

**This instrument prepared by:**  
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1819 Fifth Avenue North  
Birmingham, AL 35203

The following information is offered in lieu of the RT-1 Real Estate Sales Validation Form pursuant to Section 40-22-1 of the Code of Alabama (1975):

Grantor's Name/Mailing Address:	Grantee's Name/Mailing Address:	Property Address:
The Industrial Development Board of the Town of Vincent Post Office Box 49 25 Florey Street Vincent, Alabama 35178	VSF Properties, LLC Attn: Michael McDowell 6045 Southern Industrial Drive Birmingham, Alabama 35235	301 Thompson Drive, Vincent, Alabama 35178  <b>Date of Sale:</b> Defined below  <b>Purchase Price:</b> \$5,000.00

The purchase price or actual value claimed in this instrument can be verified in the following documentary evidence: Other – the Lease, as defined below.

STATE OF ALABAMA )

COUNTY OF SHELBY )

**STATUTORY WARRANTY DEED**

**WHEREAS, VSF Properties, LLC**, an Alabama limited liability company (the “Grantee”), has exercised its option to purchase the hereinafter described real property, pursuant to Section 7.03 of that certain Amended and Substituted Lease Agreement dated April 24, 2019 between **The Industrial Development Board of the Town of Vincent**, a public corporation organized under the laws of the State of Alabama (the “Grantor”), as lessor, and Grantee, as successor in interest to VSF Corporation, Inc., an Alabama corporation, as lessee (the “Lease”); and

**WHEREAS**, all necessary notices have been given in accordance with the terms of the Lease, and Grantee has paid, in full, all amounts due under the Lease, and Grantee has further paid to Grantor the purchase price for the Premises (as such term is defined in the Lease) which includes the property conveyed hereunder.

**NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS** that, as of September 3, 2025 (“Date of Sale”), in consideration of the sum of Five Thousand and No/100 Dollars (\$5,000.00) and other good and valuable consideration, paid in hand to Grantor by Grantee, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee the following (collectively, the “Property”) subject to the conditions and limitations contained herein:

(a) That certain real property situated in Shelby County, Alabama, being more particularly described on Exhibit A attached hereto and made a part hereof (the "Land");

(b) All easements, rights of way, privileges, appurtenances and other rights pertaining to the Land owned by Grantor, including, without limitation, all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding or serving the Land, all water, wastewater and other utility rights and capacities, if any, owned by Grantor, and all other rights, interests, tenements, and hereditaments, if any, owned by Grantor;

(c) All buildings, parking facilities, fences, and all other improvements and structures owned by Grantor situated on the Land; and

(d) All fixtures comprising, attached to, or located on the Land, if any, owned by Grantor.

This conveyance is made subject to ad valorem taxes that are not yet due and payable, along with all easements, covenants, restrictions, and other encumbrances of record affecting the Property, including such liens and encumbrances to which title thereto was subject when acquired by Grantor, those to the creation or suffering of which Grantee or its predecessors in interest under the Lease consented, those resulting from the failure of Grantee or said predecessors to perform or observe any of the agreement or covenants on their part contained in the Lease, and any liens for taxes or assessments, whether or not delinquent on the date of this conveyance.

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

Grantor attests, to the best of its knowledge and belief, that the information submitted in the legend at the beginning of this Deed in lieu of the RT-1 Real Estate Sales Validation Form is true and accurate, and Grantor understands that any false statements contained in such information may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1(h).

[Signature Page Follows]

**IN WITNESS WHEREOF**, Grantor has caused this instrument to be executed under seal on or as of the Date of Sale.

**GRANTOR:**

**THE INDUSTRIAL DEVELOPMENT  
BOARD OF THE TOWN OF VINCENT**,  
a public corporation organized under the laws of  
the State of Alabama

By: Don Driggers  
Name: Don Driggers  
Its: Chairman of the Board of Directors

STATE OF ALABAMA )

SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Don Driggers, whose name is signed to the foregoing instrument or conveyance as the Chairman of the Board of Directors of **THE INDUSTRIAL DEVELOPMENT BOARD OF THE TOWN OF VINCENT**, a public corporation organized under the laws of the State of Alabama, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said public corporation on the day the same bears date.

Given under my hand and official seal this the 3<sup>rd</sup> day of September, 2025.

Helen B. Chisette  
Notary Public

AFFIX SEAL

My commission expires: November 6 2028

**EXHIBIT A****LEGAL DESCRIPTION:**

Begin at the Southeast corner of the Southwest 1/4 of the Northeast 1/4 of Section 23, Township 19 South, Range 2 East, thence run West along the South line of said quarter-quarter section a distance of 356.27 feet; thence turn an angle of 68 degrees, 39 minutes, 10 seconds to the right and run a distance of 713.02 feet to the North line of the South 1/2 of the South 1/2 of said Northeast 1/4; thence turn an angle of 111 degrees, 20 minutes, 20 seconds to the right and run along the North line of said South 1/2, South 1/2, Northeast 1/4, a distance of 655.94 feet to the West right of way of the Central of Georgia Railroad; thence turn an angle of 68 degrees, 40 minutes, 30 seconds to the right and run along said right of way a distance of 712.94 feet to the South line of the Southeast 1/4 of the Northeast 1/4 of said section; thence turn an angle of 111 degrees, 20 minutes to the right and run a distance of 299.67 feet to the point of beginning. All of said property being situated in the South 1/2 of the Southwest 1/4 of the Northeast 1/4 and the South 1/2 of the Southeast 1/4 of the Northeast 1/4 in Section 23, Township 19 South, Range 2 East, Huntsville Meridian, in Shelby County, Alabama.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**09/04/2025 08:05:38 AM**  
**\$36.00 BRITTANI**  
**20250904000271190**

*Allen S. Bayl*