

THIS INSTRUMENT PREPARED BY:
Engineering Design Group, Inc.
120 Bishop Circle
Pelham, AL 35124

STATE OF ALABAMA)

SHELBY COUNTY)

FEE SIMPLE

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of \$0.00 dollar(s), cash in hand paid to the undersigned by the State of Alabama, the receipt of which is hereby acknowledged, I (we), the undersigned grantor(s), 68V Silver Ridge 2024, LLC. have this day bargained and sold, and by these presents do hereby grant, bargain, sell and convey unto Shelby County the following described property, lying and being in Shelby County, Alabama and more particularly described as follows:

PARCEL 1

A parcel of land situated in the NE ¼ of the NE ¼ of Section 16, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a 3" capped pipe at the NE corner of Section 16, Township 20 South, Range 2 West, Shelby County, Alabama; thence N 89°27'20" W along the north line of said section a distance of 343.67 feet to the POINT OF BEGINNING; thence continue along the last described course a distance of 27.97 feet to a ½" rebar capped EDG on the existing easterly right of way of Shelby County Highway 11; thence S 27°12'26" W along said right of way a distance of 226.36 feet to a ½" rebar capped EDG; thence S 36°27'36" E leaving said right of way a distance of 27.89 feet to a point; thence N 27°12'26" E a distance of 251.29 feet to the POINT OF BEGINNING.

Said parcel of land contains 0.14 acres, more or less.

PARCEL 2

A parcel of land situated in the W1/2 of Section 10, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a 3" capped pipe at the SW corner of Section 10, Township 20 South, Range 2 West, Shelby County, Alabama; thence N 0°39'24" W along the west line of said section a distance of 657.13 feet to the POINT OF BEGINNING; thence continue along the last described course a distance of 53.49 feet to a ½" rebar capped EDG on the existing southeasterly right of way of Shelby County Highway 11; thence N 27°12'26" E along said right of way a distance of 271.63 feet to a ½" rebar capped EDG; thence S 62°31'31" E along said right of way a distance of 10.00 feet to a concrete monument; thence N 27°32'04" E along said right of way a distance of 249.88 feet to a concrete monument; thence N 59°05'22" W along said right of way a distance of 9.65 feet to a concrete monument; thence N 27°19'21" E along said right of way a distance of 249.47 feet to a ½" rebar capped EDG; thence S 62°36'12" E along said right of way a distance of 9.95 feet to a ½" rebar capped EDG; thence N 27°23'48" E along said right of way a distance of 299.48 feet to a concrete monument; thence N 57°43'03" W along said right of way a distance of 10.38 feet to a concrete monument; thence N 27°21'15" E along said right of way a distance of 157.19 feet to a ½" rebar capped EDG at a point of curve to the right having a central angle of 24°19'00" and a radius of 1597.11 feet, said curve subtended by a chord bearing N 39°30'45" E and a chord distance of

672.75 feet; thence along the arc of said curve and along said right of way a distance of 677.82 feet to a concrete monument; thence N 51°36'14" E along said right of way a distance of 1342.87 feet to a concrete monument; thence N 51°36'14" E along said right of way a distance of 751.58 feet to a ½" rebar capped EDG; thence S 00°11'33" W leaving said right of way a distance of 31.98 feet to a point; thence S 51°36'14" W a distance of 2074.51 feet to a point of non-tangent curve to the left having a central angle of 26°24'02" and a radius of 1572.11 feet, said curve subtended by a chord bearing S 38°28'14" W and a chord distance of 718.00 feet; thence along the arc of said curve a distance of 724.39 feet to a point; thence S 20°32'27" W a distance of 78.54 feet to a point; thence S 27°23'49" W a distance of 347.44 feet to a point; thence N 62°36'12" W a distance of 9.92 feet to a point; thence S 27°19'21" W a distance of 138.41 feet to a point; thence S 62°40'39" E a distance of 50.00 feet to a point; thence S 27°19'21" W a distance of 25.00 feet to a point; thence N 62°40'39" W a distance of 50.00 feet to a point; thence S 27°19'21" W a distance of 37.56 feet to a point; thence S 59°05'22" E a distance of 9.73 feet to a point; thence S 27°32'04" W a distance of 298.42 feet to a point; thence N 62°31'31" W a distance of 9.86 feet to a point; thence S 27°12'26" W a distance of 293.81 feet to the POINT OF BEGINNING.

Said parcel of land contains 2.36 acres, more or less.

PARCEL 3

A parcel of land situated in the SW ¼ of the SW 1/4 of Section 2, the SE ¼ of the SE ¼ of Section 3, and the NE ¼ of Section 10, all in Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a 3" capped pipe at the SW corner of Section 2, Township 20 South, Range 2 West, Shelby County, Alabama; thence S 89°58'16" E along the south line of said section a distance of 638.19 feet to a point; thence N 0°01'44" E leaving said section line a distance of 394.53 feet to the POINT OF BEGINNING on the westerly right of way of Grey Oaks Parkway, said point also being a point of non-tangent curve to the left having a central angle of 59°55'26" and a radius of 50.00 feet, said curve subtended by a chord bearing N 80°09'06" W and a chord distance of 49.94 feet; thence along the arc of said curve and along said right of way a distance of 52.29 feet to a ½" rebar capped R&G on the southerly right of way of Shelby County Highway 11; thence S 69°48'37" W along said right of way a distance of 597.58 feet to a concrete monument at the point of a non-tangent curve to the left having a central angle of 18°26'59" and a radius of 5689.68 feet, said curve subtended by a chord bearing S 60°51'29" W and a chord distance of 1824.21 feet; thence along the arc of said curve and along said right of way a distance of 1832.12 feet to a ½" rebar capped EDG; thence S 51°36'14" W along said right of way a distance of 668.39 feet to a ½" rebar capped EDG; thence N 60°19'27" E leaving said right of way a distance of 164.90 feet to a point; thence N 51°36'14" E a distance of 499.56 feet to a point of non-tangent curve to the right having a central angle of 18°30'31" and a radius of 5664.68 feet, said curve subtended by a chord bearing N 60°49'43" E and a chord distance of 1821.95 feet; thence along the arc of said curve a distance of 1829.89 feet to a point; thence N 69°48'37" E a distance of 640.93 feet to the POINT OF BEGINNING.

Said parcel of land contains 1.75 acres, more or less.

And as shown on 'Exhibit 1' attached hereto and made a part hereof:

To Have and To Hold, unto Shelby County, its successors and assigns in fee simple forever.

And for the consideration, aforesaid, I (we) do for myself (ourselves), for my (our) heirs, executors administrators, successors, and assigns covenant to and with Shelby County that I (we) am (are) lawfully seized and possessed in fee simple of said tract or parcel of land hereinabove described; that I (we) have a good and lawful right to sell and convey the same as aforesaid; that the same is free of all encumbrances, liens, and claims, except the lien for advalorem taxes which attached on October 1, last past, and which is to be paid by the

grantor; and that I (we) will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

The grantor(s) herein further covenant(s) and agree that the purchase price above-stated is in full compensation to him-her (them) for this conveyance, and hereby release Shelby County and all or its employees and officers from any and all damages to his/her (their) remaining property contiguous to the property hereby conveyed arising out of the location, construction, improvement, landscaping, maintenance or repair of any public road or highway that may be so located on the property herein conveyed.

In witness whereof, I (we) have hereunto set my (our) hand(s) and seal this the _____ day of _____, 20____.



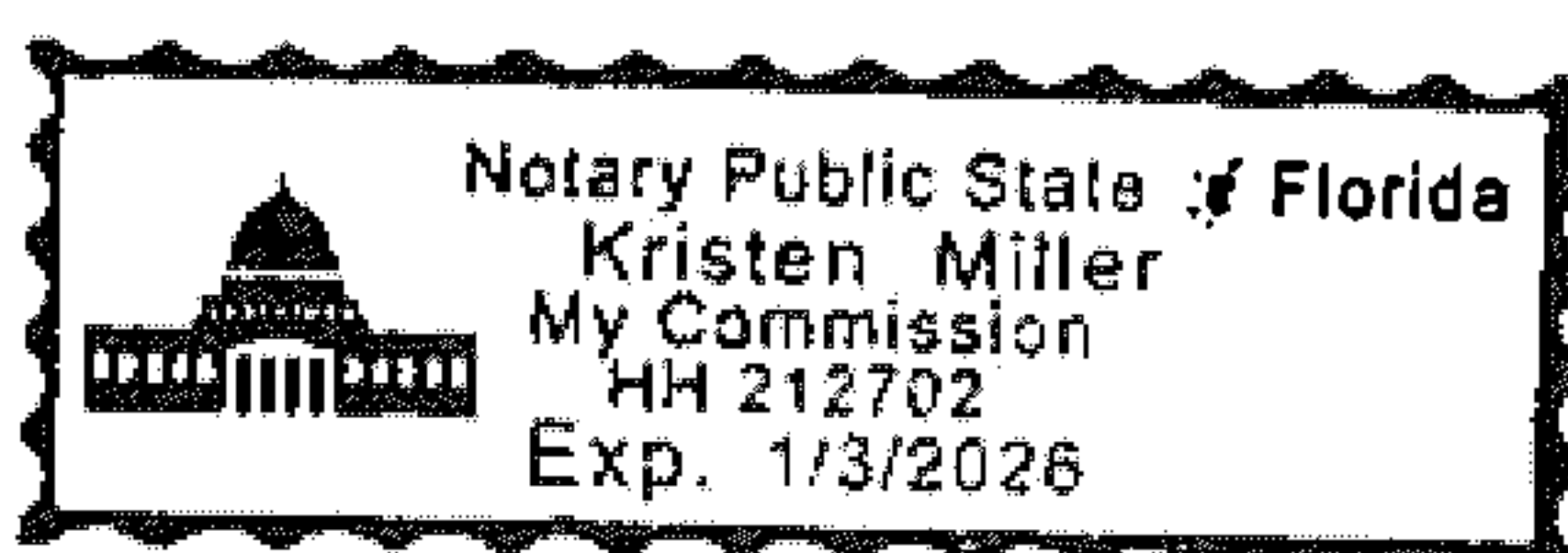
ACKNOWLEDGMENT FOR CORPORATION

STATE OF ~~ALABAMA~~ ^{FLORIDA}

ESCAMBIA County

I, Kristen Miller, a notary public in and for said County, in said State, hereby certify that Nathan Cox whose name as Manager of the B&V Silver Ridge 2024 LLC a corporation, 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 this conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this 10th day of October, A.D. 2025.




NOTARY PUBLIC

My Commission Expires 1/3/2026

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name 68V Silver Ridge 2024, LLC
 Mailing Address 120 Bishop Circle
Pelham, AL 35124

Grantee's Name Shelby County, AL
 Mailing Address 200 West College Street
Columbiana, AL 35051

Property Address parcels in sections
16, 10, 2 & 3, Township
20 South, Range 2 West,
Shelby County, AL

Date of Sale 10/10/25
 Total Purchase Price \$ 0.00
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale ☐ Appraisal
☐ Sales Contract ☒ Other Row dedication to Shelby Co.
☐ Closing Statement no consideration, public use exemption

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

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.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 10/10

Print Nathan Cox

☐ Unattested

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded (verified by)
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/14/2025 11:25:50 AM
 \$32.00 KELSEY
 20251014000316430

Allen S. Bayl

Form RT-1