

SEND TAX NOTICE TO:
City of Pelham, Alabama
3162 Pelham Parkway
Birmingham, AL 35214
Attention: Gretchen DiFante

This instrument prepared without the benefit
of title and survey by:

C. Jason Avery
Bradley Arant Boult Cummings LLP
1819 5th Avenue North
Birmingham, AL 35203
205-521-8000

STATE OF ALABAMA)

SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, to the undersigned Grantor, in hand paid by **CITY OF PELHAM, ALABAMA**, an Alabama municipal corporation (“Grantee”), the receipt and sufficiency of which is hereby acknowledged, **LIVE NATION WORLDWIDE, INC.**, a Delaware corporation and the successor-by-merger to New ERA Promotions, Inc., the successor-by-merger to Oak Mountain Amphitheatre, LLC, also known as Oak Mountain Amphitheater, LLC (“Grantor”) do hereby grant, bargain, sell and convey unto Grantee, that certain real property situated in Shelby County, Alabama, being more particularly described on **Exhibit A** attached hereto and made a part hereof (the “Premises”).

TOGETHER WITH all improvements thereon and appurtenances, estates, title, interests and hereditaments thereto belonging or in anywise appertaining, and all right, title interest of Grantor in and to any and all roads, alleys and ways bounding or serving the Premises. The Premises does not constitute the homestead of Grantor or Grantor’s spouse.

It is expressly understood and agreed that this Statutory Warranty Deed is made subject to the matters described on **Exhibit B** attached hereto and made a part hereof (the “Permitted Exceptions”).

By acceptance hereof, Grantee, its successors and assigns, further acknowledge that this conveyance is subject to the following restriction: the Property may not be used to operate a commercial performance stage. This restriction shall not restrict the ability to develop a small stage, public plaza or gathering space to host activities such as but not limited to farmer’s markets, art shows, parades, or movies to take place within a mixed-use commercial development setting or outdoor park environment.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns forever.

Grantor warrants and covenants with Grantee that Grantor has full power and authority to make this conveyance pursuant to this Statutory Warranty Deed and that, except for Permitted Encumbrances, Grantor will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

Pursuant to the provisions of the Code of Alabama § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Names and Mailing Address:

Live Nation Worldwide, Inc.
325 N. Maple Drive
Beverly Hills, CA 90210
Attn: Development and Legal Dept.

Grantee's Name and Mailing Address:

City of Pelham, Alabama
3162 Pelham Parkway
Birmingham, AL 35214
Attention: Gretchen DiFante

Premises Address:

Parcel Id. Nos.	14 3 06 2 001 001.018
	10 9 31 4 001 006.001
	14 3 06 1 001 003.004
	14 3 06 2 001 001.014
	14 3 06 2 001 003.002
	10 9 31 3 001 023.000
	10 9 31 3 001 019.004
	14 3 06 2 001 001.019

Date of Sale: August ___, 2025

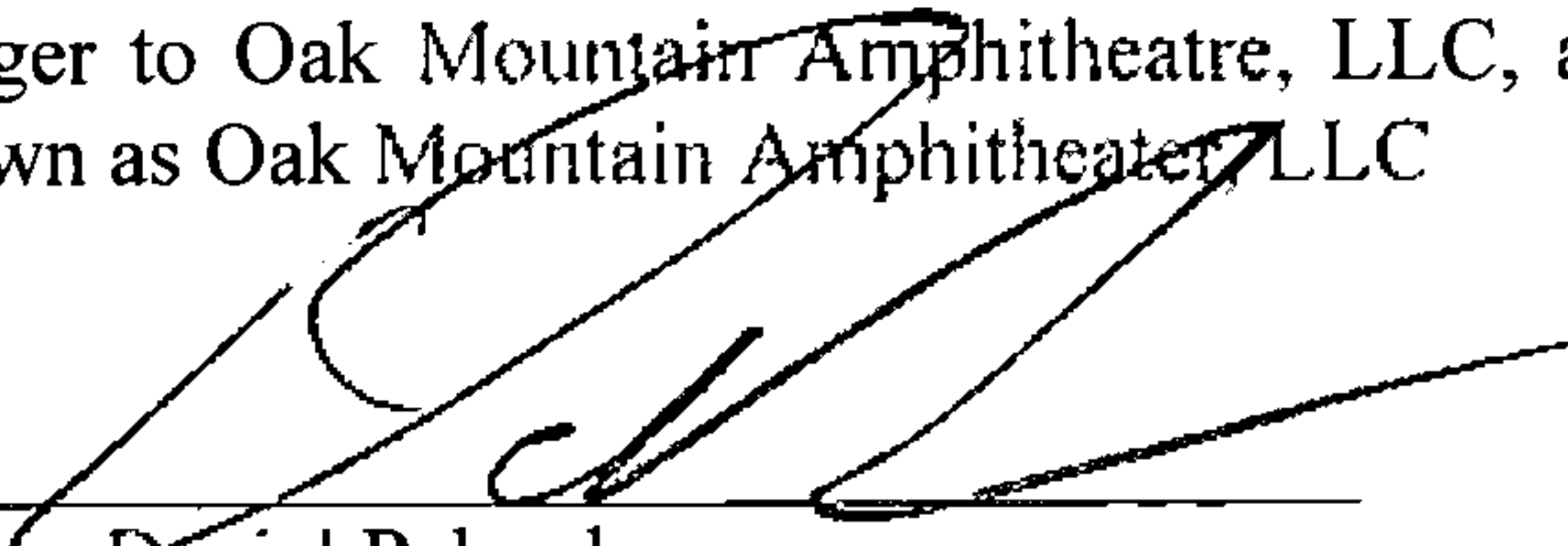
The purchase price of the Premises is \$5,300,000.00 and can be verified by a closing statement.

[signature and notary acknowledgement follows]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed under seal on or as of the 4th day of August, 2025.

GRANTOR:

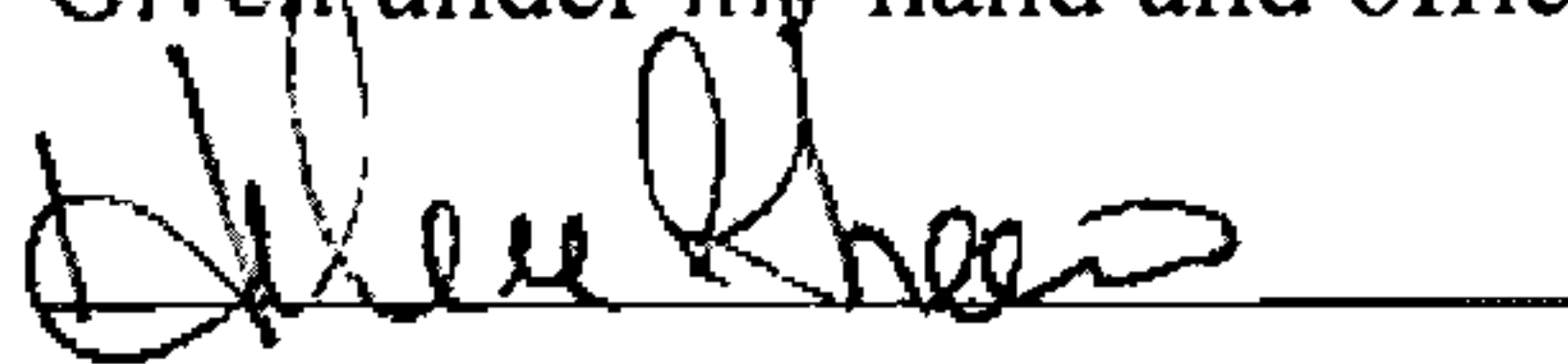
LIVE NATION WORLDWIDE, INC.,
a Delaware corporation, the successor-by-merger to
New ERA Promotions, Inc., the successor-by-
merger to Oak Mountain Amphitheatre, LLC, also
known as Oak Mountain Amphitheater, LLC

By: 
Name: Daniel Palumbo
Its: SVP and Assistant Secretary

STATE OF California)
Los Angeles COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Daniel Palumbo, whose name is signed to the foregoing instrument or conveyance as the Senior Vice President and Assistant Secretary of LIVE NATION WORLDWIDE, INC., a Delaware corporation, the successor-by-merger to New ERA Promotions, Inc., the successor-by-merger to Oak Mountain Amphitheatre, LLC, also known as Oak Mountain Amphitheater, LLC, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she/he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

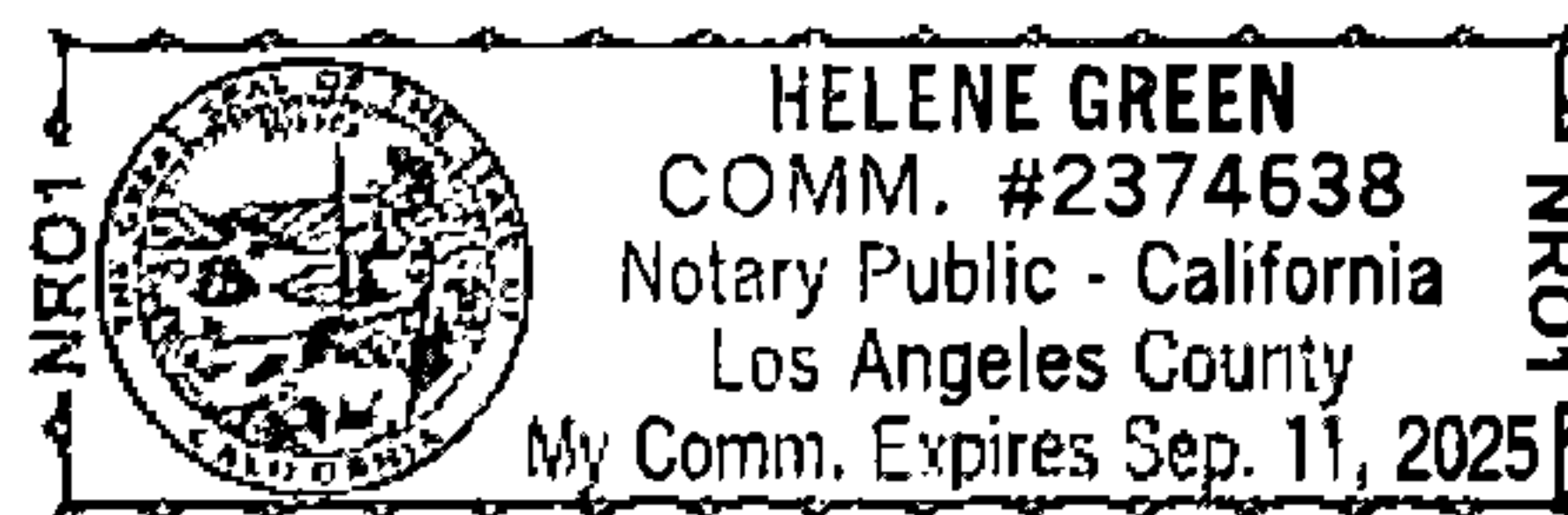
Given under my hand and official seal this the 4th day of August, 2025.



Notary Public

AFFIX SEAL


My commission expires: 9-11-25

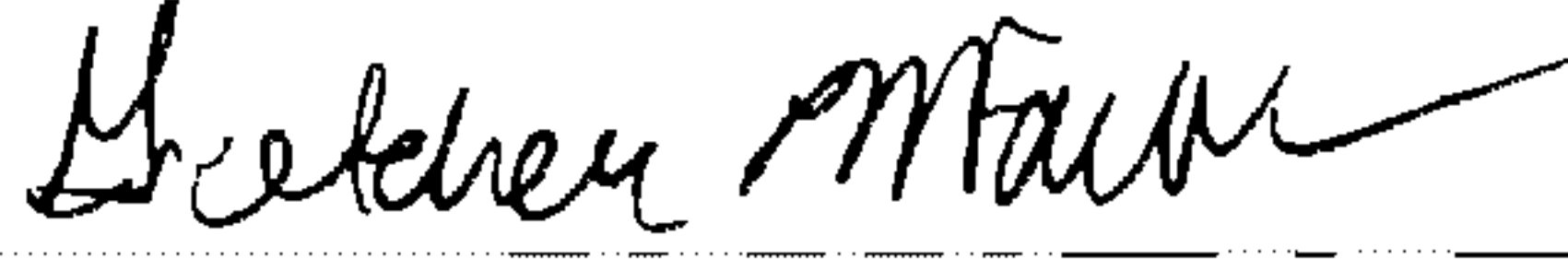


IN WITNESS WHEREOF, Grantee has caused this instrument to be executed under seal on or as of the 8th day of August, 2025.

GRANTEE:

CITY OF PELHAM, ALABAMA,
an Alabama municipal corporation

By: 
Name: Gary W. Waters
Its: Mayor

Attest: 
Name: Gretchen L. DiFante
Its: City Manager

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Gary W. Waters and Gretchen L. DiFante, whose names are signed to the foregoing instrument or conveyance as the Mayor and City Manager, respectively, of CITY OF PELHAM, ALABAMA, an Alabama municipal corporation, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she/he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal this the 8th day of August, 2025.



Notary Public

AFFIX SEAL

My commission expires: April 12, 2027

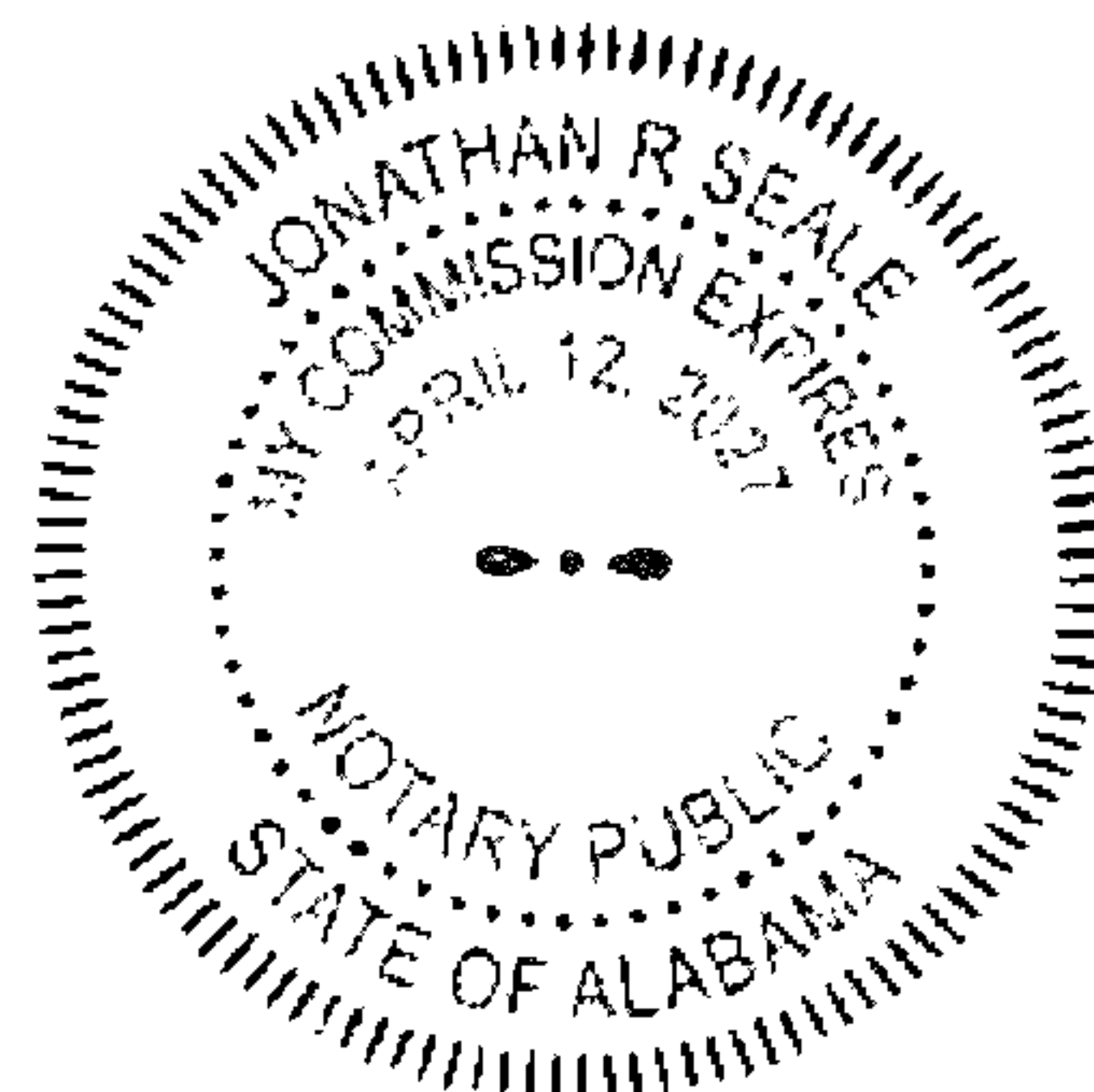


Exhibit A**Description of Premises****Tract I:**

Commence at a 3" capped pipe found in place at the Northeast corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 6, Township 20 South, Range 2 West, Shelby County, Alabama, which is the Point-of-Beginning of the tract of land herein described; thence run Southerly along the East boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 191.85 feet to a point on the Northwest right-of-way line of Amphitheater Road; thence turn an angle of $53^{\circ}06'23''$ right and run Southwesterly along said right-of-way line a distance of 328.07 feet to a point; thence turn an angle of $90^{\circ}11'46''$ right and leaving said R.O.W. run Northwesterly a distance of 358.81 feet to a point; thence turn $90^{\circ}00'$ left and run Southwesterly for a distance of 42.30 feet to a point; thence turn $90^{\circ}00'$ right and run Northwesterly for a distance of 8.00 feet to a point; thence turn $90^{\circ}00'$ left and run Southwesterly for a distance of 553.92 feet to a point; thence turn $89^{\circ}48'14''$ right and run Northwesterly for a distance of 105.89 feet to the centerline of Bishop Creek; thence turn an angle of $49^{\circ}34'30''$ right and run Northeasterly along the centerline of said creek a distance of 55.20 feet; thence $68^{\circ}42'11''$ right for 93.13 feet; thence $12^{\circ}06'56''$ left for 133.54 feet; thence $8^{\circ}12'$ right for 153.59 feet; thence $68^{\circ}09'$ left for 152.00 feet; thence $90^{\circ}00'$ right and continue along said centerline of Bishop Creek for 60.80 feet; thence $47^{\circ}55'$ left for 136.70 feet; thence $18^{\circ}42'$ left for 73.80 feet; thence $25^{\circ}54'$ right for 163.80; thence $16^{\circ}00'$ right for 57.0 feet; thence $29^{\circ}45'$ left for 60.80 feet; thence $22^{\circ}59'$ left for 50.70 feet; thence $24^{\circ}41'$ right for 142.90 feet; thence $36^{\circ}56'07''$ right and continue along the centerline of Bishop Creek for 51.66 feet to a point on the East boundary line of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 31, Township 19 South, Range 2 West; thence $96^{\circ}18'10''$ right and leaving said creek, run Southerly along said $\frac{1}{4}$ - $\frac{1}{4}$ line for 364.38 feet to the Point-of-Beginning. Said tract of land is lying in the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 31, Township 19 South, Range 2 West, and the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 6, Township 20 South, Range 2 West, Shelby County.

Tract II:

A parcel of land situated in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Beginning at the Southwest corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 31, Township 19 South, Range 2 West and run East along the South line of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ 907.96 feet to a point on the Northwesterly right-of-way line of Amphitheater Road; thence 50 degrees 13 minutes to the left and run Northeasterly along said right-of-way 119.08 feet to the P.C. (point of curve) of a curve to the right having a radius of 694.30 feet and a central angle of 57 degrees 49 minutes 39 seconds; thence run in the arc of said curve to the right and along the Northwesterly right-of-way 700.74 feet to a point; thence 130 degrees 36 minutes 34 seconds to the left (angle measured to tangent) and run Northwesterly 439.25 feet to a point in Cahaba Valley Creek (also known as Bishop Creek); thence 36 degrees 50 minutes to the left and run along the meandering centerline of Cahaba Valley Creek 1723.86 feet to a point on the West line of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 31, Township 19 South, Range 2 West, said meandering centerline being more particularly described as follows: from the aforementioned 36 degrees 50 minutes turn to the left, run Northwesterly 112.70 feet to a point; thence 15 degrees 54 minutes to the right and run Northwesterly 195.30 feet to a point; thence 27 degrees 30 minutes to the right and run Northwesterly 85.86 feet to a point; thence 37 degrees 11 minutes to the right and run Northeasterly 31.36 feet to a point; thence 69 degrees 36 minutes to the left and run Northwesterly 49.09 feet to a point; thence 59 degrees 55 minutes to the left and run Southwesterly 192.91 feet to a point; thence 19 degrees 53 minutes to the left and run Southwesterly 261.01 feet to a point; thence 23 degrees 04 minutes to the right and run Southwesterly 139.06 feet to a point;

thence 10 degrees 15 minutes to the right and run Southwesterly 49.66 feet to a point; thence 01 degrees 09 minutes to the left and run Southwesterly 124.44 feet to a point; thence 06 degrees 58 minutes to the left and run Southwesterly 129.10 feet to a point; thence 04 degrees 02 minutes to the left and run Southwesterly 49.41 feet to a point; thence 11 degrees 36 minutes to the left and run Southwesterly 237.79 feet to a point; thence 34 degrees 33 minutes to the right and run Southwesterly 66.17 feet to the aforementioned point on the West line of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section; thence 87 degrees 46 minutes to the left and run South along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 364.38 feet to the Point-of-Beginning.

Tract III:

Commence at the Southwest corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 31, Township 19 South, Range 2 West and run East along the South line of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ 907.96 feet to a point on the Northwestern right-of-way line of Amphitheater Road; thence 50 degrees 13 minutes to the left and run Northeasterly along said right-of-way 119.08 feet to the P.C. (point of curve) of a curve to the right having a radius of 694.30 feet and a central angle of 57 degrees 49 minutes 39 seconds; thence run in the arc of said curve to the right and along the Northwestern right-of-way 700.74 feet to a point; thence 130 degrees 36 minutes 34 seconds to the left (angle measured to tangent) and run Northwesterly 439.25 feet to a point in Cahaba Valley Creek (also known as Bishop Creek), said point being the Point-of-Beginning; thence 36 degrees 50 minutes to the left in a Northwesterly direction along the center of Cahaba Valley Creek a distance of 112.70 feet to a point; thence 15 degrees 54 minutes to the right in a Northwesterly direction along the center of Cahaba Valley Creek a distance of 195.30 feet to a point; thence 27 degrees 30 minutes to the right in a Northwesterly direction along the center of Cahaba Valley Creek a distance of 85.86 feet to a point; thence 37 degrees 11 minutes to the right in a Northerly direction along the center of Cahaba Valley Creek a distance of 31.36 feet to a point; thence 69 degrees 36 minutes to the left in a Northwesterly direction along the center of Cahaba Valley Creek a distance of 49.09 feet to a point; thence 120 degrees 05 minutes to the right in a Northeasterly direction a distance of 2.24 feet to a point; thence 04 degrees 14 minutes to the left in a Northeasterly direction a distance of 124.97 feet to a point; thence 90 degrees 00 minutes to the right in a Southeasterly direction a distance of 484.76 feet (Deed) (424.58 Measured) to the Point-of-Beginning.

Tract IV:

A parcel of land situated in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: Commence at the SW corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 31, Township 19 South, Range 2 West, and run North along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 364.38 feet to a point on the centerline of Cahaba Valley Creek, said point being the Point-of-Beginning; thence 87°46' to the right in a Northeasterly direction along the centerline of said creek a distance of 66.17 feet to a point; thence 34°33' to the left in a Northeasterly direction continuing along the centerline of said creek a distance of 237.79 feet to a point; thence 11°36' to the right in a Northeasterly direction along said creek centerline a distance of 49.41 feet to a point; thence 86°06' to the left in a Northwesterly direction a distance of 410.32 feet to a point on the Southerly right-of-way line of Cahaba Valley Road; thence 98°05' to the left in a Southwesterly direction along the Southerly right-of-way line of Cahaba Valley Road a distance of 240.00 feet to a point; thence 90°00' left in a Southeasterly direction a distance of 276.03 feet to a point; thence 88°01'46" right in a Southwesterly direction a distance of 92.75 feet to a point on the West line of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 31; thence 58°34'24" left in a Southerly direction along said West line a distance of 142.41 feet to the Point-of-Beginning.

Tract V:

Commence at a 3" capped pipe found in place at the Northeast corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 6, Township 20 South, Range 2 West, Shelby County, Alabama, which is the Point-of-Beginning of the tract of land herein described; thence run Southerly along the East boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a

distance of 191.85 feet to a point on the Northwest right-of-way line of Amphitheater Road; thence continue along said $\frac{1}{4}$ - $\frac{1}{4}$ Section line and the Easterly right-of-way line of said Amphitheater Road a distance of 82.21 feet to a point; thence turn an angle of 119 degrees 32 minutes 25 seconds left to the tangent of a curve to the right; thence continue along said right-of-way line along said curve to the right (concave Southeasterly and having a radius of 547.21 feet, a central angle of 10 degrees 10 minutes 47 seconds) for an arc distance of 97.22 feet to a point; thence continue along said right-of-way from the tangent of said curve a distance of 62.54 feet to a point; thence continue along said right-of-way along a curve to the right (concave Southeasterly and having a radius of 605.24 feet and a central angle of 20 degrees 46 minutes 59 seconds) for an arc distance of 219.54 feet to a point; thence continue along said right-of-way from the tangent of said curve a distance of 187.88 feet to a point; thence continue along said right-of-way along a curve to the left (concave Northwesterly and having a radius of 467.0 feet and a central angle of 48 degrees 50 minutes 42 seconds) for an arc distance of 398.12 feet to a point on the North boundary line of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 6; thence turn an angle of 130 degrees 30 minutes 00 seconds left from the tangent of said curve and run Westerly along said North boundary line a distance of 906.95 feet to the Point-of-Beginning.

Tract VI:

A parcel of land situated in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 6, Township 20 South, Range 2 West, in Shelby County, Alabama, and being more particularly described as follows:

Commence at the Northeast corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 6, Township 20 South, Range 2 West; thence South 0 degrees 03 minutes 11 seconds East a distance of 191.85 feet; thence South 53 degrees 03 minutes 12 seconds West a distance of 372.42 feet to the point of beginning; thence continue along the last described course a distance of 508.00 feet; thence South 36 degrees 45 minutes 02 seconds East a distance of 83.95 feet; thence North 53 degrees 14 minutes 58 seconds East a distance of 508.00 feet; thence North 36 degrees 45 minutes 02 seconds West a distance of 85.69 feet to the Point-of-Beginning.

Tract VII:

Commence at a 3" capped pipe found in place at the Northeast corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 6, Township 20 South, Range 2 West, Shelby County, Alabama, and run Southerly along the East boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 191.85 feet to a point on the Northwest right-of-way line of Amphitheater Road; thence turn an angle of 53°06'23" right and run Southwesterly along said right-of-way line a distance of 1477.97 feet to the Point-of-Beginning of the tract of land herein described; thence turn 134°59" right and leaving said right-of-way run Northerly a distance of 100.07 feet; thence turn 90°01'41" left and run Westerly for a distance of 392.08 feet to a point on the Easterly right-of-way line for U.S. Highway No. 31; thence turn 90°02'30" left and run Southerly along the East right-of-way line of for U.S. Highway No. 31 for a distance of 100.07 feet to the point of intersection with the North right-of-way line of Amphitheater Road; thence turn 89°57'30" left and run Easterly along said right-of-way line for a distance of 391.96 feet to the Point-of-Beginning of said Tract.

Tract VIII:

A parcel of land situated in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama lying South of Cahaba Valley Road (Alabama Highway #119), being 15 feet wide, running from the road right-of-way adjacent to the Western boundary of the property described in Deed Book 331, Page 245, a distance of 351.93 feet, more-or-less, to the centerline of Cahaba Valley Creek, whose Southeastern boundary line is common with the Northwestern boundary of the property previously conveyed to New Era Productions, Inc., in Real Record 034, Page 548, in the Probate Office of Shelby County, Alabama.

Tract IX: (also known as FLOODWAY DESCRIPTION)

A parcel of land located in the Southwest Quarter of Section 31, Township 19 South, Range 2 West, and the Northwest Quarter of Section 6, Township 20 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Southeast corner of the Southwest Quarter of Section 31; thence run North along the Quarter line 364.38 feet to the Point-of-Beginning being in the centerline of Bishop Creek; thence continue Northerly along the same course 142.41 feet; thence left $121^{\circ}25'36''$, 1413.32 feet; thence right $39^{\circ}39'13''$, 251.74 feet to the Easterly right-of-way of U.S. Highway 31; thence left $90^{\circ}00'$, 239.18 feet Southerly along said R.O.W. to the centerline of Bishop Creek; thence following the meandering Bishop Creek Northeasterly, turn left $45^{\circ}28'04''$, 187.54 feet; thence right $16^{\circ}17'$, 150.23 feet; thence left $32^{\circ}41'$, 38.58 feet; thence left $64^{\circ}47'$, 83.02 feet; thence left $22^{\circ}45'30''$, 56.43 feet; thence left $30^{\circ}25'30''$, 108.21 feet; thence right $40^{\circ}36'$, 72.91 feet; thence left $5^{\circ}12'30''$, 103.77 feet; thence left $30^{\circ}53'30''$, 124.38 feet; thence right $68^{\circ}42'11''$, 93.13 feet; thence left $12^{\circ}06'56''$, 133.54 feet; thence right $8^{\circ}12'$, 153.59 feet; thence left $68^{\circ}09'$, 152.00 feet; thence right 90° , 60.80 feet; thence left $47^{\circ}55'$, 136.70 feet; thence left $18^{\circ}42'$, 73.80 feet; thence right $25^{\circ}54'$, 163.80 feet; thence right $16^{\circ}00'$, 57.0 feet; thence left $29^{\circ}45'$, 60.8 feet; thence left $22^{\circ}59'$, 50.70 feet; thence right $24^{\circ}41'$, 142.90 feet; thence right $36^{\circ}56'07''$, 51.66 feet to the Point-of-Beginning.

The above-described property being also being described as follows:**TRACTS I, II, III, IV, V, & IX COMBINED**

A parcel of land being situated in the South-half of Section 31, Township 19 South, Range 2 West, and the North-half of Section 06, Township 20 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at a railroad spike being the Southwest Corner of the Southeast Quarter of said Section 31; thence run North 00 Degrees 28 Minutes 15 Seconds West along the West line of said Southeast Quarter for a distance of 507.67 feet to a capped rebar stamped MR Bridges, said point being the Point of Beginning; thence leaving said West line run North 58 Degrees 05 Minutes 34 Seconds East for a distance of 92.71 feet to a capped rebar stamped Paragon; thence run North 29 Degrees 55 Minutes 32 Seconds West for a distance of 256.75 feet to a cut cross in concrete, said point lying on the Southerly right of way line of Highway #119/Cahaba Valley Road (Variable R.O.W.); thence run North 60 Degrees 11 Minutes 10 Seconds East along said Southerly right of way line for a distance of 5.19 feet to a cut cross in concrete; thence run South 29 Degrees 28 Minutes 13 Seconds East along said Southerly right of way line for a distance of 10.00 feet to a capped rebar stamped GSA CA-560-LS; thence run North 60 Degrees 44 Minutes 20 Seconds East along said Southerly right of way line for a distance of 229.19 feet to a capped rebar stamped GSA CA-560-LS; thence leaving said Southerly right of way line run South 21 Degrees 26 Minutes 20 Seconds East for a distance of 383.32 feet to a point being in the centerline of Bishop Creek; thence run North 64 Degrees 30 Minutes 07 Seconds East along said centerline for a distance of 129.10 feet to a point; thence run North 71 Degrees 30 Minutes 50 Seconds East along said centerline for a distance of 133.45 feet to a point; thence run North 86 Degrees 48 Minutes 12 Seconds East along said centerline for a distance of 55.44 feet to a point; thence run North 66 Degrees 45 Minutes 06 Seconds East along said centerline for a distance of 86.12 feet to a point; thence run North 47 Degrees 01 Minutes 16 Seconds East along said centerline for a distance of 75.55 feet to a point; thence run North 47 Degrees 31 Minutes 52 Seconds East along said centerline for a distance of 203.86 feet to a point; thence leaving said centerline of said Bishop Creek run North 31 Degrees 09 Minutes 32 Seconds West for a distance of 360.00 feet to a capped rebar

stamped GSA CA-560-LS, said point also lying on said Southerly right of way line of said Highway #119/Cahaba Valley Road; thence run North 60 Degrees 16 Minutes 46 Seconds East along said Southerly right of way line for a distance of 14.17 feet to a capped rebar stamped GSA CA-560-LS; thence leaving said Southerly right of way line run South 31 Degrees 18 Minutes 44 Seconds East for a distance of 351.93 feet to a point being in the said centerline of said Bishop Creek; thence run North 43 Degrees 02 Minutes 16 Seconds East along said centerline for a distance of 5.53 feet to a point; thence run North 62 Degrees 55 Minutes 16 Seconds East along said centerline for a distance of 193.50 feet to a capped rebar stamped GSA CA-560-LS being on the Northerly bank of said Bishop Creek; thence run North 58 Degrees 36 Minutes 45 Seconds East for a distance of 124.97 feet to a capped rebar stamped GSA CA-560-LS; thence run South 31 Degrees 15 Minutes 36 Seconds East for a distance of 864.49 feet to a PK Nail, said point lying on the Northerly right of way line of Amphitheater Road (Variable R.O.W.), said point also lying on a curve turning to the left, said curve having a radius of 694.30 feet, a central angle of 57 Degrees 55 Minutes 28 Seconds, a chord bearing of South 70 Degrees 31 Minutes 23 Seconds West, and a chord distance of 672.41 feet; thence run along said Northerly right of way line and along the arc of said curve for a distance of 701.92 feet to a capped rebar stamped GSA CA-560-LS; thence run South 41 Degrees 33 Minutes 39 Seconds West along said Northerly right of way line for a distance of 119.08 feet to a capped rebar stamped GSA CA-560-LS, said point lying on a curve turning to the right, said curve having a radius of 467.00 feet, a central angle of 48 Degrees 50 Minutes 42 Seconds, a chord bearing of South 66 Degrees 42 Minutes 21 Seconds West, and a chord distance of 386.17 feet; thence run along said Northerly right of way line and along the arc of said curve for a distance of 398.12 feet to a capped rebar stamped GSA CA-560-LS; thence run North 88 Degrees 52 Minutes 18 Seconds West along said Northerly right of way line for a distance of 187.88 feet to a capped rebar stamped GSA CA-560-LS, said point lying on a curve turning to the left, said curve having a radius of 605.24 feet, a central angle of 20 Degrees 46 Minutes 59 Seconds, a chord bearing of South 80 Degrees 44 Minutes 13 Seconds West, and a chord distance of 218.34 feet; thence run along said Northerly right of way line and along the arc of said curve for a distance of 219.54 feet to a cut cross in concrete; thence run South 70 Degrees 20 Minutes 43 Seconds West along said Northerly right of way line for a distance of 62.54 feet to a capped rebar stamped GSA CA-560-LS, said point lying on a curve turning to the left, said curve having a radius of 547.21 feet, a central angle of 10 Degrees 10 Minutes 47 Seconds, a chord bearing of South 65 Degrees 15 Minutes 20 Seconds West, and a chord distance of 97.09 feet; thence run along said Northerly right of way line and along the arc of said curve for a distance of 97.22 feet to a PK Nail; thence leaving said Northerly right of way line run North 00 Degrees 17 Minutes 09 Seconds West for a distance of 83.30 feet to a nail; thence run South 52 Degrees 51 Minutes 29 Seconds West for a distance of 328.07 feet to a PK Nail; thence run North 36 Degrees 58 Minutes 04 Seconds West for a distance of 358.62 feet to a capped rebar stamped JAH; thence run South 53 Degrees 09 Minutes 14 Seconds West for a distance of 41.65 feet to a 5/8 inch rebar; thence run North 41 Degrees 44 Minutes 27 Seconds West for a distance of 7.99 feet to a 5/8 inch rebar; thence run South 53 Degrees 02 Minutes 13 Seconds West for a distance of 553.89 feet to a capped rebar stamped JAH; thence run North 37 Degrees 09 Minutes 40 Seconds West for a distance of 106.08 feet to a point being in said centerline of said Bishop Creek; thence run South 12 Degrees 30 Minutes 12 Seconds West along said centerline for a distance of 69.21 feet to a point; thence run South 43 Degrees 18 Minutes 23 Seconds West along said centerline for a distance of 103.77 feet to a point; thence run South 48 Degrees 30 Minutes 53 Seconds West along said centerline for a distance of 72.91 feet to a point; thence run South 07 Degrees 54 Minutes 53 Seconds West along said centerline for a distance of 108.21 feet to a point; thence run South 38 Degrees 20 Minutes 23 Seconds West along said centerline for a distance of 56.43 feet to a point; thence run South 61 Degrees 05 Minutes 53 Seconds West along said centerline for a distance of 83.02 feet to a point; thence run North 54 Degrees 07 Minutes 07 Seconds West along said centerline for a distance of 38.58 feet to a point; thence run North 21 Degrees 26 Minutes 07 Seconds West along said centerline for a distance of 150.23 feet to a point; thence run North 37 Degrees 42 Minutes 54 Seconds West along said centerline for a distance of 187.37 feet to a capped rebar stamped GSA CA-560-LS being on the Southerly bank of said Bishop Creek, said point also lying on the Easterly right of way line of U.S. Highway #31 (Variable R.O.W.); thence run North 07 Degrees 40 Minutes 46 Seconds East along said Easterly right of way line for a distance of 239.18

feet to a 3/8 inch rebar; thence leaving said Easterly right of way line run South 82 Degrees 09 Minutes 39 Seconds East for a distance of 251.91 feet to a PK Nail; thence run North 58 Degrees 05 Minutes 34 Seconds East for a distance of 1413.56 feet to the Point of Beginning.

TRACT VI:

A parcel of land situated in the NE ¼ of the NW ¼ of Section 6, Township 20 South, Range 2 West, in Shelby County, Alabama, and being more particularly described as follows:

Commence at the Northeast corner of the NE ¼ of the NW ¼ of Section 6, Township 20 South, Range 2 West; thence South 0 degrees 03 minutes 11 seconds East a distance of 191.85 feet; thence South 53 degrees 03 minutes 12 seconds West a distance of 372.42 feet to the point of beginning; thence continue along the last described course a distance of 508.00 feet; thence South 36 degrees 45 minutes 02 seconds East a distance of 83.95 feet; thence North 53 degrees 14 minutes 58 seconds East a distance of 508.00 feet; thence North 36 degrees 45 minutes 02 seconds West a distance of 85.69 feet to the Point-of-Beginning.

TRACT VII:

Commence at a 3" capped pipe found in place at the Northeast corner of the NE ¼ of the NW ¼, Section 6, Township 20 South, Range 2 West, Shelby County, Alabama, and run Southerly along the East boundary line of said ¼-¼ Section for a distance of 191.85 feet to a point on the Northwest right-of-way line of Amphitheater Road; thence turn an angle of 53°06'23" right and run Southwesterly along said right-of-way line a distance of 1477.97 feet to the Point-of-Beginning of the tract of land herein described; thence turn 134°59" right and leaving said right-of-way run Northerly a distance of 100.07 feet; thence turn 90°01'41" left and run Westerly for a distance of 392.08 feet to a point on the Easterly right-of-way line for U.S. Highway No. 31; thence turn 90°02'30" left and run Southerly along the East right-of-way line of for U.S. Highway No. 31 for a distance of 100.07 feet to the point of intersection with the North right-of-way line of Amphitheater Road; thence turn 89°57'30" left and run Easterly along said right-of-way line for a distance of 391.96 feet to the Point-of-Beginning of said Tract.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/08/2025 02:16:03 PM
 \$55.00 PAYGE
 20250808000242570

Allen S. Beryl

Exhibit B

Permitted Exceptions

1. All taxes for the year 2025 and subsequent years, which are a lien not yet due and payable.
2. Transmission line permits to Alabama Power Company as shown by instruments recorded in: Deed Book 101, Pages 502, 504, and 506; Deed Book 112, Page 513; Deed Book 121, Page 258; Deed Book 245, Page 377; Deed Book 170, Page 258; and instrument 20160115000016450, all in the Office of the Judge of Probate of Shelby County, Alabama.
3. Right-of-way granted to Postal Telegraph Cable Co. by instrument recorded in Deed Book 80, Page 37, in said Probate Office.
4. Right-of-way set out in Deed Book 103, Page 15, in said Probate Office.
5. Easement in favor of American Telephone and Telegraph Company as recorded in Deed Book 168, Page 405, in said Probate Office.
6. A 20-foot utility easement as set out in Deed Book 281, Page 318, recorded in said Probate Office.
7. Easements for Distribution Facilities in favor of Alabama Power Company as recorded in instruments 20101101000364820 and 20190625000224150, both in said Probate Office.
8. Right-of-way and easement in favor of South Central Bell Telephone Company as recorded in Real Volume 303, Page 751, in said Probate Office.
9. Easement(s) and restrictions as described in instruments 1993-15361, 1993-15362, and 1996-27023, all in said Probate Office.
10. Easement in favor of the State of Alabama as recorded in instrument 1998-13245, in said Probate Office.
11. Easement in favor of the City of Pelham as recorded in instrument 20131203000468840, in said Probate Office.
12. Conditions as set forth in the deed recorded in instrument 1996-13623, in said Probate Office.
13. Drainage and storm-water easement as recorded in instrument 1995-04567, in said Probate Office.
14. Ingress/Egress/Utility easement as described upon instrument 1994-01800, recorded in said Probate Office.