot line; thence turn an angle to the right and run in a Southwesterly direction along the arc of said curve for a distance of 42.62 feet to an existing iron pin being the end of said curve; thence run in a Southwesterly direction along a line tangent to end of said curve for a distance of 70.19 feet to an existing iron pin; thence turn an angle to the left of 0 deg. 53 feet 08 sec. and run in a Southwesterly direction for a distance of 523.95 feet to the point of beginning of a new curve; said new curve being concave in a Northwesterly direction and having a central angle of 73 deg. 55 feet 38 sec. and a radius of 15.0 feet; thence turn an angle to the right and run in a Southwesterly and Westerly directions along the arc of said curve for a distance of 19.35 feet to the end of said curve; thence run in a Westerly direction along a line tangent to the end of said curve for a distance of 196.85 feet, more or less to the point of beginning.

Parcel 13-7-25-1-001-001.001 / 1500 McCain Pkwy

A parcel of land situated in the East 1/2 of Section 25, Township 20 South, Range 3 West, Shelby county, Alabama, and being more particularly described as follows:

Commence at the Northeast corner of said Section 25; thence Westerly along the North line of said Section 25 a distance of 782.14 feet to the East right of way of Interstate Highway Number 65 and the point of beginning; thence 84 deg. 35 min. 57 sec. left and along and with said East right of way a distance of 69.26 feet; thence left 9 deg. 09 min. 18 sec. and along and with said East right of way a distance of 411.47 feet; thence right 0 deg. 17 min. 46 sec. and along and with said East right of way a distance of 248.20 feet; thence left 86 deg. 32 min. 30 sec. and leaving said East right of way a distance of 243.55 feet to a point, said point being on the proposed right of way of a road to be dedicated to public use; thence 89 deg. 40 min. 48 sec. left and along and with said proposed right of way a distance of 223.69 feet to the point of beginning of a curve to the right, said curve having a central angle of 27 deg. 38 min. 34 sec. and a radius of 415.00 feet; thence along the arc of said curve and proposed right of way an arc distance of 200.23 feet to the point of reverse curve and the point of curvature of a curve to the left, said curve having a central angle of 38 deg. 04 min. 36 sec. and a radius of 252.04 feet; thence along the arc of said curve and proposed right of way an arc distance of 167.50 feet; thence continue along the tangent of preceding curve and proposed right of way a distance of 151.23 feet to the North line of Section 25; thence 79 deg. 53 min. 10 sec. left and leaving said proposed right of way and along and with said North Section line a distance of 327.59 feet to the East right of way of Interstate Highway Number 65 and the Point of Beginning; being situated in Shelby County, Alabama.

Parcel 13-1-12-1-001-002.010 / 2700 Pelham Pkwy

PARCEL I:

Part of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

From the NE corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section run in a southerly direction along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 469.3 feet to its intersection with the northwest right of way line of U.S. Highway No. 31; thence turn an angle to the right of 27 degrees 24 minutes and run in a southwesterly direction along said right of way line of U.S. Highway No. 31 for a distance of 314.00 feet, more or less, to the northeast corner of that certain parcel of land conveyed to Kenneth M. and Inez E. Nason in Book 322, Page 272, said point also being the southeast corner of the Loisanne P. Jackson property; thence turn an angle to the right of 90 degrees 00 minutes and run in a northwesterly direction along the North line of the Kenneth M. and Inez E. Nason property for a distance of 180.0 feet to an existing iron pin being the point of beginning; thence continue along last mentioned source for a distance of 50.0 feet to an existing iron pin; thence turn an angle to the right of 93 degrees 23 minutes and run in a northeasterly direction for a distance of 177.60 feet, more or less, to an existing iron pine being on the southwest right of way line of Chandalar Drive; thence turn an angle to the right of 164 degrees 03 minutes 02 seconds and run in a southwesterly direction along the northwest line of the Loisanne P. Jackson property for a distance of 181.64 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.

PARCEL II:

A parcel of land located in the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the NE corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence in a southerly direction along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 469.3 feet to the intersection of the northwest right of way line of U.S. highway No. 31; thence 27 degrees 24 minutes right in a southwesterly direction along said right of way line a distance of 438.95 feet to the point of beginning; thence continue along last described course a distance of 75.05 feet; thence 90 degrees right in a northwesterly direction a distance of 180.0 feet; thence 77 degrees 18 minutes 39 seconds right in a northerly direction a distance of 181.99 feet; thence 122 degrees 27 minutes 21 seconds right and being tangent to a curve to the left, said curve having a central angle of 19 degrees 46 minutes and a radius of 230.57 feet; thence along arc of said curve in a southeasterly direction a distance of 79.55 feet to end of said curve and the beginning of a curve to the right, said curve having a central angle of 57 degrees 19 minutes 22 seconds and a radius of 164.0 feet; thence along arc of said curve in a southeasterly direction a distance of 164.0 feet to end of said curve and the beginning of a curve to the right, said curve having a central angle of 32 degrees 40 minutes 38 seconds and a radius of 25.0 feet; thence along arc of said curve in a southerly direction a distance of 14.26 feet to the end of said curve and the point of beginning; being situated in Shelby County, Alabama.

Parcel 10-9-31-4-001-002.002 / 101 Cahaba Valley Pkwy E

Lot 2, Golden Corral's Addition to Pelham, as recorded in Map Book 27, Page 149, in said Probate Office; together with rights in and to that certain Temporary Grading Easement as recorded in Instrument 2001/08587 and being more particularly described as follows:

TEMPORARY GRADING EASEMENT:

A parcel of land situated in part of the Southeast one-quarter of the Northeast one-quarter and part of the Northeast one-quarter of the Southeast one-quarter of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of Lot 1, Shelby Medical Center – Baptist Medical Center Resurvey, as recorded in Map Book 18, Page 72 in the Probate Office of Shelby County, Alabama, said point being on the Western most right of way line of Interstate 65 (right of way varies); thence run in a Southwesterly direction along the Southern most property line of said Lot 1 for a distance of 289.09 feet; thence turn a deflection angle Right 90°00'31" and run in a Northwesterly direction for a distance of 29.19 feet to the point of beginning; thence turn a deflection angle left 89°58'17" and run in a Westerly direction for a distance of 395.01 feet to a point on the Easternmost right of way of rededicated Cahaba Valley Parkway; thence turn a deflection angle right 88°45'19" and run in a Northerly direction along said Eastern most right of way line for a distance of 61.00 feet; thence turn a deflection angle right 91°14'41" and run in an Easterly direction for a distance of 273.21 feet; thence turn a deflection angle right 26°20'29" and run in a Southeasterly direction for a distance of 137.44 feet to the point of beginning.

Lying and being situated in Shelby County, Alabama.

Parcel #13-1-12-1-001-002.023 / 126 Corporate Way

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

From the Southwest corner of said NW 1/4 of NE 1/4 of said Section 12, run in a northerly direction along the west line of said 1/4 1/4 section for a distance of 225.46 feet; thence turn an angle to the right of 95 deg. 41 min. and run in an easterly direction for a distance of 290.92 feet; thence turn an angle to the left of 73 deg. 55 min. 38 sec. and run in a northeasterly direction for a distance of 775.62 feet to an existing iron pin being the point of beginning; thence turn an angle to the right of 102 deg. 08 min. 13 sec. and run in a southeasterly direction for a distance of 210.62 feet to an existing iron pin being on the west right of way line of Corporate Way and last mentioned 210.62 foot line being radial to the curved right of way line of said Corporate Way, said curved north right of way line of Corporate Way being concave in a southeasterly direction and having a central angle of 38 deg. 32 min. 04 sec. and a radius of 217.01 feet thence turn an angle to the left and run in a northeasterly direction along the arc of said curve for a distance of 145.95 feet

to a point of reverse curve, said curve being concave in a northwesterly direction and having a central angle of 82 deg. 00 min. 53 sec. and a radius of 25.0 feet; thence turn an angle to the left and run in a northeasterly and northerly directions along the arc of said curve for a distance of 35.79 feet to the point of ending of said curve and being on west right of way line of Chandalar Drive; thence run in a northerly direction along a line tangent to end of said curve and along the westerly right of way line of Chandalar Drive for a distance of 91.98 feet to the point of beginning of a new curve, said new curve being concave in a southwesterly direction and having a central angle of 54 deg. 08 min. 39 sec. and a radius of 388.65 feet; thence turn an angle to the left and run in a northwesterly direction along the arc of said curve for a distance of 367.27 feet to an existing iron pin; thence turn an angle to the left (106 deg. 54 min. 55 sec. from the tangent of the last mentioned curve) and run in a southwesterly direction for a distance of 294.0 feet to an existing iron pin; thence turn an angle to the right of 12 deg. 24 min. 10 sec. and run in a southwesterly direction for a distance of 87.0 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.

Parcel #13-6-13-4-002-006.019 / 190 Commerce Dr.

Commence at the southeast corner of the NW 1/4 of the SE 1/4 of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama and run thence westerly along the south line of said quarter-quarter section a distance of 442.32 feet to a point on the west side of a drainage canal; thence turn 113 degrees 54 minutes 17 seconds right and run northeasterly along the said west side of said canal 559.95 feet to a point; thence turn 90 degrees 00 minutes 00 seconds left and run 363.94 feet to a point; thence turn 92 degrees 18 minutes 03 seconds right and run northeasterly 656.24 feet to the point of beginning of the property being described; thence turn 134 degrees 25 minutes 30 seconds right and run southeasterly 281.86 feet (measured) to a point on the northerly arc of a cul de sac curve having a central angle of 110 degrees 09 minutes 53 seconds and a radius of 80.0 feet; thence continue easterly and southeasterly along the arc of said curve an arc distance of 153.82 feet to the P.O.C. of a reverse curve to the left having a central angle of 58 degrees 24 minutes 43 seconds and a radius of 25.0 feet; thence continue along the arc of said curve an arc distance of 25.49 feet to the P.T. of said curve; thence continue along the tangent of last described curve a tangent distance of 7.24 feet to a point on the northwesterly right of way line of a fifty foot wide (50.') drainage canal; thence turn 95 degrees 59 minutes 01 seconds left and run northeasterly along said right of way line of said canal a distance of 237.57 feet to the P.C. of a curve to the right having a central angle of 28 degrees 40 minutes 11 seconds and a radius of 630.01 feet; thence continue along the arc of said drainage line canal an arc distance of 315.24 feet to the P.T. of said curve; thence continue along the tangent of last described curve a tangent distance of 73.11 feet to the P.C. of a curve to the left having a central angle of 23 degrees 24 minutes 00 seconds and a radius of 97.00 feet; thence continue along the arc of said curve an arc distance of 35.62 feet to a point; thence turn 145 degrees 22 minutes 39 seconds left from the chord and run westerly 502.30 feet to a point; thence turn 11 degrees 58 minutes 52 seconds right and run 168.29 feet to a point; thence turn 75 degrees 46 minutes 35 seconds left and run southwesterly 98.86 feet to the point of beginning.

According to the survey of Joseph E. Conn, Jr. Alabama PLS No. #9049, dated April 25, 1995.

Parcel #11-7-25-4-001-018.001 / 741 Volare Dr.

A tract of land in the SE 1/4 of Section 25, Township 19 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the Southeast corner of Section 25, Township 19 South, Range 3 West; thence run westerly along the South line of said quarter-quarter section 639.70 feet to the point of beginning; thence continue along said course 225.38 feet; thence 121 degrees 20 minutes 03 seconds right 164.00 feet; thence 6 degrees 14 minutes 57 seconds right 49.49 feet; thence 96 degrees 05 minutes 03 seconds right 170.10 feet; thence 58 degrees 19 minutes 23 seconds right 63.23 feet to the point of beginning.

LESS AND EXCEPT any portion of subject property lying within a road right of way.

Situated in Shelby County, Alabama.

Parcel #13-1-12-1-001-002.026 and #13-1-12-1-00-002.025 / 196 and 211 Chandalar Pl Dr.

Parcel I:

Part of the NW ¼ of the NE ¼ of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

From the Southwest corner of said NW ¼ of NE ¼ run in a Northerly direction along the west line of said ¼ ¼ section for a distance of 214.0 feet to existing iron pin being the point of beginning; thence continue in a northerly direction along the west line of said ¼ ¼ section for a measured distance of 580.57 feet to an existing iron pin; thence turn an angle to the right of 112°44'05" and run in a southeasterly direction for a distance of 197.24 feet to an existing iron pin being on the west right of way line of Chandalar Place Drive and being on a curve; said curve being concave in a southeasterly direction and having a central angle of 9°41'16" and a measured radius of 628.78 feet; thence turn an angle to the right (82°7'21" to the chord of said curve) and run in a southwesterly direction along the west right of way line of said Chandalar Place Drive for a distance of 106.32 feet to the point ending on said curve; thence continue in a southwesterly direction along the west right of way line of said Chandalar Place Drive for a distance of 359.77 feet to the point of beginning of a new curve; said new curve being concave in an easterly direction and having a central angle of 21°17'38" and a radius of 65.0 feet; thence turn an angle to the left and run along the arc of said curve and along the west right of way line of the Chandalar Place Drive for a distance of 24.16 feet to an existing iron pin; thence turn an angle to the right (76°25'10" from the chord of last mentioned curve) and run in a southwesterly direction for a distance of 95.31 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.

Parcel II

Part of the NW ¼ of the NE ¼ of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

From the Southwest corner of said NW ¼ of NE ¼ run in a northerly direction along the west line of said ¼ ¼ Section for a distance of 214.0 feet to an existing iron pin; thence turn an angle to the right of 75°47'31" and run in a northeasterly direction for a distance of 95.31 feet to an existing iron pin; thence turn an angle to the left of 76°25'10" and run in a northerly direction for a distance of 24.02 feet to an existing iron pin; thence turn an angle to the right of 100°38'49" and run in a southeasterly direction for a distance of 50.0 feet to an existing iron pin and being on the east right of way line of Chandalar Place Drive and being the point of beginning; thence turn an angle the left of 90°00' and run in a northeasterly direction, along the east right of way line of Chandalar Place Drive for a measured distance of 359.77 feet, to an existing iron pin and being the point of beginning of a curve; said curve being concave in a southeasterly direction and having a central angle of 18°48'30" and a radius of 578.78 feet; thence turn an angle to the right and run in a northeasterly direction along the east right of way line of Chandalar Place Drive and along the arc of said curve for a distance of 189.99 feet to the point of ending of said curve; thence continue in a northeasterly direction along a line tangent to the of said curve and along the east right of way line of Chandalar Place Drive for a measured distance of 412.58 feet to an existing iron pin; thence turn an angle to the right of 75°39' and run in a southeasterly direction for a distance of 125.04 feet to an existing iron pin; thence turn an angle to the left of 82°12'28" and run in a Northeasterly direction for a measured distance of 186.33 feet to an existing iron pin; thence turn an angle to the right 167°04'50" and run in a southerly direction for a distance of 294.08 feet to an existing iron pin; thence turn an angle to the right of 12°24'59" and run in a southwesterly direction for a measured distance of 836.73 feet to an existing iron pin being on the north right of way line of Chandalar Place Drive; thence turn an angle to the right of 73°55'54" and run in a westerly direction along the north right of way line of said Chandalar Place Drive for a measured distance of 145.48 feet to a point of curve; said curve being concave in a northeasterly direction and having a central angle of 94°20' and a radius of 15.0 feet; thence turn an angle to the right and run along the arc of said curve for a distance of 24.70 feet, more or less, to the point of beginning; being situated Shelby County, Alabama.

Parcel #13-1-12-1-001-011.003 / 2756 Pelham Pkwy

Part of the Southwest quarter of Northeast quarter of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama, said part being more particularly described as follows:

From the Northwest corner of said Southwest quarter of Northeast quarter, run East along the North line thereof for 881.83 feet, more or less, to a point on the West right of way of U.S. Highway 31; thence turn an angle to the right of 115° 53' and run Southwesterly along said West right of way line for a distance of 392.81 feet to the point of beginning; thence continue Southwesterly along said right of way for a distance of 460.36 feet; thence turn at an angle to the right of 90° and run Northwesterly for a distance of 125 feet; thence turn an angle to the left of 90° 00' and run Southwesterly for a distance of 18 feet; thence turn an angle to the right of 90° 00' and run Northwesterly for a distance of 333.22 feet to the center line of the Old Montgomery Highway; thence turn an angle to the right of 86° 07' and run Northerly along the center line of the Old Montgomery Highway for a distance of 124.34 feet; thence turn an angle to the right of 12° 09' and run Northerly along the centerline of Old Highway, 251.86 feet; thence turn at an angle to the right of 55° 51' and run Easterly for a distance of 389.50 feet; thence turn at an angle to the right of 115° 53' and run Southerly for a distance of 65 feet; thence turn at an angle to the left of 90° 00' and run Easterly for a distance of 80 feet to the point of beginning.

Parcel 10-9-31-3-001-014.009 / 212, 216 Commerce Pkwy

Part of Lot 7, Oak Mountain Commerce Place as recorded in Map Book 18, page 58 in the Office of the Judge of Probate in Shelby County, Alabama, being located in the SW¼ of the SW¼ of Section 31, Township 19 South, Range 2 West, more particularly described as follows: Commence at the NW corner of said ¼-¼ section said point being the Northwest corner of said Lot 7; thence in a Southerly direction along the Westerly line of said section and along the Westerly line of said Lot 7, a distance of 997.01 feet to the point of beginning; thence continue along last described course a distance of 139.33 feet; thence 82 degrees, 19 minutes, 09 seconds left, in an Easterly direction, a distance of 223.62 feet to the Westerly R.O.W. line of Commerce Parkway; thence 90 degrees left, in a Northerly direction, along said R.O.W. line a distance of 90.0 feet to the beginning of a curve to the left having a radius of 404.02 feet and a central angle of 8 degrees, 00 minutes, 00 seconds; thence in a Northwesterly direction along said curve and R.O.W. line a distance of 56.41 feet to end of said curve; thence in a Northwesterly direction along a line tangent to said curve and along said R.O.W. line a distance of 25.10 feet; thence 90 degrees, 00 minutes, 00 seconds left, in a Westerly direction a distance of 237.13 feet to the point of beginning.

Parcel 10-9-31-3-001-014.007/ 232 Commerce Pkwy

Part of Lot 7, Oak Mountain Commerce Place as recorded in Map Book 18, page 58 in the Office of the Judge of Probate in Shelby County, Alabama, being located in the SW¼ of the SW¼ of Section 31, Township 19 South, Range 2 West, more particularly described as follows: Commence at the NW corner of said ¼-¼ section said point being the Northwest corner of said Lot 7; thence in a Southerly direction along the Westerly line of said section and along the Westerly line of said Lot 7, a distance of 459.23 feet to the point of beginning; thence continue along last described course a distance of 537.78 feet; thence 90 degrees, 19 minutes, 09 seconds left, in an Easterly direction, a distance of 237.13 feet to the Westerly R.O.W. line of Commerce Parkway; thence 90 degrees left, in a Northerly direction, along said R.O.W. line a distance of 464.90 feet to the beginning of a curve to the left having a radius of 503.32 feet and a central angle of 6 degrees, 30 minutes, 00 seconds; thence in a Northwesterly direction along said curve and R.O.W. line a distance of 57.10 feet to end of said curve; thence in a Northwesterly direction along a line tangent to said curve and along said R.O.W. line a distance of 16.00 feet; thence 83 degrees, 30 minutes, 02 seconds left, in a Westerly direction a distance of 229.09 feet to the point of beginning.

Parcel 13-1-12-1-001-011.000, #13-1-12-1-001-011.001 and #13-1-12-1-001-011.002/2760 Pelham PKWY**Parcel 1:**

Part of the Southwest quarter of Northeast quarter and part of the Southeast quarter of Northwest quarter of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama, said parts being more particularly described as follows:

From the Northwest corner of said Southwest quarter of Northeast Quarter, run East along the North line thereof for 881.83, more or less, to a point on the West line of the right of way of U.S. Highway 31; thence turn at an angle to the right of 115° 53' and run Southwesterly along said West right of way line for a distance of 944.93 feet to a point; thence turn at an angle to the right of 65° 01' and run westerly for a distance of 137.90 feet to the point of beginning; thence continue along the same course for 346.76 feet to center of the Old Montgomery Highway; thence turn at an angle to the right of 111° 06' and run Northeasterly along the center of the old highway for a distance of 279.14 feet; thence turn at an angle to the right of 93° 53' and run Easterly 333.22 feet; thence turn at an angle to the right of 90° 00' and run Southwesterly for a distance of 132.00 feet to the point of beginning.

Parcel 2:

Part of the Southwest quarter of Northeast quarter of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama, said part being more particularly described as follows:

From the Northwest corner of said Southwest quarter of Northeast quarter; run East along the North line thereof for 881.83 feet, more or less, to a point on the West line of the right of way of U.S. Highway 31; thence turn an angle to the right of 115° 53' and run Southwesterly along said West right of way line for a distance of 298.99 feet to a point of beginning; thence continue Southwesterly along said West right of way line for a distance of 103.02 feet; thence turn at an angle to the right of 90° 00' and run Westerly for a distance of 80 feet; thence turn at an angle to the right of 90° 00' and run Northerly for a distance of 66 feet; thence turn at an angle to the right of 64° 07' and run Easterly for a distance of 88.93 feet to the point of beginning.

Parcel 3:

Part of the Southwest quarter of Northeast quarter of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama, said part being more particularly described as follows:

From the Northwest corner of said Southwest quarter of Northeast quarter run East along the North line thereof for 881.83 feet, more or less, to a point on the West line of the right of way of U.S. Highway 31; thence turn at an angle to the right of 115° 53' and run Southwesterly along said West right of way line for a distance of 853.17 feet to a point of beginning; thence continue Southwesterly along said West right of way line for a distance of 91.75 feet; thence turn at an angle to the right of 65° 01' and run Westerly for a distance of 137.90 feet; thence turn at an angle to the right of 114° 59' and run Northeasterly for a distance of 150.00 feet; thence turn at an angle to the right of 90° 00' and run Easterly for 125.0 feet to the point of beginning.

10/13/1999-42524



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/23/2025 02:42:20 PM
\$2061.00 BRITTANI
20250423000120960

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name	<u>Edwin B. Lumpkin Jr.</u>	Grantee's Name	<u>EEL Holdings, LLC</u>
Mailing Address	<u>100 Metro Pkwy</u> <u>Prichard, AL</u> <u>35124</u>	Mailing Address	<u>100 Metro Pkwy</u> <u>Prichard, AL</u> <u>35124</u>
Property Address	<u>Shelby County</u> <u>Properties</u>	Date of Sale	<u>12-30-24</u>
		Total Purchase Price	\$ <u>2,000,000.00</u>
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	

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 _____

Print

Mike T. Harrison

Unattested

Sign

Mike T. Harrison

(verified by)

(Grantor/Grantee/Owner/Agent) circle one