

Recording requested by,
and when recorded return to:

James R. Dickens, Jr., Esq.
Rushton, Stakely, Johnston & Garrett, P.A.
P.O. Box 270
Montgomery, AL 36101-0270

MEMORANDUM OF LEASE

WITNESSETH:

THIS MEMORANDUM OF LEASE, made as of the 25th day of July, 2025, by and between HSC Columbiana, LLC, an Alabama limited liability company, having its principal place of business at 805 Trione Avenue (PO Box 130), Daphne, Alabama, as Landlord ("**Landlord**"), and Tractor Supply Company, a Delaware corporation, 5401 Virginia Way, Brentwood, Tennessee 37027, as Tenant ("**Tenant**").

For and in consideration of a rental of One Dollar (\$1.00) and other good and valuable considerations, the receipt and legal sufficiency of which are hereby acknowledged, Landlord has leased and demised unto Tenant, upon and subject to each of the covenants and undertakings set forth in a certain lease between Landlord and Tenant having an Effective Date which is the same as the date of this Memorandum of Lease indicated above (the "**Lease**"), that certain land located in the City of Columbiana, County of Shelby, State of Alabama, and more particularly described on Exhibit "A" attached hereto and made a part hereof (the "**Land**"), and the Improvements to be constructed thereon by Landlord (collectively, the "**Demised Premises**"), together with all the rights, easements and interests appurtenant thereto, on the terms and conditions contained in the Lease.

The Lease contains the following provisions which the parties desire to make of public record:

1. **TERM AND USE.** The initial term of the Lease shall be for a period of fifteen (15) Lease Years commencing on the Rent Commencement Date (the "**Initial Term**"), unless sooner terminated as permitted in the Lease. Provided Tenant shall not be in material default thereunder beyond the applicable cure period, Tenant shall have the right to extend the term of the Lease for four (4) successive periods of five (5) Lease Years each (each an "**Extension Term**"), upon the same terms and conditions as contained in the Lease, except as to the number of Extension Terms and rent. The Initial Term together with any Extension Term, when exercised by Tenant, shall be referred to as the "**Term**". Tenant may extend the Term of the Lease only by giving Landlord written notice as provided therein not less than ninety (90) days prior to the expiration of the Initial Term, or of any Extension Term, as applicable. If Tenant does not give notice exercising its right to extend the Term of the Lease, Tenant waives its right to all subsequent Extension Terms.

Except with respect to the Prohibited Uses (hereinafter defined) and to the extent not prohibited by the Permitted Encumbrances, Tenant may use the Demised Premises for any lawful purpose, including, without limitation, the operation of a fulfillment center, locker system, lock box or similar storage

system for selling, receiving, storing, retrieving and distributing merchandise for online, catalog, digitally-generated, "buy-online-pick-up-in-store", "click and collect", intra-store and other sales (collectively or individually referred to in the Lease as "**Online Sales**"); provided, however, Landlord makes no representations or warranties that the operation of Online Sales in the Demised Premises shall be allowed under, or compliant with, Laws or encumbrances to title, and such uses shall not be included in the description or definition of Tenant's Intended Use under the Lease. Without limiting the foregoing, Landlord acknowledges and agrees that Tenant shall have the right, from time to time, to use any portion of the Demised Premises (including areas behind the Building) for any purpose that is not in violation of applicable Laws. Landlord acknowledges that Tenant's use of the Demised Premises may include such uses that are consistent with the operation of a typical farm and ranch retail store.

Landlord and Tenant covenant and agree that no part of the Demised Premises shall be used for any Prohibited Uses. "**Prohibited Uses**" shall mean use of any part of the Demised Premises for (i) livestock slaughter or feeding, (ii) fireworks or explosives storage, distribution or manufacture, (iii) any use which would require a license from the Nuclear Regulatory Commission, (iv) biological or hazardous waste incineration, (v) scrap material accumulation, storage or sales, (vi) smelting, (vii) a rendering plant, (viii) the principal use being the manufacture, distribution, storage, treatment, incineration or disposal of chemicals, petroleum products, solvents, hazardous waste or other Hazardous Materials, (ix) a cement or asphalt plant, (x) a crematorium, (xi) a dry cleaning plant or central laundry facility, (xii) the manufacture, storage, distribution, production, sale of or any use involving pornographic materials or items, (xiii) any establishment providing adult entertainment, including without limitation nude, topless or partially-clad dancing, or (xiv) a night club or dance hall.

Landlord acknowledges and agrees that if the Demised Premises is, or becomes, part of a shopping center, commercial subdivision, a similar type of development or a development with any shared rights, obligations or restrictions (the "**Shopping Center**"), to the extent Landlord should have any control or consent rights, no part of the Shopping Center shall be used for any of the Prohibited Uses or for the following uses: (a) any use that may adversely affect Tenant's customer parking availability or access to the Demised Premises, including without limitation a call center, education/training center, restaurant, cafeteria, health club, fitness center, place of religious worship, movie theatre, bowling alley, pool hall, skating rink, school, or game room, (b) any manufacturing facility, (c) any use that provides, promotes, or results in a nuisance to Tenant, such as loitering or panhandling, or (d) any use that is illegal pursuant to applicable Laws.

2. **EXCLUSIVE USE COVENANT.** Landlord shall not sell, lease, rent, occupy or allow to be occupied, or otherwise transfer or convey all or any portion of the Restricted Property, as defined below, for the purpose of selling or offering for sale those items which support a farm/ranch/rural/do-it-yourself lifestyle including: (a) tractor and equipment repair and maintenance supplies; (b) farm fencing; (c) livestock gates; (d) livestock feeding systems; (e) animal and pet feed and health/maintenance products for pets or livestock (including but not limited to: dog, cat, bird, horse, cattle, goat, pig, fowl, rabbits, equine and livestock); (f) western wear and boots; (g) outdoor work wear (similar to and specifically including Carhartt products) and boots; (h) horse and rider tack and equipment; (i) bird feed, housing and related products; (j) lawn and garden goods and equipment (including but not limited to, live plants, shrubs, flowers and trees, push/riding mowers, mow-n-vacs, garden carts and gardening tools, snow blowers, chippers and shredders, wheel barrows, and log splitters); (k) hardware; (l) power tools; (m) welders and welding supplies; (n) open and closed trailers; (o) 3-point equipment; (p) truck and trailer accessories (including truck tool boxes, and trailer hitches and connections); (q) hay and forage; (r) bulk propane and welding gas; (s) pedal boats and motorized vehicles (including tractors, ATVs, mini-bikes, dirt bikes, scooters and UTVs); (t) pet grooming and washing services; and (u) a pet veterinary care clinic (collectively, the "**Restricted Products**"). Landlord

covenants and agrees this exclusive use covenant further prohibits the use of the Restricted Property as a fulfillment center for selling, offering for sale, receiving, storing, retrieving or distributing Restricted Products ordered, purchased or sold through intra-store sales or online, catalog, or digitally-generated means, and such prohibition includes, without limitation, the use of lockers, lock-boxes and other systems associated with any "buy-online-pick-up-in-store", "click and collect" or similar concept (the "**Online Retail Restriction**"). Nothing contained in the Lease shall prevent any tenant, subtenant, licensee or other occupant of all or any portion of the Restricted Property from selling Restricted Products as an incidental part of its other and principal business so long as the total number of square feet devoted by such tenant, subtenant, licensee or occupant to the display for sale of Restricted Products does not exceed five percent (5%) of the total number of square feet of space used for merchandise display by such tenant, subtenant, licensee or occupant (including one-half (1/2) of the aisle space adjacent to any display area) (the "**De Minimis Sales Exception**"); provided however, the De Minimis Sales Exception shall not apply to, or in any way provide relief from, the absolute prohibition of the Online Retail Restriction relative to Restricted Products. Further, this covenant shall not apply to any business operated by Tenant, or any affiliate of Tenant. "**Restricted Property**" shall mean any property within ten (10) miles of the Demised Premises that is owned, controlled or developed by Landlord (or any person or entity having a direct or indirect or equity or management interest in Landlord), but shall not include the Demised Premises.

3. **RIGHT OF FIRST REFUSAL.** Landlord has granted to Tenant, for so long as the Lease is in effect, the right to purchase all or any portion of the Demised Premises as follows (the "**Right of First Refusal**"): If Landlord should at any time after the Effective Date receive a written, executed, bona fide offer to purchase or sell, all or any portion of the Demised Premises (the "**Offer**") from a third party and Landlord desires to accept such offer, Landlord shall deliver to Tenant a written notice together with a copy of such Offer (the "**Acquisition Notice**"). Tenant shall have thirty (30) days from receipt of the Acquisition Notice to exercise its Right of First Refusal by delivering written notice of such exercise to Landlord. In the event Tenant elects to not exercise its Right of First Refusal or fails to deliver notice within the time period specified, Tenant shall be deemed to have waived its Right of First Refusal as to only the transaction described in the Offer.

4. **HOLDOVER.** Any holding over by Tenant beyond the Initial Term of the Lease or any Extension Term thereof shall be on the same terms and conditions as contained therein, except for rent which shall be at the rate of one hundred fifteen percent (115%) of the last monthly rent specified in the Lease and shall be a month-to-month tenancy terminable by either party upon thirty (30) days prior written notice to the other party.

5. **ELECTRONIC SIGNATURES AND TRANSMISSION; COUNTERPARTS.** This document, and any amendment or modification thereto or restatement thereof, may be executed in one or more counterparts, including electronic counterparts, each of which shall be deemed to be an original and all of which, when taken together, shall be deemed to constitute one agreement binding on all parties to the document. Each party agrees that the electronic signatures, whether digital or encrypted, of the parties included in this document are intended to authenticate this writing and to have the same force and effect as manual signatures. Delivery of this document, or any other document contemplated hereby, bearing an original or electronic signature by facsimile transmission, by electronic mail in "portable document format" (.pdf) form, or by any other electronic means intended to preserve the original graphic and pictorial appearance of a document, will have the same effect as physical delivery of a paper document bearing an original or electronic signature. It is hereby acknowledged by the parties that the enforcement of this provision is recognized under the full faith and credit provision of the U.S. Constitution and the U.S. Code.

This Memorandum of Lease shall bind and inure to the benefit of the parties hereto, their heirs, successors, executors, administrators, and assigns. This Memorandum of Lease is not intended to alter or supersede the Lease, and in the event of any conflict between this Memorandum of Lease and the Lease, the provisions of the Lease shall control. Originally executed counterparts of the Lease are in the possession of Landlord and Tenant at the addresses set forth above.

[Signatures appear on following pages.]

IN WITNESS WHEREOF, the parties have executed this Memorandum of Lease in multiple counterparts, each of which shall be an original document, as of the day and year first above written.

LANDLORD:

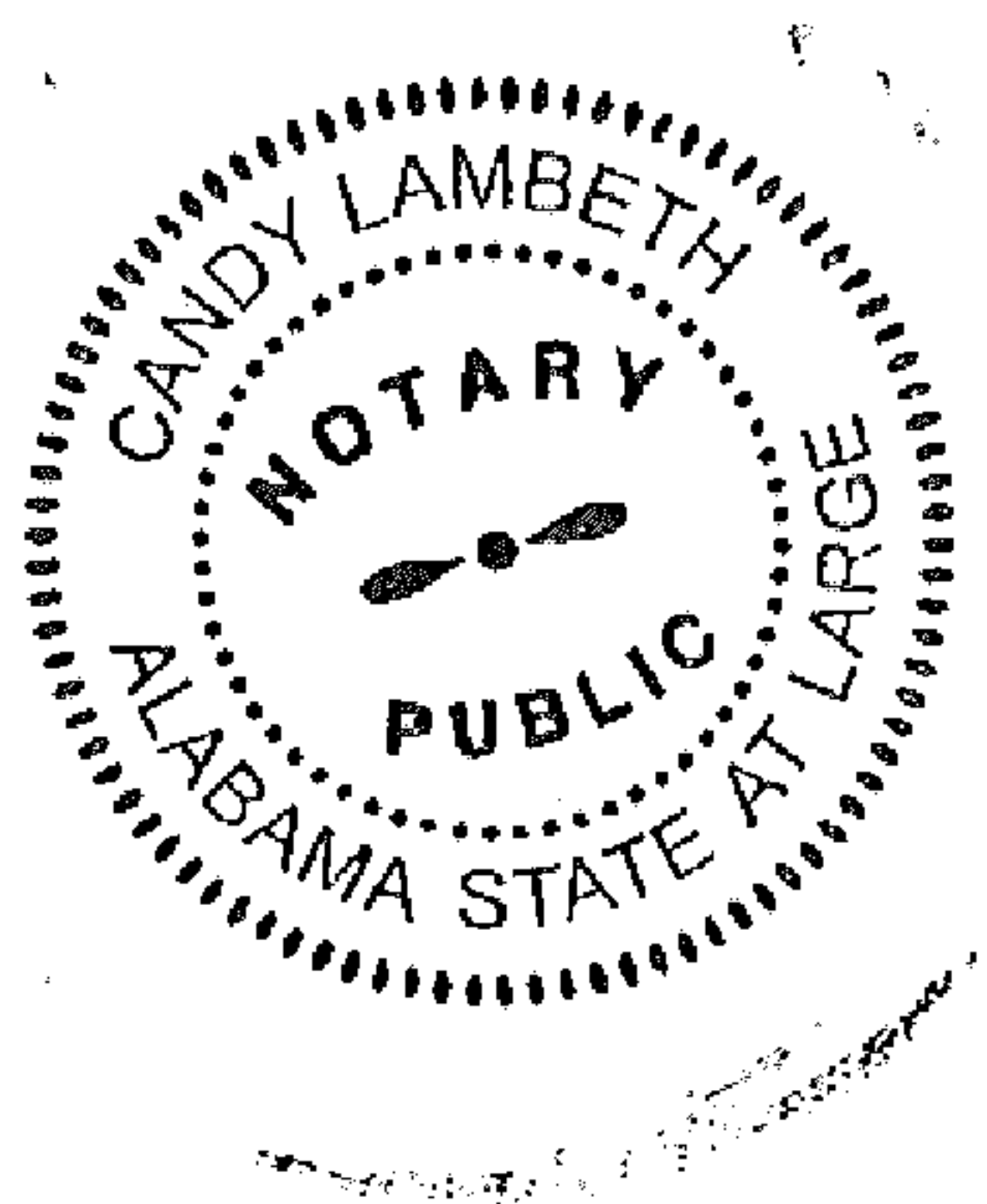
HSC COLUMBIANA, LLC,
an Alabama limited liability company

BY: [Signature]
Print Name: Howard Rayth Sr.
Authorized Member

STATE OF Alabama)
COUNTY OF Baldwin)

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Howard Rayth Sr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the Authorized Member of HSC Columbiana, LLC, an Alabama limited liability company, and that s/he executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by him/herself as Manager.

In Witness Whereof, I hereunto set my hand and official seal this 25 day of July, 2025.



[Signature]
NOTARY PUBLIC
My Commission Expires: 7/1/28

TENANT:

TRACTOR SUPPLY COMPANY,
a Delaware corporation

BY: *Carroll E. Combs, Jr.*

Carroll E. Combs, Jr.
Sr. Director, Legal (Real Estate)

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Carroll E. Combs, Jr., with whom I am personally acquainted, and who, upon oath, acknowledge himself to be the Sr. Director, Legal (Real Estate) of Tractor Supply Company, a Delaware corporation, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Sr. Director, Legal (Real Estate).

In Witness Whereof, I hereunto set my hand and official seal this 25th day of July, 2025.

Jamie Rae Turner
NOTARY PUBLIC

Document prepared by:

Rachel Figueroa
Counsel for
Tractor Supply Company
5401 Virginia Way
Brentwood, TN 37027
(615) 440-4000

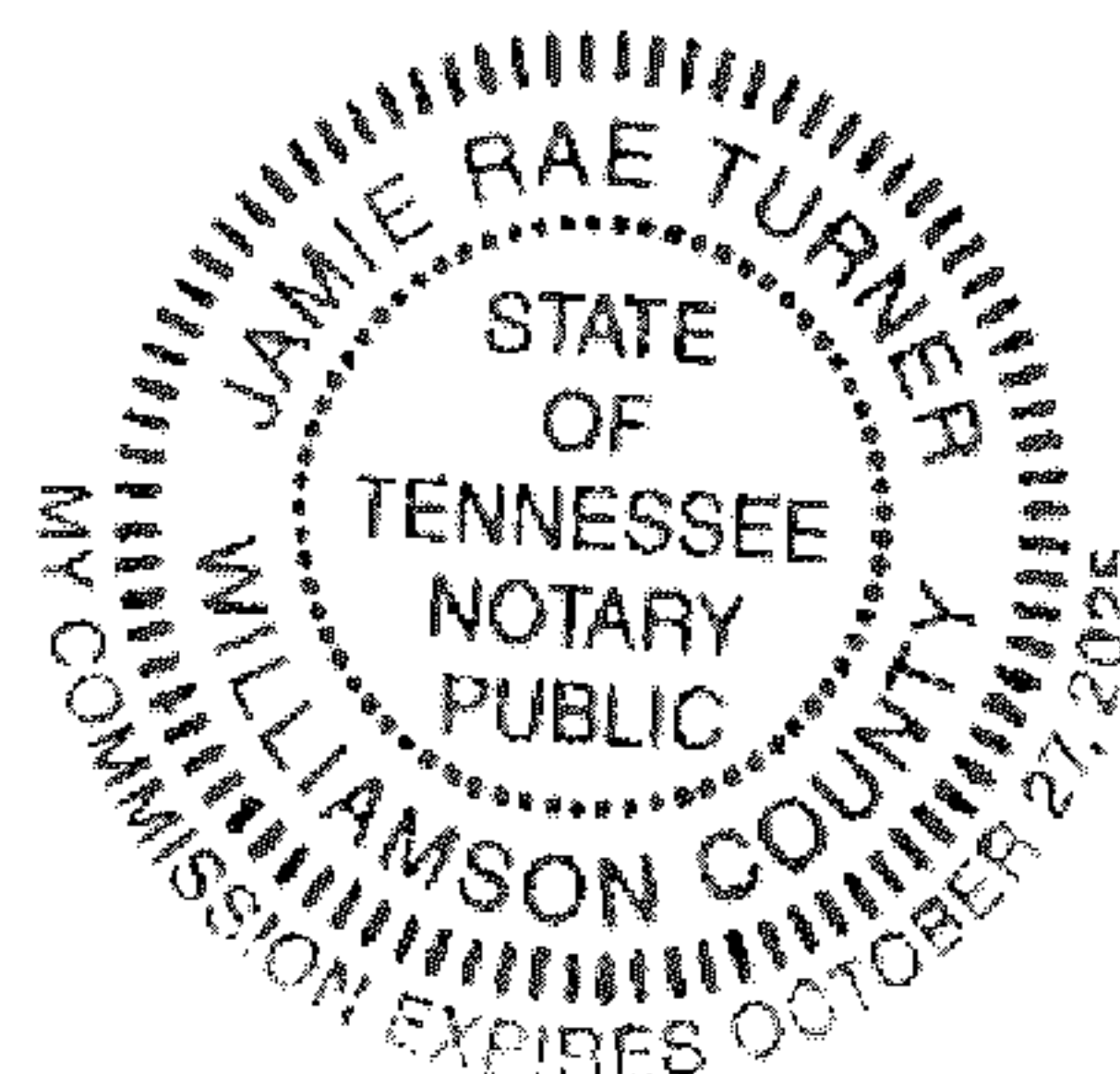


EXHIBIT "A"
LEGAL DESCRIPTION OF THE LAND

OVERALL PARCELS 1 & 2 COMBINED:

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 261.41 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. THE DESCRIBED PARCEL CONTAINS 13.24 ACRES, MORE OR LESS.

TAX PARCEL NOS. 21-7-26-2-001-001.005 and 21-7-26-2-001.039.000

EXHIBIT A-1
LEGAL DESCRIPTION OF THE DEMISED PREMISES

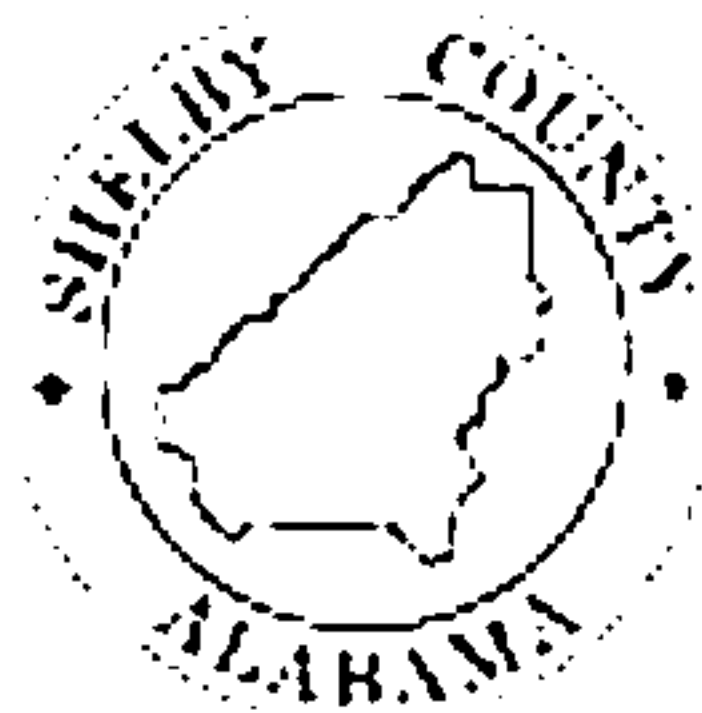
PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26 AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, ALL IN TOWNSHIP 21 SOUTH, RANGE 1 WEST, IN COLUMBIANA, SHELBY COUNTY, ALABAMA;

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); THENCE RUN NORTH 33°-55'-48" WEST ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE A DISTANCE OF 92.08 FEET TO A CAPPED REBAR (J.A.M. 2875); THENCE RUN SOUTH 56°-03'-37" WEST ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE A DISTANCE OF 300.05 FEET TO A CAPPED REBAR (J.A.M. 2875); THENCE RUN NORTH 33°-52'-07" WEST ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE A DISTANCE OF 50.08 FEET TO A CAPPED REBAR (J.A.M. 2875); THENCE RUN SOUTH 56°-03'-31" WEST ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE A DISTANCE OF 300.69 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL: THENCE RUN SOUTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE LEFT (HAVING A DELTA OF 83°-44'-25", A RADIUS OF 80.21 FEET, A CHORD BEARING OF SOUTH 81°-48'-21" EAST, AND A CHORD LENGTH OF 107.07 FEET) AN ARC LENGTH OF 117.22 FEET; THENCE RUN NORTH 43°-37'-33" EAST A DISTANCE OF 78.18 FEET; THENCE RUN SOUTH 51°-42'-25" EAST A DISTANCE OF 181.96 FEET; THENCE RUN SOUTH 10°-55'-13" WEST A DISTANCE OF 79.21 FEET; THENCE RUN SOUTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE LEFT (HAVING A DELTA OF 87°-47'-14", A RADIUS OF 108.07 FEET, A CHORD BEARING OF SOUTH 35°-56'-05" EAST, AND A CHORD LENGTH OF 149.85 FEET) AN ARC LENGTH OF 165.58 FEET; THENCE RUN SOUTH 24°-10'-16" EAST A DISTANCE OF 228.94 FEET; THENCE RUN SOUTH 32°-55'-05" WEST A DISTANCE OF 32.88 FEET; THENCE RUN SOUTH 03°-31'-23" EAST A DISTANCE OF 45.85 FEET; THENCE RUN SOUTH 31°-50'-19" EAST A DISTANCE OF 29.23 FEET; THENCE RUN SOUTH 85°-05'-13" WEST A DISTANCE OF 101.60 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 ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 91.39 FEET TO A 1" OPEN TOP PIPE; THENCE RUN SOUTH 76°-09'-33" WEST AND ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 171.01 FEET TO A 5/8" REBAR AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE RUN

SOUTH 78°-04'-37" WEST A DISTANCE OF 85.59 FEET TO A 5/8" REBAR ON THE EAST LINE OF 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 SAID EAST LINE AND THE EXTENSION THEREOF A DISTANCE OF 289.63 FEET; THENCE RUN SOUTH 86°-38'-18" WEST A DISTANCE OF 130.82 FEET; THENCE RUN NORTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE LEFT (HAVING A DELTA OF 61°-05'-49", A RADIUS OF 50.00 FEET, A CHORD BEARING OF NORTH 32°-27'-08" WEST, AND A CHORD LENGTH OF 50.83 FEET) AN ARC LENGTH OF 53.32 FEET; THENCE RUN NORTH 63°-00'-02" WEST A DISTANCE OF 67.90 FEET TO THE EAST LINE OF LOT 10 OF SAID COLUMBIANA HOMES INC.; THENCE RUN NORTH 01°-00'-26" EAST ALONG THE EAST LINE OF SAID LOT 10 A DISTANCE OF 142.36 FEET TO A CRIMP TOP PIPE AT THE NORTHEAST CORNER OF SAID LOT 10; THENCE RUN NORTH 56°-03'-31" EAST ALONG SAID SOUTHERN RAILROAD RIGHT-OF-WAY A DISTANCE OF 323.56 FEET TO THE POINT OF BEGINNING. THE DESCRIBED PARCEL CONTAINS 7.83 ACRES, MORE OR LESS.

Tax Parcel No. _____



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/08/2025 08:53:44 AM
 \$4711.00 JOANN
 20250808000241860

Allen S. Bezel