

20250908000274360 1/6 \$38.00 Shelby Cnty Judge of Probate, AL 09/08/2025 04:00:40 PM FILED/CERT

THIS INSTRUMENT PREPARED BY:
MARK S. BOARDMAN
BOARDMAN, CARR, PETELOS,
WATKINS, OGLE & HOWARD, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043
The preparer of this deed makes no certification as to title and has not examined the title to the property.

Send Tax Notice to Grantee.
GRANTEE'S ADDRESS:
City of Chelsea, Alabama
P. O. Box 111
Chelsea, Alabama 35043

STATE OF ALABAMA			
SHELBY COUNTY)		

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Dollar, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **THE BARBER COMPANIES**, **INC.**, an Alabama corporation, whose address is 27 Inverness Center Pkwy., Birmingham, Alabama 35242 ("BARBER"), and **AUTOZONE DEVELOPMENT LLC**, A Nevada Limited Liability Company, whose address is 123 S. Front St., Attn: Property Management, Dept. 8700, Memphis, Tennessee 38103 ("AUTOZONE", and collectively with BARBER, "GRANTORS"), hereby remise, release, quit claim and convey unto GRANTEE, **The City of Chelsea**, **Alabama** (hereinafter referred to as GRANTEE), all GRANTORS' rights, title, interest and claim in and to the following described property lying and being in the County of Shelby, State of Alabama, to-wit (collectively, the "Real Estate"):

See attached Exhibits A & B for schematic and legal description.

Subject to all existing utility lines, recorded and unrecorded easements (including without limitation any and all easements established pursuant to that certain plat recorded as Map 27, Page 121 in the Office of the Judge of Probate of Shelby County, Alabama), encumbrances, covenants, current taxes, restrictions, set-back lines, rights of way, the rights of any adjacent landowners to discharge stormwater on to the Real Estate, the rights of any tenants of Barber (and the agents and invitees of such tenants) to use the Real Estate for vehicular and pedestrian ingress and egress to and from the parcels leased by such tenants. Subject to any accrued taxes or assessments not yet due and payable.

Note: The preparer of this deed has not researched the title to subject property.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE for use as a publicly dedicated roadway.

Following the conveyance of the Real Estate, BARBER acknowledges that it shall no longer have the right to collect fees from any private party for the maintenance of any roadway improvements within the Real Estate (the "Roadway Maintenance Fees") pursuant to that certain Easement Agreement dated as of February 24, 2021, and recorded in the Office of the Judge of Probate of Shelby County, Alabama as Instrument 20210225000095700 (the "Original Access Easement"), as amended by that certain Amendment to Easement Agreement dated January 14, 2022, and recorded as Instrument No. 20220121000030810 (the "Easement Amendment, and collectively with the Original Access Easement, the "Access Easement") or to any other instrument between Barber and a private party. Notwithstanding the foregoing, in the event the conveyance of the Real Estate pursuant to this Quitclaim Deed is adjudged by a court of competent jurisdiction to be null and void due to the failure of the parties to undertake any necessary government approvals, including without limitation the completion of an approved subdivision plat, then all terms of the Access Easement, including without limitation Barber's right to collect the Roadway Maintenance Fees, shall be automatically reinstated.

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IN WITNESS WHEREOF, said GRANTORS, THE BARBER COMPANIES, INC. and AUTOZONE DEVELOPMENT LLC, have hereunto set their hand and seal this the 27-16 day of A-4-54, 20 25.

AUTOZONE DEVELOPMENT LLC

By: AutoZone Investment Corporation a Nevada corporation, Its Sole Member

By: Name: Joshua Hughes

Title: Vice-President

By: **Proy L. Hitchcock** Name:

Title: Vice-President

APPROVED, VERIFIED AND PASSED FOR SIGNING

The State of Tennessee **Shelby County**

Joshua Hughes and Troy L. Hitch undersigned authority, in and for said County, in said State, hereby certify that AutoZone Investment Corporation, as sole member of AutoZone Development LLC, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, have executed the same voluntarily and with full authority of with on the day the same bears date.

Given under my hand and official seal, this 1

Notary Public

Printed Name

Printed Name
My Commission Expires
My Commission Expires
November 9, 2025



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The State of Habana

I, Wend D. Stund the undersigned authority, in and for said County, in said State, hereby certify that Charles M. Miller whose name is signed to the foregoing conveyance as President of The Barber Companies, Inc., and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, has executed the same voluntarily and with full authority of with on the day the same bears date.

Given under my hand and official seal, this 27th day of August, 2025

Notary Public

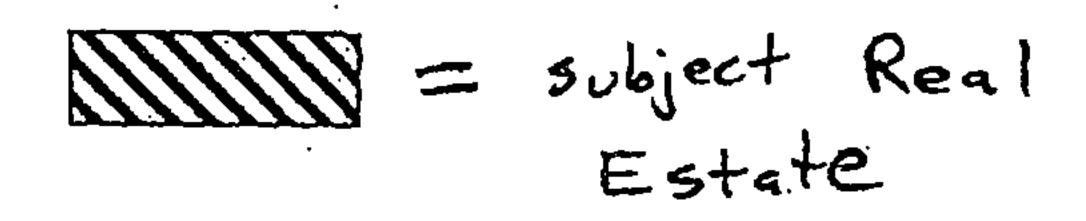
Printed Name
My Commission Expires: 8.3.2

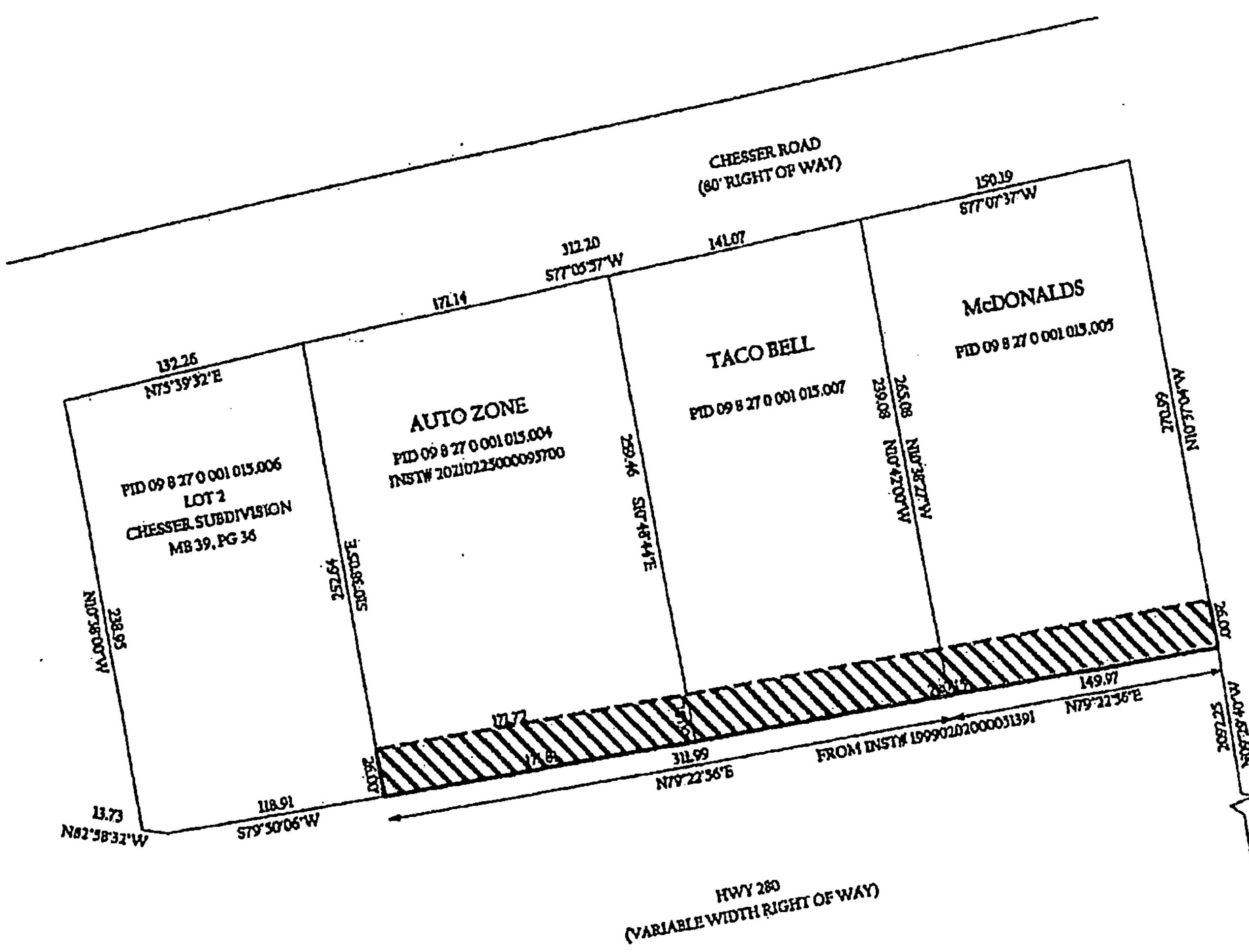
CHARLE OF ALABAMININ



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Exhibit A







20250908000274360 5/6 \$38.00 Shelby Cnty Judge of Probate, AL 09/08/2025 04:00:40 PM FILED/CERT

Exhibit B

Legal Description

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA; THENCE N 09°29'40" W FOR 2092.25 FEET TO THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY 280 AND THE POINT OF BEGINNING; THENCE ALONG SAID RIGHT OF WAY S 79°22'56" W FOR 461.96 FEET TO THE SOUTHEAST CORNER OF LOT 2, CHESSER SUBDIVISION, AS RECORDED IN MAP BOOK 39, PAGE 36, IN THE OFFICE OF THE PROBATE OF SHELBY COUNTY, ALABAMA; THENCE ALONG THE EAST LINE OF SAID LOT 2 N 10°38'05" W FOR 26.00 FEET; THENCE N 79°22'56" E FOR 461.96 FEET; THENCE S 10°38'11" E FOR 26.00 FEET TO THE POINT OF BEGINNING, SAID INGRESS/EGRESS EASEMENT CONTAINING 0.28 ACRES, MORE OR LESS.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

This I	Jocument must be filed in accord	gance with		_		
Grantor's Name	The Barber Companies,	Inc.	Grantee's Name			
Mailing Address	27 Inverness Center P	okwy,	Mailing Address			
•	Binninghan 25242			Chelsen,	AZ 35043	
				<u> </u>		
Property Address	see attached legal das	100tion	Date of Sale	Aucust	27, 2025	
i Toporty / taarooo		To	Date of Sale otal Purchase Price	\$ 50,000	500	
			or			
		Act	tual Value	\$		
		Λ	or	C		
		Asses	ssor's Market Value	Ψ		
<u>-</u>	or actual value claimed on the ne) (Recordation of docume	entary ev An		ed)		
Closing Staten	nent			<u> </u>		
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.						
		nstructi	ons			
	d mailing address - provide the ir current mailing address.			rsons conve	ying interest	
Grantee's name and to property is being	d mailing address - provide the conveyed.	he name	e of the person or pe		om interest	
Property address -	the physical address of the p	property	being conveyed, if a	2025090800027		
Date of Sale - the date on which interest to the property was conveyed.						
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.						
conveyed by the in	property is not being sold, the strument offered for record. To or the assessor's current man	This may	be evidenced by a			
excluding current uresponsibility of val	led and the value must be de use valuation, of the property luing property for property tax of Alabama 1975 § 40-22-1 (h	as deter x purpos	mined by the local of	official charge	ed with the	
accurate. I further	of my knowledge and belief to understand that any false stated ated in <u>Code of Alabama 197</u>	tements	claimed on this form			
Date 9-2-202		Print	Grant Howard			
Unattested		Sign	mit to	Hand Jan		
	(verified by)		(Grantor/Grante	e/Owner/Æge	nt) circle one Form RT-1	