

Send Tax Notice to:
SRLR, LLC
2305 Arbor Glenn
Hoover, Alabama 35244

This Instrument Prepared By:
Shami S. Malone
111 Watterson Parkway
Trussville, AL 35173

File: TVL-25-9932

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO MILLION SIX HUNDRED FIFTY FIVE THOUSAND AND 00/100 (\$2,655,000.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned Speedtrac, Inc., an Alabama Corporation (herein referred to as "Grantor," whether one or more), whose mailing address is

2404 Meadow Ridge Road, Birmingham, AL 35242

by SRLR, LLC (herein referred to as "Grantee"), whose mailing address is

2305 Arbor Glenn, Hoover, AL 35244

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **11845 & 11843 Highway 25, Calera, AL 35040**, and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2025 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$1,155,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to said Grantee, its successors and/or assigns forever.

The Grantor does for itself, its successors and/or assigns, covenant with Grantee, its successors and or assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that it has a good right sell and convey the same as aforesaid; that it will, and its successors and/or assigns, shall warrant and defend the same to the said Grantee, its successors and/or assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals on this 24 day of September, 2025.

Speedtrac, Inc., an Alabama Corporation

By: [Signature]
Upjinder Grewal, President

By: [Signature]
Sukhpinder Gill, Vice President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Upjinder Grewal, whose name as President of Speedtrac, Inc. and Sukhpinder Gill, whose name as Vice President of Speedtrac, Inc., are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, as such officers and with full authority, executed the same voluntarily for and as the act of said Corporation.

Given under my hand this 24 day of September, 2025.

Notary Public [Signature]
My Commission Expires: 11.3.28

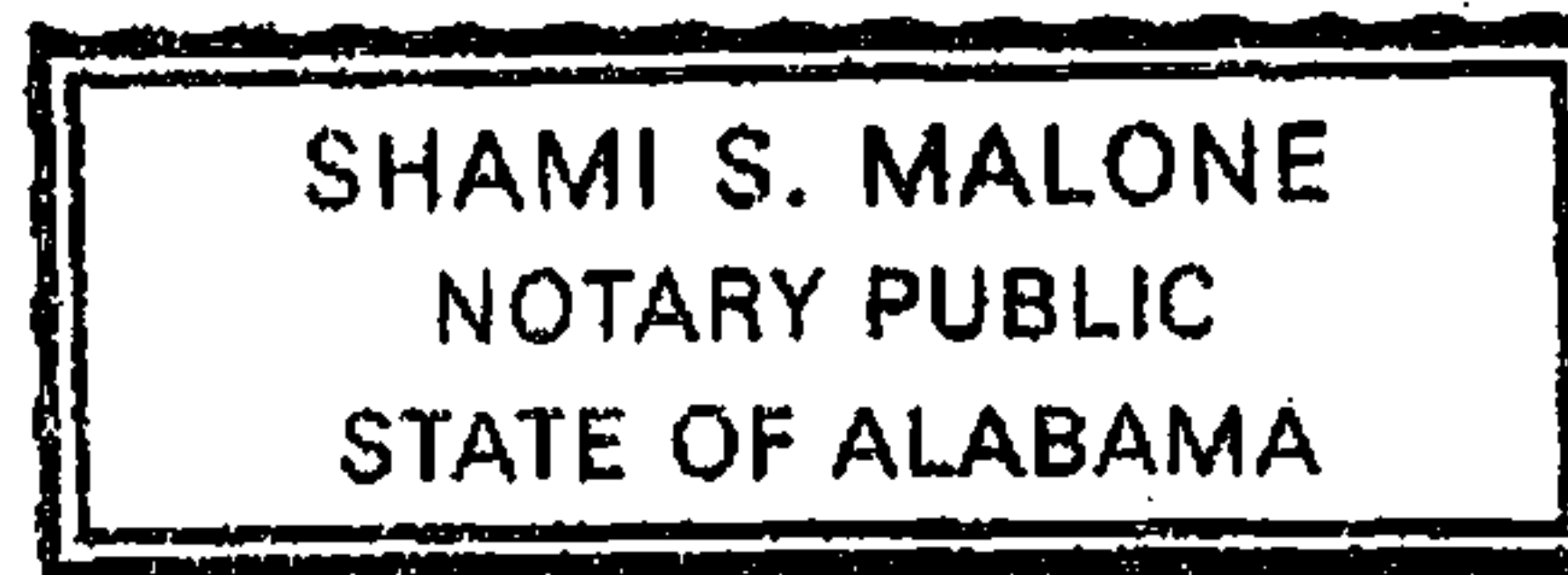


EXHIBIT A**Tract I**

A parcel of land in the NE 1/4 of Fractional Section 22, Township 22 South, Range 2 West, Shelby County, Alabama, described as follows:

Commence at the SE corner of the NW 1/4 of the NE 1/4 of Section 22, Township 22 South, Range 2 West; thence run North 0 degrees 45 minutes 00 seconds East along the East line of said 1/4 - 1/4 a distance of 642.00 feet to a point on the North side of Alabama Highway No. 25; thence continue on the last described course and run North 0 degree 45 minutes 00 seconds East a distance of 518.00 feet to a point on the South side of the Old Highway No. 25; thence run South 56 degrees 30 minutes 00 seconds West, along said South side of the Old Highway No. 25 a distance of 903.60 feet; thence run South 58 degrees 10 minutes 00 seconds West along said South side of the Old Highway No. 25 a distance of 834.00 feet; thence run South 0 degrees 45 minutes 00 seconds West a distance of 234.60 feet; thence run South 89 degrees 59 minutes 60 seconds East a distance of 125.00 feet; thence run South 0 degrees 45 minutes 00 seconds West a distance of 222.57 feet to a set 1/2 rebar, said point being the point of beginning; thence continue on the last described course and run South 0 degrees 45 minutes 00 seconds West a distance of 349.43 feet to a found concrete monument marking the North right of way line of Alabama Highway No. 25; thence run South 74 degrees 30 minutes 09 seconds East, along said right of way line a distance of 99.45 feet to a found concrete monument marking the North right of way line of Alabama Highway No. 25, said point being situated on a curve to the left having a central angle of 20 degrees 56 minutes 45 seconds, a radius of 1382.75 feet; thence run along the arc a distance of 505.50 feet; thence run North 59 degrees 12 minutes 39 seconds West a distance of 138.72 feet; thence run North 28 degrees 58 minutes 47 seconds West a distance of 305.00 feet to a set 1/2 inch rebar, thence run South 65 degrees 51 minutes 40 seconds West a distance of 325.40 feet to a set 1/2 inch rebar and the point of beginning, being situated in Shelby County, Alabama.

Tract II

A tract of land situated in the NE 1/4 of Section 22, Township 22 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the SE corner of the NW 1/4 of the NE 1/4 of said Section 22; using an assumed bearing of South 00 deg. 45 min. 00 sec. West for the East line of said 1/4 - 1/4, thence turn an angle to the right of 60 deg. 37 min. 12 sec, and run South 61 deg. 22 min. 12 sec. West a distance of 682.22 feet to a point on the North right of way of Alabama Highway 25, said point being the point of beginning of the parcel herein described; thence run North 40 deg. 59 min. 28 sec. West a distance of 407.84 feet to a point; thence run South 63 deg. 02 min. 04 sec. West a distance of 184.66 feet to a point; thence run South 28 deg. 58 min. 47 sec. East a distance of 305.00 feet to a point; thence run South 59 deg. 12 min. 39 sec. East a distance of 138.72 feet to a point on the North right of way of said Alabama Highway 25; thence run in a Northeasterly direction along a curve of said highway right of way a distance of 200.70 feet to the point of beginning, said curve being concave to the Northwest and having a radius of 1382.75 feet, a central angle of 8 deg. 18 min. 58 sec., a chord of 200.52 feet with a bearing of North 55 deg. 27 min. 08 sec. East, being situated in Shelby County, Alabama.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/25/2025 09:58:09 AM
 \$1528.00 PAYGE
 20250925000293990

Allen S. Bayl