

STATE OF ALABAMA)

Send tax notices to:

SHELBY COUNTY)

HSC Columbiana, LLC
805 Trione Avenue
Daphne, Alabama 36526

Mortgage filed simultaneously.

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that, for and in consideration of TEN & 00/100 DOLLARS (\$10.00) to the undersigned **BIRMINGHAM REALTY COMPANY**, an Alabama corporation ("Grantor"), in hand paid by **HSC COLUMBIANA, LLC**, an Alabama limited liability company ("Grantee"), the receipt of which is acknowledged, the said Grantor does GRANT, BARGAIN, SELL AND CONVEY unto Grantee, and Grantee's heirs, successors and assigns, that certain real estate situated in Shelby County, Alabama, which is described in Exhibit A attached hereto and made a part hereof (the "Property").

TOGETHER WITH all and singular the improvements, easements, rights, tenements, hereditaments, members, privileges and appurtenances thereunto belonging or in anywise appertaining.

SUBJECT TO, EXCEPT AND RESERVING:

1. Current ad valorem taxes;
2. Mineral and mining rights not owned by Grantor;
3. All reservations, easements, rights-of-way, encumbrances, exceptions, covenants, restrictions, and any and all other interests of record affecting the Property whatsoever;
4. Matters that would be revealed by an accurate survey of the Property or that may be shown on any recorded map or plat of the Property;
5. All encumbrances and encroachments which an inspection of the Property would reveal;
6. Any part of the Land lying within the right of way of a public road or a railroad right of way;
7. Rights of interested parties under outstanding unrecorded leases; and
8. The following matters as shown on survey performed by Mark A. Wattier dated May 15, 2025 and designated as J.O. No. 25-0206:
 - a. Encroachment of asphalt roadway (Phillips Circle), sidewalk, gravel driveways, chain-link fences, sheds and animal pen over western boundary;
 - b. Location of storm drain pipe and headwall outside of any applicable easement near northeastern boundary; and
 - c. Location of fire hydrant and guy wire along northeastern boundary.

The Property is conveyed "AS IS, WHERE IS, WITH ALL FAULTS", subject to all physical and environmental conditions, and no private right of action against Grantor shall accrue with respect to the physical or environmental condition of the Property to Grantee or to any subsequent purchaser of the Property. The Property is conveyed specifically and expressly without any warranties, representations or guaranties of any kind on the part of Grantor concerning the Property, express or implied, except that Grantor will warrant and defend the above against the lawful claims (unless otherwise noted above) of all persons claiming by, through or under Grantor, but not further or otherwise.

TO HAVE AND TO HOLD to Grantee and Grantee's heirs, successors and assigns forever.

[The Remainder of this Page Left Intentionally Blank]

IN WITNESS WHEREOF, Grantor has caused this Statutory Warranty Deed to be executed by Grantor's duly authorized representative this 24th day of July, 2025.

GRANTOR:

BIRMINGHAM REALTY COMPANY, an Alabama corporation

By: Charles M. Miller Jr.

Printed Name: Charles M. Miller Jr.

Its: President / CEO

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Charles M. Miller, Jr., whose name as President / CEO of **BIRMINGHAM REALTY COMPANY, an Alabama corporation**, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 24th day of July, 2025.

Wendy D. Stumph
Notary Public

My Commission Expires: 8.31.27

This instrument was prepared by:
Jonathan "JT" Thornbury, Esq.
The Barber Companies, Inc.
27 Inverness Center Parkway
Birmingham, Alabama 35242
(205) 795-4704



Exhibit A**Legal Description****PARCEL I:**

Part of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and part of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 26; Part of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and part of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 23, all in Township 21 South, Range 1 West, in Columbiana, Shelby County, Alabama and being more particularly described as follows:

Commence at the Northeast corner of the Northwest $\frac{1}{4}$ of said Section 26; thence run North along the East line of said Section 26 projected Northward for 2.82 feet to a point on the West right of way line of Depot Street, said point also being an old rebar corner which is also the Southeast corner of the "Elliott Lot" described in Deed Book 12, Page 496; thence 137 degrees 14 minutes 28 seconds right and run Southeast along said right of way line for 30.06 feet to the point of beginning; thence continue along the last stated course and along said right of way line of Depot Street for 112.81 feet; thence 86 degrees 37 minutes 09 seconds right and run Southwesterly along said right of way line for 15.05 feet to a concrete monument which is 40.0 feet from the centerline of said Depot Street; thence 93 degrees 25 minutes 46 seconds left and run Southeasterly along said right of way line for 47.55 feet to a monument at the intersection of the West line of Depot Street and Alabama Highway 25; thence 43 degrees 45 minutes 52 seconds right and run Southerly along said right of way line for 94.24 feet to a monument 60 feet from the centerline of Alabama Highway 25; thence 31 degrees 41 minutes 22 seconds right and run Southwesterly along said right of way line for 648.64 feet to a 1 inch solid iron at the Northeast corner of that parcel described in Volume 305, Page 237; thence 59 degrees 03 minutes 43 seconds right and run Westerly along the North line of said parcel for 289.44 feet (record 290.35 feet) open top iron; thence 00 degrees 11 minutes 30 seconds left and run Westerly along the North line of parcel described in Volume 228, Page 49, for 110.98 feet (record 110.00 feet) to a 1 inch open top iron; thence 00 degrees 14 minutes 42 seconds right and run West along the North line of that parcel described in Volume 303, Page 413, for 170.30 feet (record 175.0 feet) to a 1 inch rebar; thence 05 degrees 48 minutes 53 seconds left and run West along the North line of parcels described in Volume 342, Page 739, and Volume 284, Page 863 for 180.02 feet (record 187.50 feet) to a 1 $\frac{1}{4}$ inch open top iron; thence 03 degrees 09 minutes 00 seconds left and run West along the North line of parcels described in Volume 250, Page 379, and Volume 262, Page 849, for 170.89 feet (record 171.34 feet) to a $\frac{1}{2}$ inch rebar; thence 01 degrees 58 minutes 56 seconds right and run Westerly along the North line of that parcel described in Volume 300, Page 111 for 85.61 feet (record 85.67 feet) to a point on the East line of Lot 15 of Columbiana House, Inc. Subdivision as recorded in Map Book 3, Page 82, in the Office of the Judge of Probate of Shelby County, Alabama; thence 103 degrees 00 minutes 12 seconds right and run North along the East line of Lots 15, 14, and 13 of said subdivision for 271.08 feet (record 260 feet); thence 99 degrees 02 minutes 50 seconds (record 98 degrees 56 minutes 00 seconds) left and run West along the North line of said Lot 13 and its Westward extension for 222.05 feet (record 210.00 feet); thence 98 degrees 56 minutes 00 seconds right and run North along the East line of said subdivision for 257.6 feet to a point on the Southeasterly right of way line of the Southern Railway; thence 55 degrees 05 minutes 00 seconds right and run Northeasterly along said right of way line (parallel to and 50 feet as measured perpendicularly from the main track) for 624.31 feet; thence 90 degrees 00 minutes 00 seconds right and run Southeasterly for 50.0 feet; thence 90 degrees 00 minutes 00 seconds left and run Northeasterly along said right of way line for 300.00 feet; thence 90 degrees 00 minutes 00 seconds right and run Southeasterly for 92.0 feet; thence 90 degrees 00 minutes 00 seconds left and run Northeasterly along said right of way line for 235.48 feet to a point on the West line of said Elliott Lot; thence 81 degrees 14 minutes 47 seconds right and run Southeasterly along said West line of the Elliott Lot (and parallel with the West right of way line of Depot Street for 146.98 feet to the Westernmost corner of that parcel described in

Volume 169, Page 734; thence 93 degrees 46 minutes 21 seconds right and run Southwesterly for 10.02 feet to a point; thence 93 degrees 46 minutes 21 seconds left and run Southeasterly for 10 feet from and parallel to the Westernmost line of said parcel for 130.06 feet to a point; thence 86 degrees 13 minutes 39 seconds left and run Northeasterly for 30 feet from and parallel to the Southernmost line of those parcels described in Volume 169, Page 734 and Volume 221, Page 46 for 200.73 feet to the point of beginning.

Less and Except:

(Shopping Center Tract)

A parcel of land located in the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 26, Township 21 South, Range 1 West, more particularly described as follows:

Commence at the Northeast corner of the Northwest $\frac{1}{4}$ of said Section 26; thence in a Northerly direction along the projection of the Easterly line of said Section 26, a distance of 2.82 feet to a point on the Westerly right of way line of Joinertown Road said point also being an old rebar corner which is also the Southeast corner of the Elliot Lot described in Deed Book 12, Page 496; thence 137 degrees 14 minutes 28 seconds right in a Southeasterly direction along said right of way line, a distance of 30.06 feet to the point of beginning; thence continue along last described course and said right of way line, a distance of 40.09 feet; thence 93 degrees 46 minutes 21 seconds right in a Southwesterly direction a distance of 200.73 feet; thence 93 degrees 46 minutes 21 seconds left in a Southeasterly direction a distance of 77.68 feet; thence 21 degrees 21 minutes 23 seconds left in a Southeasterly direction, a distance of 171.49 feet to a point on the Westerly right of way line of Alabama Highway No. 25; thence 90 degrees right in a Southwesterly direction and along said right of way line, a distance of 497.95 feet; thence 90 degrees right in a Northwesterly direction, a distance of 328.00 feet; thence 90 degrees left in a Southwesterly direction, a distance of 20.00 feet; thence 90 degrees right in a Northwesterly direction, a distance of 325.09 feet; thence 90 degrees right in a Northeasterly direction, a distance of 467.05 feet to a point on the Southeasterly right of way line of Southern Railway; thence 30 degrees 06 minutes 20 seconds right in a Northeasterly direction, a distance of 235.48 feet to a point on the West line of said Elliot Lot; thence 81 degrees 15 minutes 03 seconds right in a Southeasterly direction along said West line of the Elliot Lot, and parallel with the Westerly right of way line of Joinertown Road, a distance of 146.98 feet; thence 93 degrees 46 minutes 21 seconds right in a Southwesterly direction, a distance of 10.02 feet; thence 93 degrees 46 minutes 21 seconds left in a Southeasterly direction, a distance of 130.06 feet; thence 86 degrees 13 minutes 39 seconds left in a Northeasterly direction, a distance of 200.73 feet to the point of beginning.

And Less and Except:

(Outparcel Tract)

A parcel of land located in the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 26, Township 21 South, Range 1 West, more particularly described as follows:

Commence at the Northeast corner of the Northwest $\frac{1}{4}$ of said Section 26; thence in a Northerly direction along the projection of the Easterly line of said Section 26, a distance of 2.82 feet to a point on the Westerly right of way line of Depot Street said point also being an old rebar corner which is also the Southeast corner of the Elliot Lot described in Deed Book 12, Page 496; thence 137 degrees 14 minutes 28 seconds right in a Southeasterly direction along said right of way line, a distance of 70.15 feet to the point of beginning; thence continue along last described course and right of way line, a distance of 72.72 feet; thence 86 degrees 37 minutes 09 seconds right in a Southwesterly direction and along said right of way line, a distance of 15.05 feet to a concrete monument which is 40 feet from the centerline of said Depot Street; thence 93 degrees 25 minutes 46 seconds left in a Southeasterly direction, a distance of 47.55 feet to a monument at the intersection of the Westerly right of way line of Depot Street and Alabama Highway No. 25; thence 43 degrees 45 minutes 52 seconds right in a Southerly direction and along said right of way line, a distance of

94.24 feet to a monument 60 feet from the centerline of Alabama Highway No. 25; thence 31 degrees 41 minutes 22 seconds right in a Southwesterly direction and along said right of way line a distance of 77.00 feet; thence 90 degrees right in a Northwesterly direction, a distance of 171.49 feet; thence 21 degrees 21 minutes 23 seconds right in a Northwesterly direction, a distance of 77.68 feet; thence 93 degrees 46 minutes 21 seconds right in a Northeasterly direction, a distance of 200.73 feet to the point of beginning.

PARCEL II:

A parcel of land in the Northeast quarter of the Northwest quarter of Section 26, Township 21 South, Range 1 West, being the same land described in a deed to Ronnie and Sherry Hunt, recorded in Real Book 234 at Page 212, of the real property records of Shelby County, Alabama said parcel of land being more particularly described as follows:

Commencing at the Northeast corner of the Northwest quarter of said Section 26; thence South 01 degrees 34 minutes 36 seconds East along the East line of said Sixteenth Section, a distance of 509.87 feet to a point on the North right-of-way of State Highway No. 25; thence South 24 degrees 19 minutes 05 seconds West along said right-of-way, a distance of 345.86 feet to an iron bar found; thence South 83 degrees 20 minutes 51 seconds West, a distance of 570.63 feet to an iron bar found at the point of beginning; thence South 77 degrees 35 minutes 44 seconds West, a distance of 87.50 feet to a ½ inch rebar set, with a cap stamped "S. Wheeler RPLS 16165"; thence South 16 degrees 52 minutes 40 seconds East, a distance of 216.47 feet to a ½ inch rebar set, with a cap stamped "S. Wheeler RPLS 16165", on the North right-of-way of State Highway 70; thence North 79 degrees 44 minutes 58 seconds East, a distance of 88.89 feet to an iron bar found; thence North 17 degrees 12 minutes 52 seconds West a distance of 219.83 feet to the point of beginning.

Said combined Parcel I and Parcel II are also described as follows:

PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26 AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, ALL IN TOWNSHIP 21 SOUTH, RANGE 1 WEST, IN COLUMBIANA, SHELBY COUNTY, ALABAMA;

AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 21 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA; THENCE RUN NORTH ALONG THE EAST LINE OF SAID SECTION 26 PROJECTED NORTHWARD A DISTANCE OF 2.82 FEET TO A 5/8" REBAR ON THE WEST RIGHT-OF-WAY LINE OF JOINER TOWN ROAD (AKA DEPOT STREET); THENCE RUN SOUTH 44°-14'-04" EAST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 30.11 FEET TO A CAPPED REBAR (ILLEGIBLE); THENCE RUN SOUTH 51°-03'-49" WEST A DISTANCE OF 201.26 FEET TO A 5/8" REBAR; THENCE RUN NORTH 42°-49'-45" WEST A DISTANCE OF 129.87 FEET TO A CAPPED REBAR (J.A.M. 2875); THENCE RUN NORTH 51°-06'-07" EAST A DISTANCE OF 10.04 FEET; THENCE RUN NORTH 42°-40'-14" WEST A DISTANCE OF 147.31 FEET TO A CAPPED REBAR (J.A.M. 2875) ON THE SOUTHEAST RIGHT-OF-WAY LINE OF THE SOUTHERN RAILWAY RIGHT-OF-WAY; THENCE RUN SOUTH 56°-03'-31" WEST ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE A DISTANCE OF 235.48 FEET TO A CAPPED REBAR (J.A.M. 2875) AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL: THENCE RUN SOUTH 25°-58'-48" WEST A DISTANCE OF 466.98 FEET TO A CAPPED REBAR (RLS 2087); THENCE RUN SOUTH 64°-02'-38" EAST A DISTANCE OF 325.18 FEET TO A CAPPED REBAR (RLS 2087); THENCE RUN NORTH 26°-03'-58" EAST A DISTANCE OF 20.03 FEET TO A CAPPED REBAR (RLS 2087); THENCE RUN SOUTH 64°-

03'-16" EAST A DISTANCE OF 328.08 FEET TO A CAPPED REBAR (WATTIER) ON THE WEST RIGHT-OF-WAY LINE OF ALABAMA HIGHWAY 25; THENCE RUN SOUTH 25°-57'-47" WEST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 73.77 FEET TO A 3/4" IRON ROD; THENCE RUN SOUTH 85°-02'-38" WEST A DISTANCE OF 289.29 FEET TO A 1/2" REBAR; THENCE RUN SOUTH 84°-44'-54" WEST A DISTANCE OF 111.19 FEET TO A 1" OPEN TOP PIPE; THENCE RUN SOUTH 85°-05'-13" WEST A DISTANCE OF 170.17 FEET TO A 3/4" IRON ROD; THENCE RUN SOUTH 11°-47'-16" EAST A DISTANCE OF 220.02 FEET TO A 3/4" IRON ROD ON THE NORTH RIGHT-OF-WAY LINE OF ALABAMA HIGHWAY 70; THENCE RUN SOUTH 81°-31'-44" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 88.80 FEET TO A CAPPED REBAR (WATTIER) AT THE SOUTHEAST CORNER OF LOT 1, BROADWAY - COLLEGE STREET, AS RECORDED IN MAP BOOK 46, PAGE 47 OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA; THENCE RUN NORTH 11°-45'-32" WEST ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 216.41 FEET TO A CAPPED REBAR (WATTIER) AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE RUN SOUTH 79°-12'-02" WEST A DISTANCE OF 91.39 FEET TO A 1" OPEN TOP PIPE; THENCE RUN SOUTH 76°-09'-33" WEST A DISTANCE A DISTANCE OF 171.01 FEET TO A 5/8" REBAR; THENCE RUN SOUTH 78°-04'-37" WEST A DISTANCE OF 85.59 FEET TO A 5/8" REBAR ON THE EAST LINE OF LOT 15, COLUMBIANA HOMES INC., AS RECORDED IN BOOK 3, PAGE 82 OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA; THENCE RUN NORTH 01°-04'-38" EAST ALONG THE EAST LINE OF SAID COLUMBIANA HOMES INC A DISTANCE OF 271.26 FEET TO A CAPPED REBAR (WATTIER) AT THE NORTHEAST CORNER OF LOT 13 OF SAID COLUMBIANA HOMES INC; THENCE RUN SOUTH 82°-01'-48" WEST ALONG THE NORTH LINE OF SAID LOT 13 AND THE EXTENSION THEREOF A DISTANCE OF 222.19 FEET TO A NAIL & DISK (WATTIER); THENCE RUN NORTH 01°-00'-26" EAST ALONG THE EAST LINE OF SAID COLUMBIANA HOMES INC A DISTANCE OF 257.60 FEET TO A CRIMP TOP PIPE ON THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID SOUTHERN RAILWAY RIGHT-OF-WAY; THENCE RUN NORTH 56°-03'-31" EAST ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE A DISTANCE OF 624.25 FEET TO A CAPPED REBAR (J.A.M. 2875); THENCE RUN SOUTH 33°-52'-07" EAST ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE A DISTANCE OF 50.08 FEET TO A CAPPED REBAR (J.A.M. 2875); THENCE RUN NORTH 56°-03'-37" EAST ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE A DISTANCE OF 300.05 FEET TO A CAPPED REBAR (J.A.M. 2875); THENCE RUN SOUTH 33°-55'-48" EAST ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE A DISTANCE OF 92.08 FEET TO THE POINT OF BEGINNING.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/28/2025 08:07:53 AM
 \$44.00 JOANN
 20250728000227100

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 Birmingham Realty Company
 Mailing Address 27 Inverness Center Parkway
Birmingham, AL 35242

Grantee's Name HSC Columbiana, LLC
 Mailing Address 805 Trione Avenue
Daphne, AL 36526

Property Address Columbiana, AL
Parcel ID: 21-7-26-2-001-001.005
Parcel ID: 21-7-26-2-001-039.000

Date of Sale July 24, 2025
 Total Purchase Price \$675,000.00

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 ☐ Appraisal
☐ Sales Contract ☐ Other
☒ 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 7/24/2025

Print Charles M. Miller, Jr.

☐ Unattested

Sign Charles M. Miller, Jr.

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1