

This Instrument was Prepared by:

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

Send Tax Notice To: General Custer Dev., LLC

140 Legacy Oaks Dr
Montevallo AL 35115

STATUTORY
WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Eight Hundred Thousand Dollars and No Cents (\$800,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Cheney Lime & Cement Company, Inc.**, (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 **General Custer Dev., LLC**, 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.

Property shall be restricted from the use of any mining or aggregate production.

\$680,000.00 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 President, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 20th day of July, 2025.

Cheney Lime & Cement Company Inc.
Alan B. Cheney Jr.
Alan B. Cheney Jr.
President and Chief Executive Office

State of AL

County of Blount

I, Donna H. Pike, a Notary Public in and for said County in said State, hereby certify that Alan B. Cheney Jr. as President and Chief Executive Officer of Cheney Lime & Cement Company Inc., 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 20th day of July, 2025.

Donna H. Pike
Notary Public, State of AL

My Commission Expires: Jan. 20, 2026

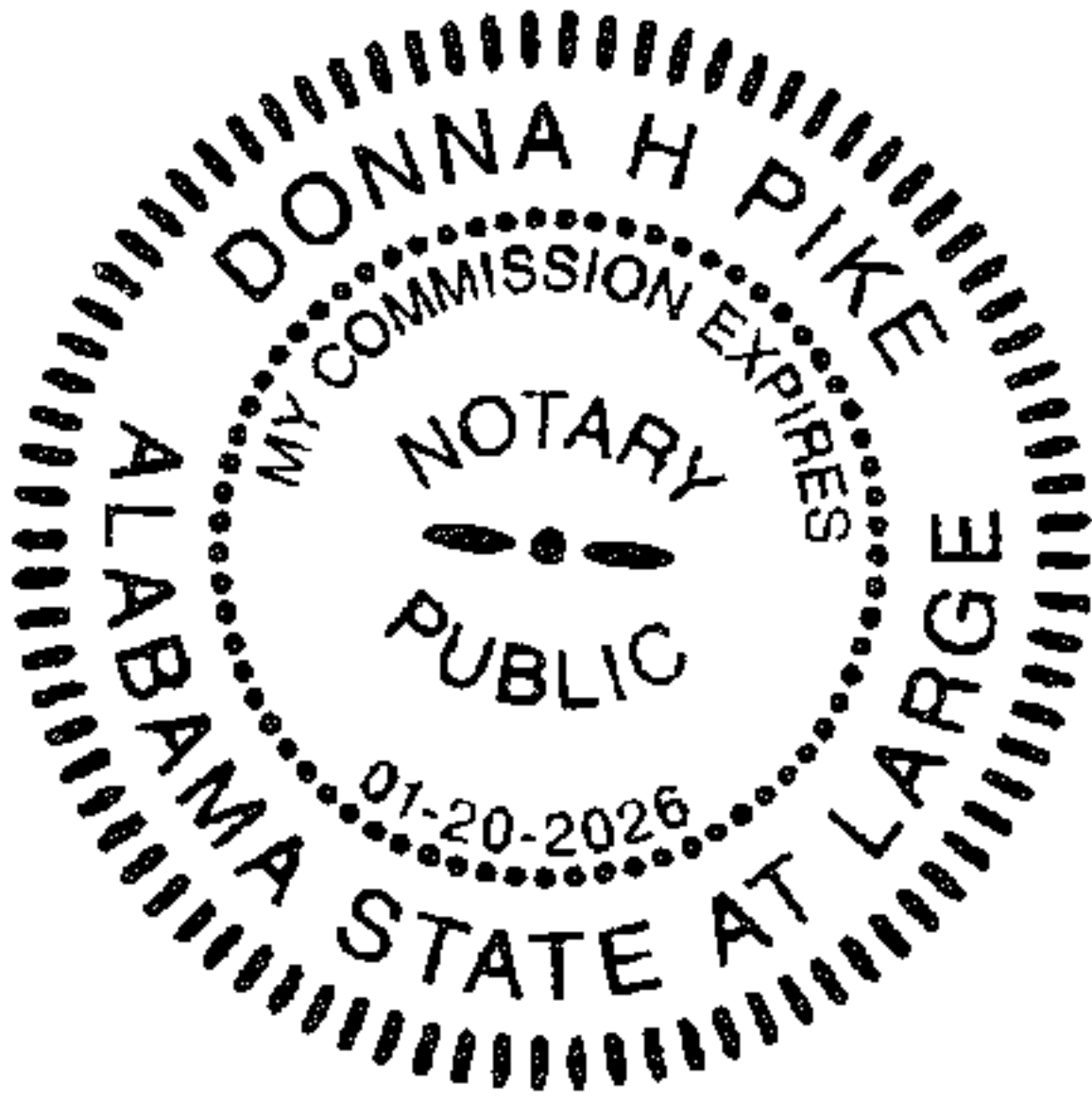


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

The West Half of the Southwest Quarter of Section 13, Township 21 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows:

As the Point of Beginning, start at a pine knot accepted to mark the southwest corner of the West Half of the Southwest Quarter of Section 13, Township 21 South, Range 3 West, Shelby County, Alabama; thence run North 04 degrees, 00 minutes, 52 seconds, West and along the west line of said West Half and also being the east line of Scottsdale Third Addition as recorded in Map Book 8, Page 123 in the Probate Office of Shelby County, Alabama, for a distance of 1354.85 feet to a ½ capped rebar, said rebar accepted to mark the southwest corner of the Northwest Quarter of the Southwest Quarter of said Section 13; thence run North 00 degrees, 21 minutes, 45 seconds, East and along the west line of said West Half and also being the east line of Scottsdale Third Addition and Scottsdale Second Addition as recorded in Map Book 7, Page 118 in the Probate Office of Shelby County, Alabama, for a distance of 1318.15 feet to a ½ capped rebar (MHI-CA-965), said rebar accepted to mark the northwest corner of the Northwest Quarter of the Southwest Quarter of said Section 13; thence run South 87 degrees, 18 minutes, 03 seconds, East and along the north line of said West Half for a distance of 1413.82 feet to a concrete monument, said monument accepted to mark the northeast corner of the Northwest Quarter of the Southwest Quarter of said Section 13; thence run South 00 degrees, 21 minutes, 29 seconds, East and along the east line of said West Half for a distance of 1338.87 feet to a busted concrete monument, said monument accepted to mark the northeast corner of the Southwest Quarter of the Southwest Quarter of said Section 13; thence run South 00 degrees, 24 minutes, 44 seconds, East and along the east line of said West Half for a distance of 1338.20 feet to a busted concrete monument, said monument accepted to mark the southeast corner of the Southwest Quarter of the Southwest Quarter of said Section 13; thence run North 86 degrees, 55 minutes, 15 seconds, West and along the south line of said West Half for a distance of 711.08 feet to a concrete monument, said monument accepted to mark the northeast corner of Lot 2 of the Jeffery D. Smitherman Subdivision as recorded in Map Book 46, Page 27 in the Probate Office of Shelby County, Alabama; thence run North 86 degrees, 46 minutes, 21 seconds, West and along the south line of said West Half and along the north line of said Lot 2 for a distance of 261.78 feet to a ½ inch capped rebar (SMAllen) said ½ inch capped rebar accepted to mark the northeast corner of Lot 1 of said Jeffery D. Smitherman Subdivision; thence North 86 degrees, 46 minutes, 15 seconds, West and along the south line of said West Half and along the north line of said Lot 1 for a distance of 372.91 feet to the Point of Beginning.

PARCEL II:

Lot 1 of the Jeffery D. Smitherman Subdivision, as recorded in Map Book 46, Page 27, 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>Cheney Lime & Cement Co.</u> Mailing Address <u>166 Salters Path</u> <u>Montevallo, AL 35115</u> Property Address <u>831 Smokey Rd.</u> <u>Alabaster, AL 35007</u>	Grantee's Name <u>General Custer Dev., LLC</u> Mailing Address <u>140 Legacy Oaks Dr</u> <u>Montevallo AL 35115</u> Date of Sale <u>7-29-2025</u> Total Purchase Price <u>\$800,000.00</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 28, 2025

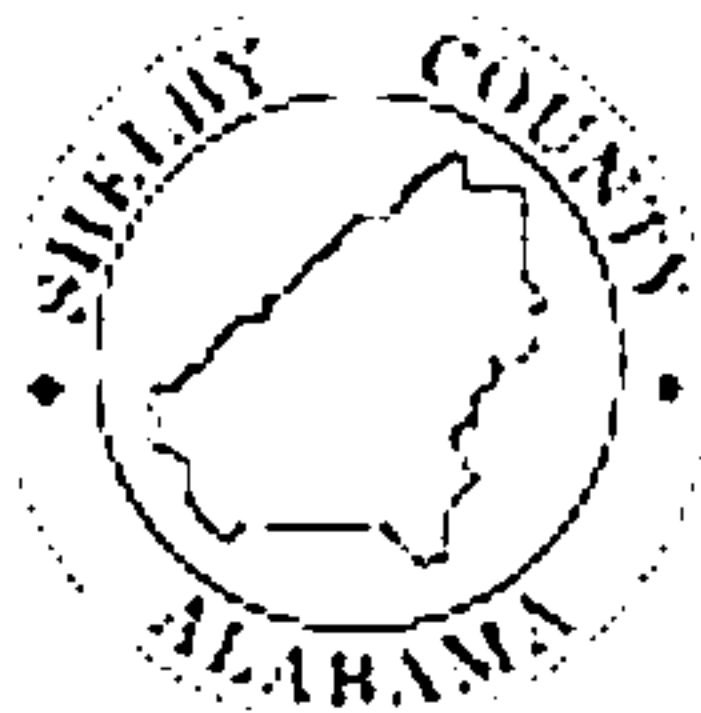
Print Cheney Lime & Cement Company Inc.

Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/30/2025 09:38:25 AM
 \$148.00 JOANN
 20250730000231110

Form RT-1

Allen S. Bayl