

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

THIS SUBORDINATION, NON-DISTURBANCE AND ATTORNMENMENT AGREEMENT, dated as of July 25, 2025, ("**Agreement**"), by and between Tractor Supply Company, a Delaware corporation, ("**Tenant**"), having an address at 5401 Virginia Way, Brentwood, Tennessee 37027, HSC Columbiana, LLC, an Alabama limited liability company, ("**Landlord**") having an address at 805 Trione Avenue (PO Box 130), Daphne, Alabama 36526, and Pinnacle Bank, a Tennessee bank ("**Mortgagee**"), having an address at 569 Brookwood Village, Suite 705, Birmingham, AL 35209, Attn: Pat . Sullivan.

WITNESSETH:

WHEREAS, Tenant has leased from Landlord certain real property and improvements located in the City of Columbiana, County of Shelby, State of Alabama, and more particularly described on **Exhibit "A"** (the "**Demised Premises**"), pursuant to that certain lease dated as of February 17, 2025 (the "**Lease**");

WHEREAS, by an Assignment of Lease and Rents from Landlord to Mortgagee (the "**Assignment**"), Landlord has assigned or will assign its interest under the Lease to Mortgagee; and

WHEREAS, Mortgagee is or will be the holder of a Mortgage or Deed of Trust from Landlord to Mortgagee (the "**Mortgage**") relating to the Demised Premises;

WHEREAS, Tenant desires that Tenant's right of possession under the Lease shall not be disturbed upon deed in lieu of foreclosure, foreclosure of the Mortgage or Mortgagee's exercise of any remedy against Landlord provided for in the Mortgage or otherwise, and Mortgagee desires to have Tenant attorn to Mortgagee as landlord in such event.

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt whereof is hereby acknowledged, Tenant, Landlord, and Mortgagee mutually agree as follows:

1. All capitalized terms contained herein and not defined herein shall have the meaning assigned to such term in the Lease.
2. Mortgagee acknowledges that it has received an executed copy of the Lease and consents to and approves of the Lease and all of the terms and conditions therein.
3. Tenant's interest in the Lease and all rights of Tenant thereunder, including Tenant's Right of First Refusal, if any, shall be and are hereby declared subject and subordinate to the

Mortgage upon the Demised Premises and its terms, and the term "Mortgage" as used herein shall also include all advances made or to be made under the Mortgage and any amendment, supplement, modification, renewal, refinance or replacement thereof.

4. Landlord and Tenant represent and warrant that the Lease is in full force and effect as of the date hereof.
5. Tenant hereby agrees that if Mortgagee delivers a written notice to Tenant pursuant to an Assignment of Rents directing that all rents under the Lease be paid directly to Mortgagee, then Tenant shall pay all rents which become due under the Lease from and after the date of Tenant's receipt of such notice directly to Mortgagee at the address specified by Mortgagee from time to time. Landlord agrees that Tenant may rely solely upon Mortgagee's written demand regardless of any dispute between Landlord and Tenant. Landlord hereby releases and discharges Tenant from all liability to Landlord for any rent paid by Tenant to Mortgagee pursuant to this Section 5.
6. If Mortgagee shall become the owner of the Demised Premises by reason of foreclosure of the Mortgage or otherwise, or if the Demised Premises shall be sold as a result of any action or proceeding to foreclose the mortgage or by a deed given in lieu of foreclosure, the Lease shall continue in full force and effect, without the necessity for executing any new lease, as a direct lease between Tenant, as tenant thereunder, and Mortgagee or other then owner of the Demised Premises, as the landlord thereunder, upon all of the same terms, covenants and provisions contained in the Lease, and in such event:
 - a) Tenant shall be bound to Mortgagee or such other new owner under all of the terms, covenants and provisions of the Lease for the remainder of the Term (including any Extension Term, properly noticed) and Tenant hereby agrees to attorn to Mortgagee or such other new owner and to recognize Mortgagee or such other new owner as Landlord under the Lease; provided, however, Tenant shall be under no obligation to pay rent to Mortgagee or such other new owner, until Tenant has received written notice from Mortgagee, or such other new owner, that it has succeeded to the interest of Landlord under the Lease together with such documentation as required to evidence Mortgagee's or such other new owner's right to collect rent; and
 - b) Mortgagee or such other new owner shall be bound to Tenant under all of the terms, covenants and provisions of the Lease for the remainder of the Term (including any Extension Term properly noticed) which terms, covenants and provisions Mortgagee or such other new owner agrees (or shall be deemed to have agreed) to assume and perform.
7. Mortgagee for itself, its successors and assigns, covenants and agrees with Tenant that, Tenant's possession of the Demised Premises, its right of possession and all other rights of Tenant under the Lease will not be disturbed by virtue of or as a result of any foreclosure of the Mortgage, deed in lieu of foreclosure, or upon the exercise of any remedy against Landlord provided for in the Mortgage by Mortgagee or otherwise. Mortgagee further covenants and agrees that Tenant shall not be made a party to any action brought by Mortgagee upon the exercise of any remedy against Landlord provided for in the Mortgage or otherwise; provided, however, Mortgagee may join Tenant as a party in any such action

if such joinder is necessary under any statute or law for the purpose of effecting the remedies available to Mortgagee under the Mortgage but only for such purpose and not for the purpose of terminating the Lease, or affecting Tenant's possessory or other rights under the Lease.

8. Mortgagee for itself, its successors and assigns, covenants and agrees with Tenant that all condemnation awards and insurance proceeds paid or payable with respect to the Demised Premises shall be applied and paid in the manner set forth in the Lease.
9. Tenant agrees, that in the event of Landlord's default under the Lease, Tenant shall accept cure of such default by Mortgagee, within the time limits provided in the Lease, as cure by Landlord.
10. Mortgagee acknowledges and agrees that all personal property, merchandise, furniture, furnishings, signs, equipment, machinery, trade fixtures and trade uses (collectively, "Tenant Property"), whether owned by Tenant or any subtenant or leased by Tenant, installed in or on the Demised Premises, regardless of the manner or mode of attachment, shall remain the property of Tenant and may be removed by Tenant at any time. In no event (including, without limitation, upon a default under the Lease or Mortgage) shall Mortgagee have any liens, rights or claims in the Tenant Property, whether or not all or any part thereof shall be deemed fixtures; and Mortgagee expressly waives all rights of levy, distraint or execution with respect to the Tenant Property. This provision shall be self-operative and effective without the execution of any further instruments on the part of any party hereto.
11. Tenant agrees that upon Mortgagee's obtaining title to the Demised Premises from Landlord under the Mortgage, Mortgagee shall not be bound by any rent which Tenant might have prepaid more than thirty (30) days in advance under the Lease to any prior landlord (including Landlord).
12. This Agreement may not be modified other than by an agreement in writing signed by Tenant and Mortgagee or by their respective successors in interest.
13. This Agreement shall be governed by the laws of the state in which the Demised Premises are located.
14. All information, notices or requests provided for or permitted to be given or made pursuant to this Agreement shall be deemed to be an adequate and sufficient notice if given in writing and service is made by any of the following methods:

| <u>METHODS OF GIVING NOTICE:</u> | <u>RECEIPT DEEMED TO BE:</u> |
|--|---|
| Certified mail, return receipt requested | Date of delivery or rejection, or date notice is deemed unclaimed by carrier. |
| Facsimile | Date on proof of transmission |
| Hand-delivered | Date of personal delivery |
| Nationally recognized courier | Date of delivery or rejection, or date notice is deemed unclaimed by carrier. |

All notices shall be addressed to the addresses set forth below, or to such other addresses as may from time to time be specified in writing by Tenant, Landlord or Mortgagee to the other parties hereto:

If to Mortgagee:

Pinnacle Bank
569 Brookwood Village, Suite 705
Birmingham, AL 35209
ATTN: Pat Sullivan
Facsimile: _____

If to Landlord:

HSC Columbiana, LLC
P.O. Box 130
Daphne, AL 36526
ATTN: Ray Hix
Facsimile: (251) 252-9898

If to Tenant:

Lease Administration Department
Tractor Supply Company
5401 Virginia Way
Brentwood, TN 37027 Facsimile:
(615) 440-4132

15. Notwithstanding any provision of this Agreement to the contrary, the liability of Mortgagee under and with respect to the Lease shall be limited to the interest of Mortgagee in the Demised Premises, and any judgment in favor of Tenant or any party claiming by, through or under Tenant against Mortgagee shall be collectible only out of its respective interest in the Demised Premises. In no event shall any judgment for damages be entered against Mortgagee which is in excess of the value of such interest.
16. This Agreement shall be binding upon and inure to the benefit of Tenant, Landlord and Mortgagee, and their successors and assigns; provided that this Agreement shall be binding upon Tenant only upon Tenant's receipt of a fully executed, recorded copy of this Agreement delivered by certified mail with a return receipt.
17. This Agreement may be executed in counterparts, each of which separately shall be considered an original but all of which together shall be considered one and the same Agreement.
18. Landlord agrees to promptly record this document in the public land records of the county(ies) in which the Demised Premises are located and provide a true and correct copy to Tenant, including all recording information.


19. 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
20. This Agreement shall automatically expire upon the occurrence of either of the following: (i) the Term of the Lease shall expire or the Lease shall be terminated, or (ii) the loan secured by the Mortgage shall be paid in full by Landlord such that neither Mortgagee nor anyone claiming by or through Mortgagee has an interest in the Demised Premises and the Mortgage shall be released of record.

[Signatures appear on following pages.]

IN WITNESS WHEREOF, the parties have executed this Agreement this day and year
above written.

TENANT:

TRACTOR SUPPLY COMPANY,
a Delaware corporation

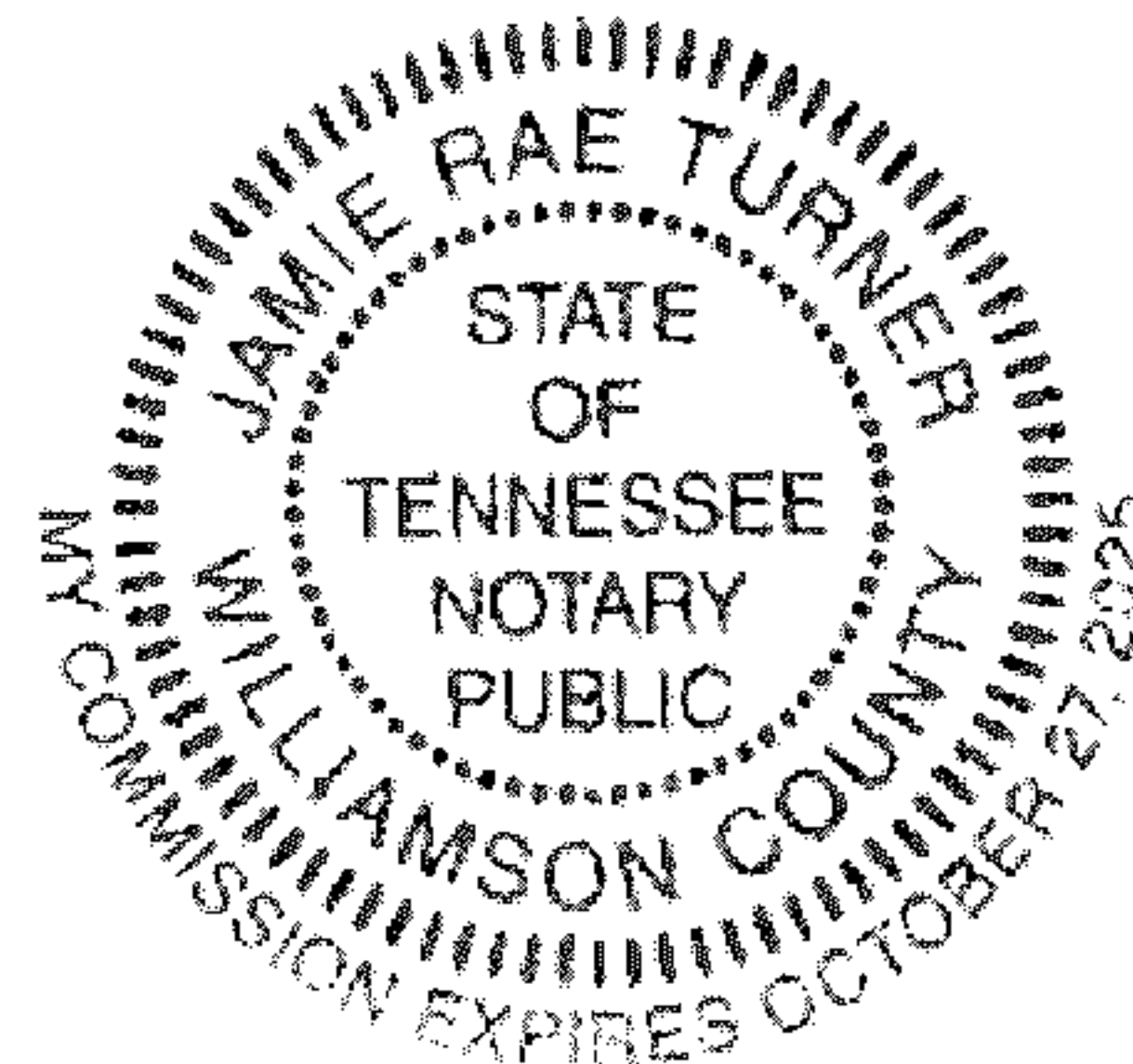
BY: 
Carroll E. Combs, Jr.
Sr. Director, Legal (Real Estate)

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.


NOTARY PUBLIC



LANDLORD:

HSC COLUMBIANA, LLC,
an Alabama limited liability company

BY: [Signature]

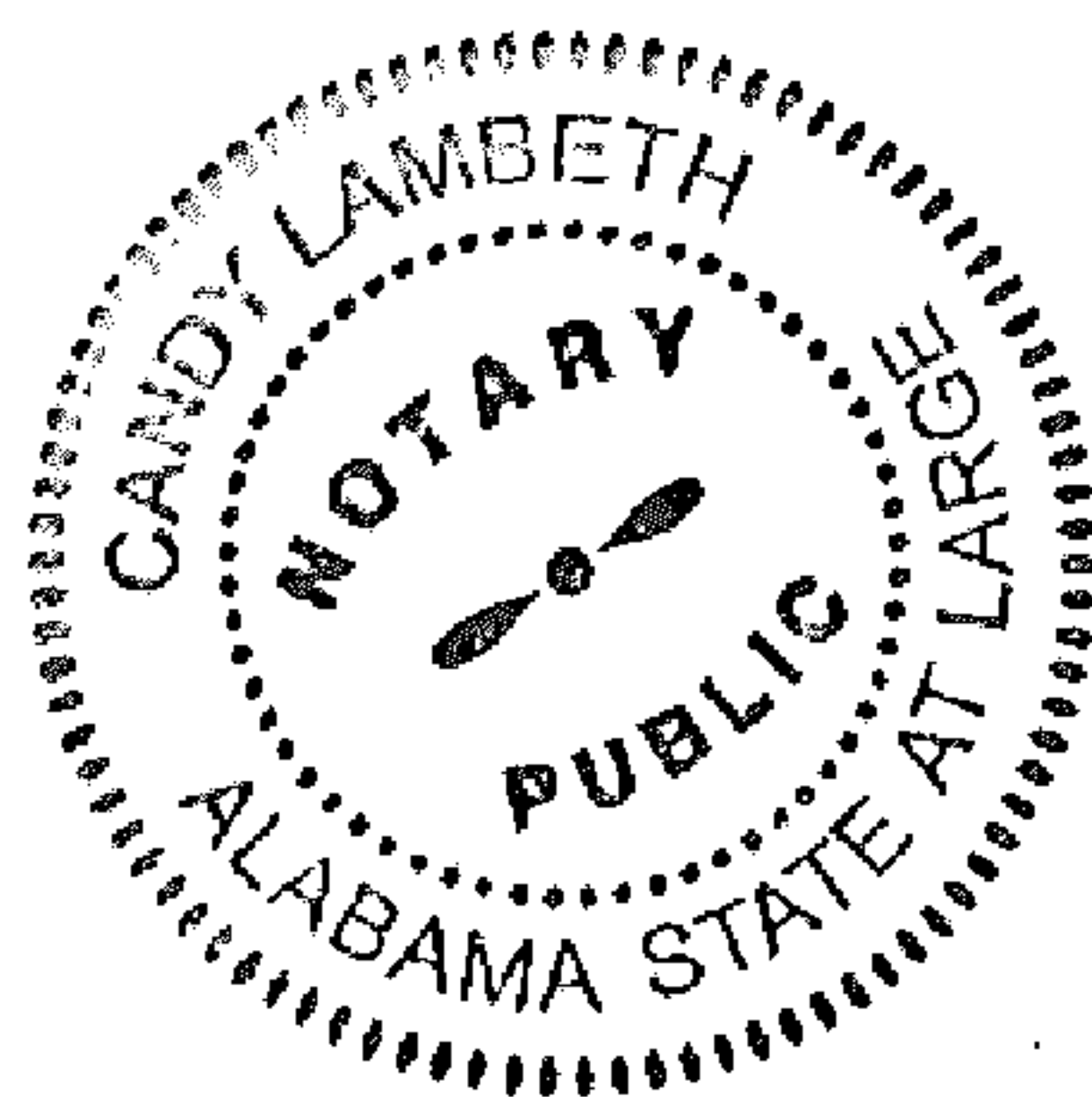
Print Name: Howard Ray Hix Jr.

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 Ray Hix Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged her/himself to be the 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 her/himself as member.

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



[Signature]
NOTARY PUBLIC:
My Commission Expires: 7/9/28

MORTGAGEE:

PINNACLE BANK
a Tennessee bank

BY: Pat Sullivan
NAME: Pat Sullivan
TITLE: SVP

STATE OF Alabama)
COUNTY OF Telfair)

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Pat Sullivan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged her/himself to be the SVP of Pinnacle Bank, a Tennessee bank, and that (s)he executed the foregoing instrument for the purposes therein contained, by signing the name of the Pinnacle Bank by her/himself as an employee.

In Witness Whereof, I hereunto set my hand and official seal this 7 day of August, 2025.

Fatma Jones
NOTARY PUBLIC:
My Commission Expires: 08-17-2027

Document prepared by:

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

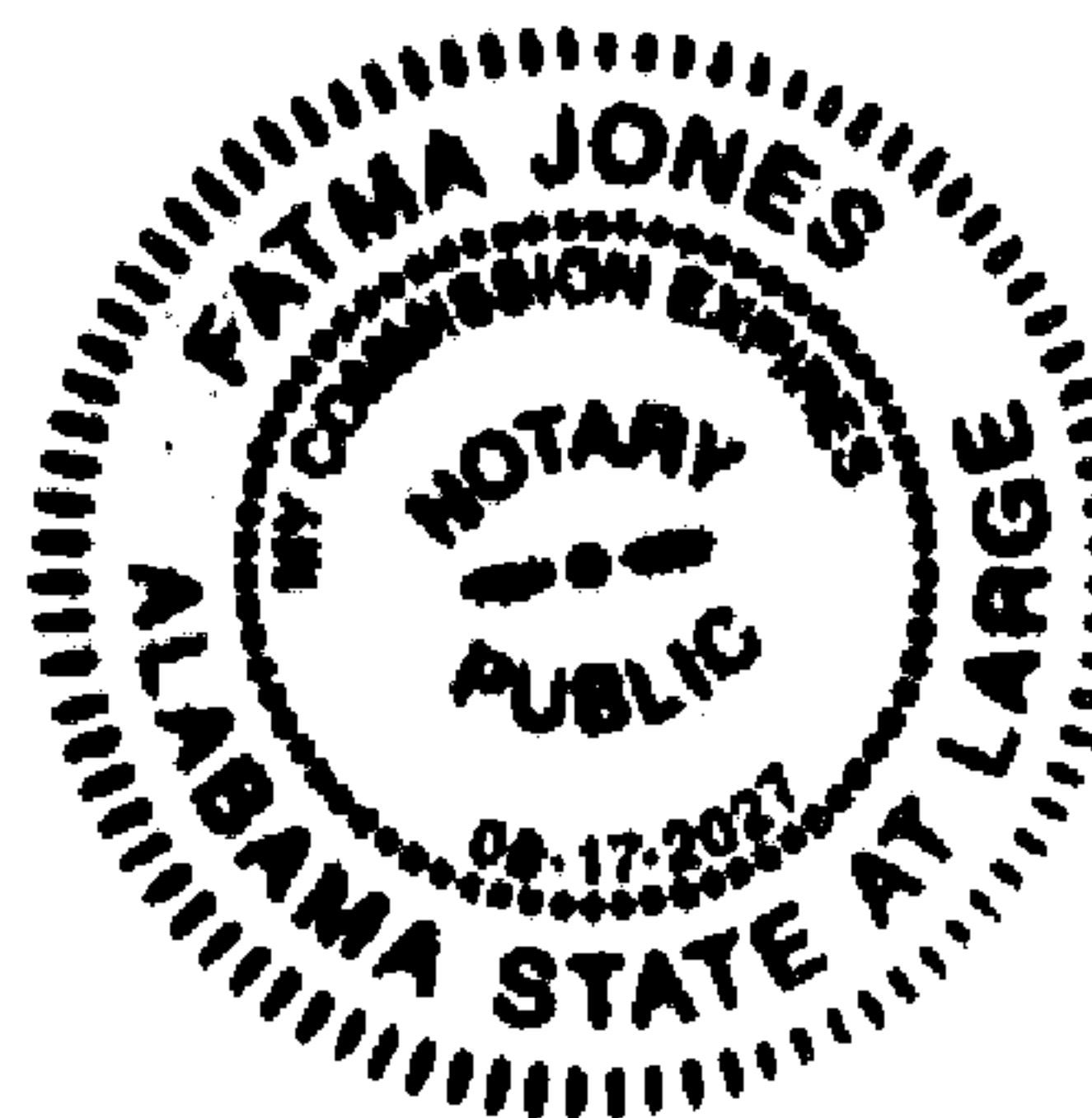


EXHIBIT "A"
LEGAL DESCRIPTION OF THE LAND

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 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
08/11/2025 01:04:50 PM
\$55.00 JOANN
20250811000244950

Allen S. Bayl