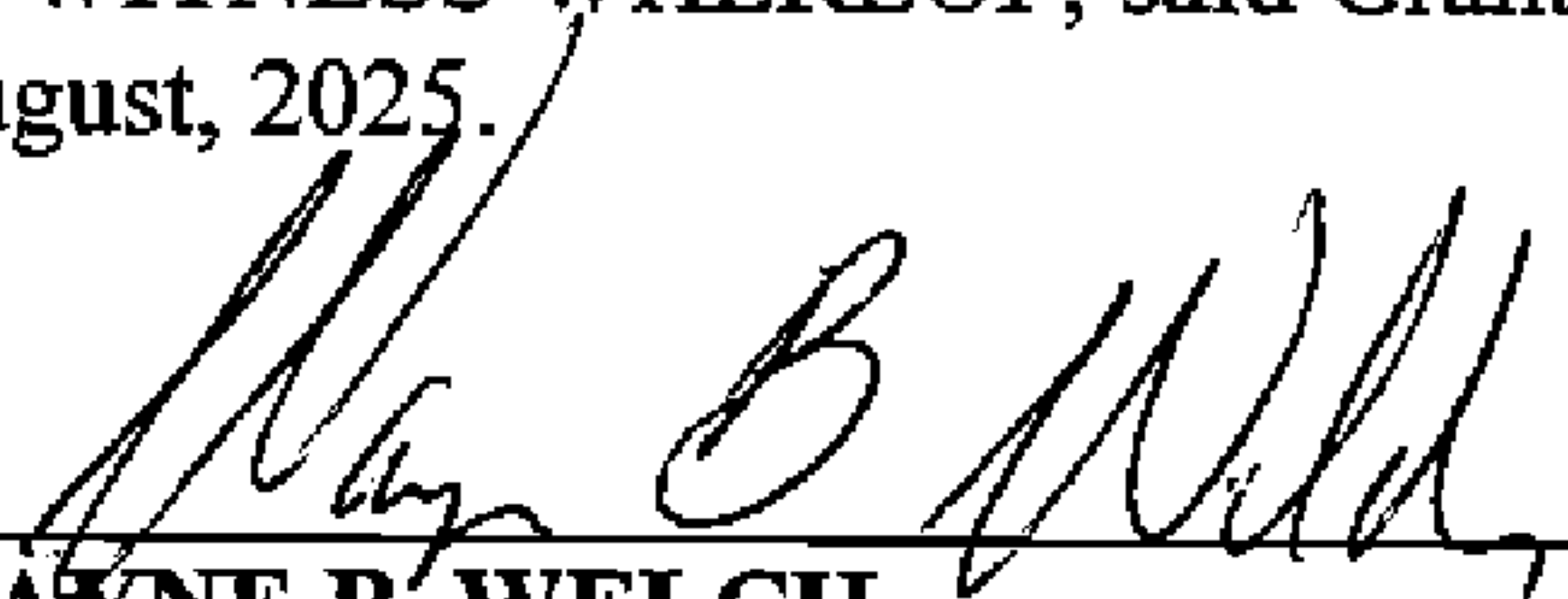


And said Grantor, for said Grantor, his heirs, successors, executors and administrators, covenants with Grantees, and with their heirs and assigns, that Grantor is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantor will, and his heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has hereunto set his hand and seal this the 14th day of August, 2025.

  
\_\_\_\_\_  
**WAYNE B. WELCH**

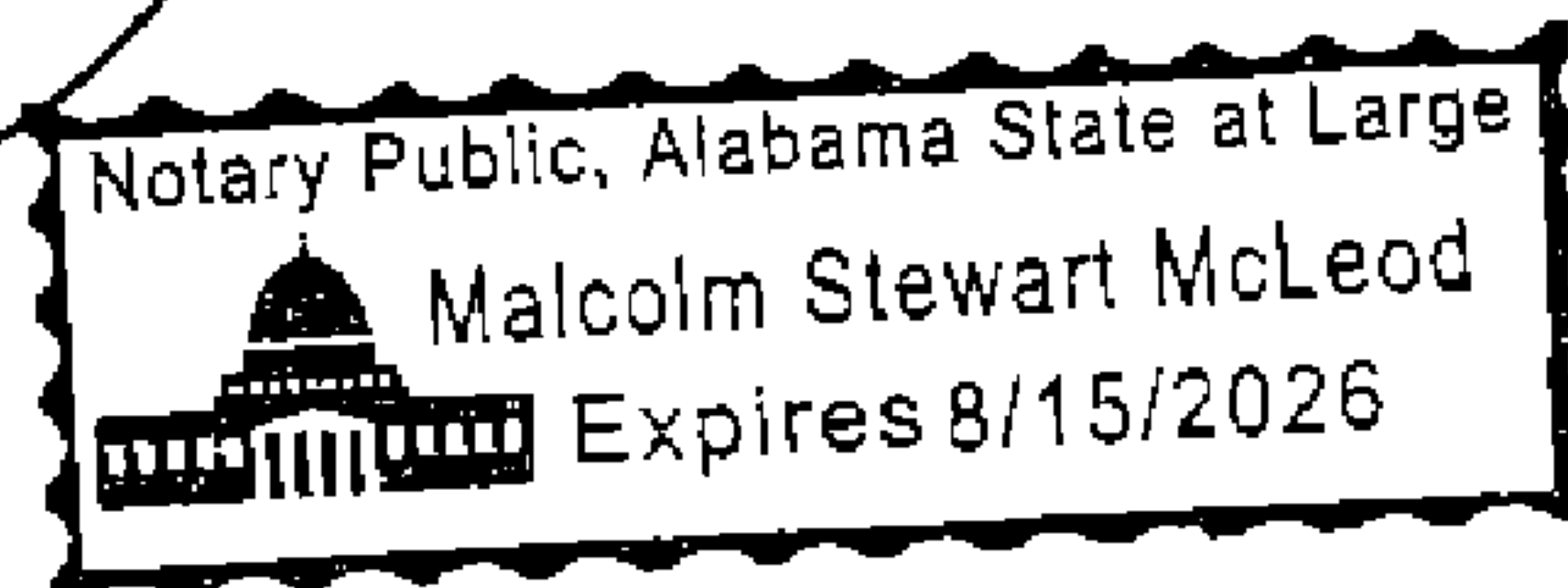
STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **WAYNE B. WELCH**, whose name 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 instrument, she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 14th day of August, 2025.

\_\_\_\_\_  
**NOTARY PUBLIC**  
My commission expires:



## Exhibit A

### Legal Description

#### PARCEL I

Beginning at the Southeast corner of the Northeast quarter of the Northeast quarter of Section 1, Township 20 south, Range 2 West, Shelby County, Alabama, and run thence North 88 degrees, 37 minutes, 17 seconds West along the South line of said quarter-quarter a distance of 580.86 feet to a point; Thence North 0 degrees 40 minutes, 12 seconds East a distance of 391.50 feet to a point; Thence South 88 degrees, 35 minutes, 51 seconds East a distance of 574.66 feet to a point on the East line of said Northeast quarter of the Northeast quarter of said Section 1; thence South 0 degrees, 14 minutes, 18 seconds East along said East line a distance of 391.39 feet to the point of beginning; being situated in Shelby County, Alabama. ALSO included is an easement over the West 110 feet of the South 15 feet of said quarter-quarter Section as received by Grantors in need recorded in Deed Book 274, Page 339, in Probate Office of Shelby County, Alabama. ALSO included is a 15 foot, nonexclusive easement, the centerline of which begins at the Northwest corner of the property herein conveyed and extends Westward 210 feet to the West boundary of said quarter-quarter Section and is the same easement as recorded in Deed Book 329, Page 847 in the Probate Office of Shelby County, Alabama. All being situated in Shelby County, Alabama.

#### PARCEL II

Commence at the Southeast corner of the Northeast quarter of the Northeast quarter of Section 1, Township 20 South, Range 2 West, Shelby County, Alabama and run thence North 88 degrees, 37 minutes, 17 seconds West along the South line of said quarter-quarter a distance of 500.86 feet to the "POINT OF BEGINNING", thence continue along last described course a distance of 580.85 feet to a point, thence North 1 degree, 34 minutes, 38 seconds East a distance of 391.71 feet to a point, thence South 88 degrees, 35 minutes, 51 seconds East a distance of 574.65 feet to a point, thence South 0 degrees, 40 minutes, 12 seconds West a distance of 391.50 feet to the "POINT OF BEGINNING" ALSO, included is an easement over the West 110 feet of the South 15 feet of said quarter-quarter Section as received by Grantors in Deed recorded in Deed Book 274, Page 339 in Probate Office of Shelby County, Alabama. ALSO included is a 15 foot nonexclusive easement, the centerline of which begins at the Northwest corner of the property herein conveyed and extends Westward for 210 feet to the West boundary of said quarter quarter Section and is the same easement as recorded in Book 329, Page 847 in the Probate Office of Shelby County, Alabama. All being situated in Shelby County, Alabama.

#### PARCEL III

Parcel of land situated in the Northeast Quarter of the Northeast Quarter of Section 1, Township 20 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southwest corner of of Northeast Quarter of Northeast Quarter of Section 1, Township 20 South, Range 2 West, and run East along the South line of said Quarter-Quarter for 210.0 feet; thence 89 degrees, 47 minutes, 30 seconds left and run northerly and parallel to the West line of said Quarter-Quarter 392.0 feet to the point of beginning; thence continue along the last stated course 392.0 feet; thence 89 degrees, 48 minutes, 37 seconds, right and run Easterly 1139.96 feet to the East line of said quarter-Quarter; thence 88 degrees, 20 minutes, 25 Seconds right and run South along the East line of said Quarter-Quarter 392.0 feet; thence 91 degrees, 39 minutes, 06 seconds right and run West 1152.63 feet to the point of beginning. ALSO a right of way for ingress and egress over and across the following described property more particularly described as follows: The North 15 feet of the following described property: A lot or parcel of land situated in the Northeast Quarter of the Northeast quarter of Section 1, Township 20 South, Range 2 West, more particularly described as follows: Commence at the Northwest corner of the above said Quarter-Quarter, thence run South along the West line for a distance of 910.0 feet to the point of beginning; thence continue along same line for a distance of 210.0 feet; thence run East for a distance of 210.0 feet; thence run North and parallel to the West line for a distance of 210.0 feet; thence run West for a distance of 210.0 feet to the point of beginning. Situated in Shelby County, Alabama. ALSO: A right-of-way for ingress and egress

**Exhibit A**

**Legal Description**

**(continued)**

over and across the most westerly 15 feet of the Northeast quarter of the Northeast Quarter of section 1, Township 20 South, Range 2 West, Shelby County, Alabama.

All being situated in Shelby County, Alabama.

**PARCEL IV**

All the following described parcel of land lying adjacent to and North of Hodge Road as presently located described as follows: Part of the West 1/2 of the West 1/2 of SE 1/4 of NE 1/4 of Section 1, Township 20 South, Range 2 West, more particularly described as follows: Begin at the Northwest corner of said 1/4 1/4 Section; thence run South along the West line of said 1/4 1/4 Section for 450.05 feet; thence 90 degrees 16 minutes left and run East for 295.02 feet; thence 89 degrees 36 minutes 30 seconds left and run North for 449.57 feet to a point on the North line of said 1/4 1/4 Section; thence North 90 degrees 18 minutes 30 seconds left and run West along the North line of said 1/4 1/4 Section for 296.00 feet to the point of beginning, being situated in Shelby County, Alabama.

