

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

Send Tax Notice To: Coosa Valley Electric Cooperative

P.O. Box 837
Talla Lago, AL 35161

CORPORATION STATUTORY
WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Eighty Five Thousand Dollars and No Cents (\$85,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **AGG Holdings, LLC**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Coosa Valley Electric Cooperative**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

This conveyance is subject to outstanding ad valorem taxes, statutory rights of redemption, restrictive covenants, rights of way, easement and reservations of record that apply to the herein above described real property.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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

AND THE GRANTOR HEREBY COVENANT, with the Grantee, except as above noted, that at the time of the delivery of this Deed, the premises were free from all encumbrances made by it and that it will warranty and defend the same against the lawful claims and demands of all persons claiming, by, through or under it but against none other.

IN WITNESS WHEREOF, the said Grantor, by its Managing Member who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 18th day of July 2025.

AGG HOLDINGS, LLC

Thomas Albert Chatham II
Thomas Albert Chatham II
Managing Member

State of Alabama

County of Shelby

I, Michael T. Atchison a Notary Public in and for said County in said State, hereby certify that Thomas Albert Chatham II as Managing Member of AGG Holdings, LLC 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 foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 18th day of July, 2025.

Michael T. Atchison
Notary Public, State of Alabama

My Commission Expires: August 19, 2028

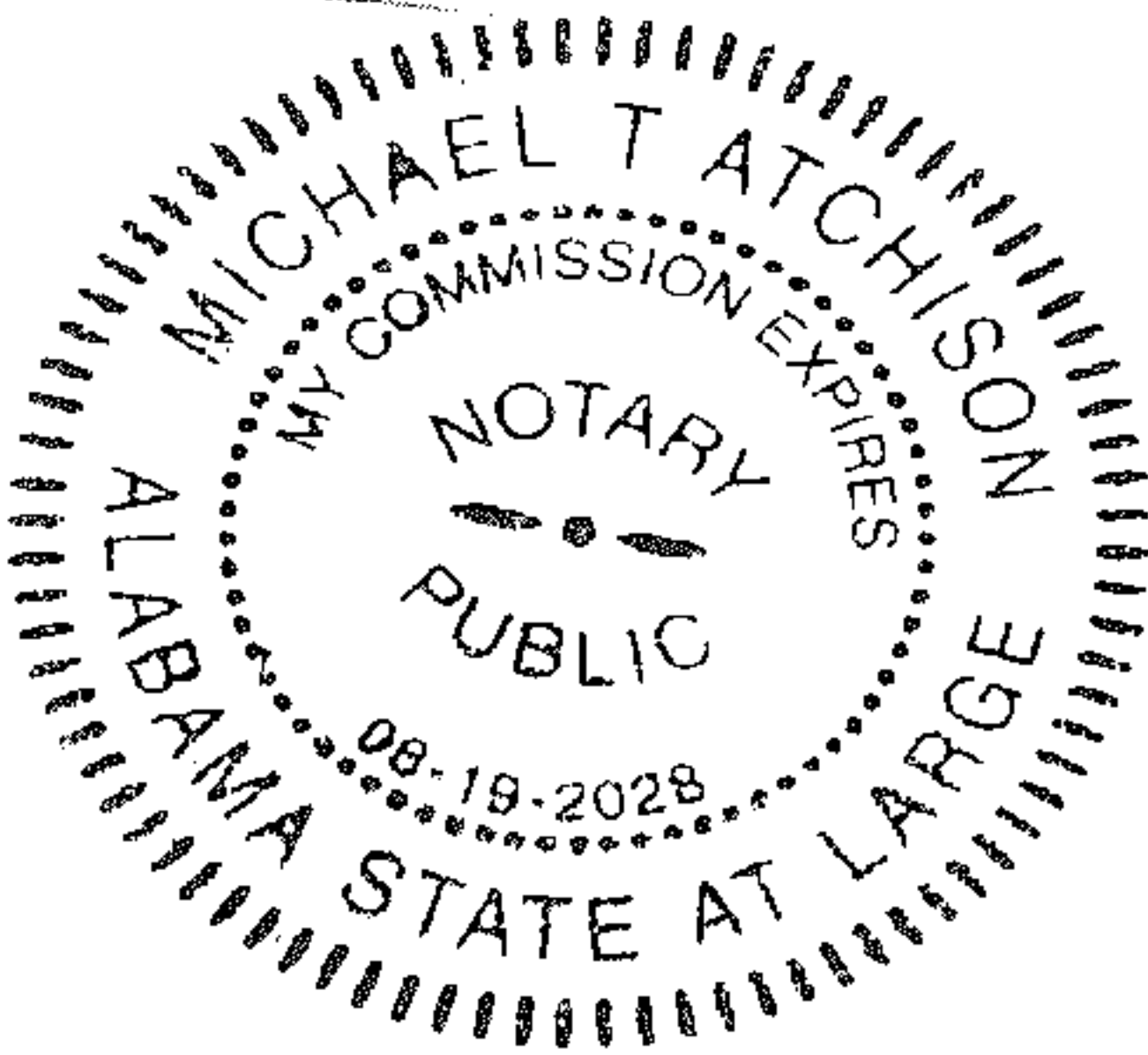


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at a found concrete monument locally accepted as the Northeast corner of Section 33, Township 19 South, Range 2 East, Shelby County, Alabama, and run N88°50'48"W for a distnace of 396.28' to a found 5/8" capped rebar stamped "SSI"; thence run S44°56'12"E for a distance of 313.98' to a found 5/8" rebar; thence run S08°54'01"W for a distance of 204.00' to a set 1/2" capped rebar stamped "PLS#37248 CA-1084-LS" and the Point of Beginning of the parcel of land herein described; thence continue last said course and run S08°54;01"W for a distance of 40.98' to a found 1/2" capped rebar; thence run S08°50'57"W for a distance of 163.49' to a found 2" open top pipe on the Northeasterly right of way margin of U.S. Highway 280 (120'R.O.W.); Thence run along said right of way margin S53°34'37"E for a distance of 129.88' to a found 2" open top pipe, said point being the Southwest corner of Lot 4 of LN. Wyatt Subdivision, as recorded in Map Book 3, Page 129, in the Office of the Judge of Probate in Shelby COunty, Alabama; thence leaving said right of way margin, run along the Westerly line of said lot 4 N37° 06'01"E for a distance of 199.81' to a found axle, said point being the Northwest corner of said Lot 4; thence run N 58°15'04"W for a distance of 227.41' to the Point of Beginning.

TOGETHER WITH A 15' EASEMENT FOR INGRESS, EGRESS, & UTILITIES, BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

COMMENCE AT A FOUND CONCRETE MONUMENT LOCALLY ACCEPTED AS THE NORTHEAST CORNER OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA, AND RUN N 88°50'48" W FOR A DISTANCE OF 396.28' TO A FOUND 5/8" CAPPED REBAR STAMPED "SSI"; THENCE RUN S 44°56'12" E FOR A DISTANCE OF 313.98' TO A FOUND 5/8" REBAR; THENCE RUN S 08°54'01" W FOR A DISTANCE OF 204.00' TO A SET 1/2" CAPPED REBAR STAMPED "PLS #37248 CA-1084-LS"; THENCE CONTINUE LAST SAID COURSE, AND RUN S 08°54'01" W FOR A DISTANCE OF 40.98' TO A FOUND 1/2" CAPPED REBAR; THENCE RUN S 08°50'57" W FOR A DISTANCE OF 39.02' TO A SET 1/2" CAPPED REBAR STAMPED "PLS #37248 CA-1084-LS" AND THE **POINT OF BEGINNING** OF THE EASEMENT HEREIN DESCRIBED; THENCE CONTINUE LAST SAID COURSE, AND RUN S 08°50'57" W FOR A DISTANCE OF 124.47' TO A FOUND 2" OPEN TOP PIPE ON THE NORTHEASTERLY RIGHT OF WAY MARGIN OF U.S. HWY 280 (120' R.O.W.); THENCE RUN ALONG SAID RIGHT OF WAY MARGIN S 53°34'37" E FOR A DISTANCE OF 16.92' TO A POINT; THENCE LEAVING SAID RIGHT OF WAY MARGIN, RUN N 08°50'57" E FOR A DISTANCE OF 125.97' TO A POINT; THENCE RUN N 58°14'55" W FOR A DISTANCE OF 16.28' TO THE **POINT OF BEGINNING**.

LESS AND EXCEPT property as described in Instrument #: 20241002000307830, in the Probate Office of Shelby County, Alabama.

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>AGG Holdings, LLC</u> Mailing Address <u>382 Homegrown Hill</u> <u>Harpersville, AL 3578</u> Property Address <u>Highway 280</u> <u>Harpersville, AL 35178</u>	Grantee's Name <u>Coosa Valley Electric Cooperative</u> Mailing Address <u>P.O. Box 837</u> <u>Talladega, AL 35161</u> Date of Sale <u>July 18, 2025</u> Total Purchase Price <u>\$85,000.00</u> or Actual Value _____ or Assessor's Market Value _____
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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
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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 of 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 July 15, 2025

Print AGG Holdings, LLC

Unattested

Sign Thomas Albert Chattam II
(Grantor/Grantee/Owner/Agent) circle one

(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/18/2025 11:04:19 AM
\$113.00 KELSEY
20250718000218040

Form RT-1

Alvin S. Bayl