

THIS INSTRUMENT PREPARED BY
(WITHOUT EXAMINATION OF TITLE):

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SEND TAX NOTICES TO:

Cashio Asset Management, LLC
P.O. Box 464
Wilsonville, AL 35186

STATE OF ALABAMA)
 :
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ten Dollars and No/100 (\$10.00), and other good and valuable consideration paid to **J. RICHARD CASHIO**, a married man ("Grantor"), by **CASHIO ASSET MANAGEMENT, LLC**, an Alabama limited liability company ("Grantee"), the receipt whereof is hereby acknowledged, Grantor does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee, his interest in the following described real estate situated in Shelby County, Alabama, as described on Exhibit A, attached hereto and incorporated herein by reference, together with all and singular the improvements thereon, and the appurtenances and rights thereunto belonging or in any way appertaining thereto including, but not limited to, all rights of drainage from such property, and all easements, licenses, benefits and rights-of-way appurtenant to such property (collectively, the real property and improvements thereon are hereinafter referred to as the "Property").

This conveyance is made subject to:

1. Current ad valorem taxes.
2. Any and all easements, restrictions, reservations, and rights-of-way appearing of record affecting the above-described property.
3. That certain option agreement entered into between Grantor and NorthPoint Development, LLC, a Missouri limited liability company, dated February 18, 2025, and a Memorandum of Option, effective as of February 18, 2025, as recorded in the office of the Judge of Probate of Shelby County, Alabama as Instrument Number 20250422000118800, on April 22, 2025.

TO HAVE AND TO HOLD the Property unto the said Grantee, and their successors and assigns, in fee simple, **FOREVER**.

The Property does not constitute the homestead of Grantor or his spouse.

It is the intent of Grantor to convey all of his interest in real property located in Shelby County, Alabama, whether correctly identified herein or not.

Grantor shall warrant and forever defend the right, title and interest to the Property unto Grantee against the lawful claims of all persons whomsoever claiming by, through, or under

Grantor, but not otherwise, subject to the exceptions listed above.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed on this, the 17th day of October, 2025.

REAL ESTATE VALIDATION FORM			
The following information is provided pursuant to Alabama Code §40-22-1, and is verified by the signature of Grantor above:			
Grantor Name:	J. Richard Cashio	Grantee Name	Cashio Asset Management, LLC
Mailing Address	PO Box 464 Wilsonville, AL 35186	Mailing Address	PO Box 464 Wilsonville, AL 35186
Property Address	12372 Highway 61 Wilsonville, AL 35186	Date of Sale:	<u>October 17</u> , 2025
Parcel IDs	16 6 24 0 000 003.000 16 7 25 0 000 003.000 16 6 23 0 000 001.000 16 6 24 0 000 001.000 16 6 24 0 000 002.000 16 6 24 0 000 002.001	Value	\$811,480 (Total 2024 Tax Assessor Value)

GRANTOR:

J. RICHARD CASHIO

STATE OF ALABAMA)

Jefferson **COUNTY)**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **J. RICHARD CASHIO**, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this the 17th day of October, 2025.

My Notary Seal
Notary Public

My Commission Expires: August 31, 2027

[SEAL]

Exhibit A

Parcel A:

The Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 23, Township 20, Range 1 East, Shelby County, Alabama.

The Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 24, Township 20 South, Range 1 East, Shelby County, Alabama.

The Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 24, Township 20 South, Range 1 East, Shelby County, Alabama.

The Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 24, Township 20 South, Range 1 East, Shelby County, Alabama.

The North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 24, Township 20 South, Range 1 East, Shelby County, Alabama.

The Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 24, Township 20 South, Range 1 East, Shelby County, Alabama.

The Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 24, Township 20 South, Range 1 East, Shelby County, Alabama.

The North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 24, Township 20 South, Range 1 East, Shelby County, Alabama.

Parcel B:

Tract B-1:

All that part of the following described parcel of land lying West of railroad right of way as described in Real Book 278, Page 75, in Probate Office:

NE $\frac{1}{4}$; East Half of SE $\frac{1}{4}$; NE $\frac{1}{4}$ of NW $\frac{1}{4}$; South Half of SW $\frac{1}{4}$ of SE $\frac{1}{4}$; and the South Half of SE $\frac{1}{4}$ of SW $\frac{1}{4}$, all in Section 24, Township 20 South, Range 1 East, Shelby County, Alabama.

Tract B-2:

The North Half of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 24, Township 20 South, Range 1 East, Shelby County, Alabama.

ALSO DESCRIBED AS:

All that part of the following described parcel lying West of railroad right of way as described in Real Book 278, Page 75, situated in the NE $\frac{1}{4}$, the East Half of the SE $\frac{1}{4}$, and the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ and the S $\frac{1}{2}$ of SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 24, Township 20 South, Range 1 East, Shelby County, Alabama, Probate Office, being more particularly described as follows:

Commence at a concrete monument found and locally accepted to be the Northeast corner of said Section 24, thence South 88 degrees 07 minutes 25 seconds West along the North line of said section for a distance of 1914.40 feet to an axle found at the intersection of the North line of said section and the West line of a 400 foot wide railroad right of way, recorded in Deed Book 278, Page 75; thence South 25 degrees 48 minutes 30 seconds East along said West line for a distance

of 3389.85 feet to a point on a curve to the right, having a radius of 1262.80 feet, a chord bearing of South 13 degrees 02 minutes 30 seconds East and a chord length of 636.96 feet; thence along the arc of said curve and along said right of way a distance of 643.91 feet to a point; thence continuing along said right of way, South 00 degrees 52 minutes 39 seconds East a distance of 1577.44 feet to a 5/8" rebar set at the intersection of said railroad right of way and the South line of said Section 24; thence South 88 degrees 03 minutes 12 seconds West along said South line for a distance of 1076.57 feet to a 3" capped pipe found; thence continuing along said South line South 88 degrees 06 minutes 00 seconds West for a distance of 1338.18 feet to a 3" capped pipe found; thence continuing along said South line South 88 degrees 08 minutes 21 seconds West for a distance of 1339.30 feet to a 3" capped pipe found; thence leaving said South line, North 02 degrees 08 minutes 26 seconds East for a distance of 1259.59 feet to a concrete monument found; thence North 89 degrees 54 minutes 01 seconds East for a distance of 1360.32 feet to a concrete monument found; thence South 01 degrees 55 minutes 02 seconds East for a distance of 657.19 feet to a pine knot found; thence North 89 degrees 01 minutes 33 seconds East for a distance of 1327.62 feet to a pine knot found; thence North 01 degrees 47 minutes 26 seconds West for a distance of 2015.56 feet to a pine knot found; thence south 89 degrees 20 minutes 39 seconds West for a distance of 1314.75 feet to a concrete monument found; thence 01 degrees 43 minutes 40 seconds West for a distance of 1349.41 feet to an iron pin found; thence South 89 degrees 55 minutes 44 seconds West for a distance of 1318.53 feet to an iron pin found; thence North 01 degrees 04 minutes 04 seconds West for a distance of 1328.72 feet to an iron pin found on the North line of said Section 24; thence North 88 degrees 03 minutes 00 seconds East along said North line for a distance of 2114.36 feet to the POINT OF BEGINNING.

Parcel C

Tract C-1:

Commence at the Northwest corner of Section 25, Township 20 South, Range 1 East, Shelby County, Alabama; thence run South 00 degrees 51 minutes 12 seconds West along the West boundary line of said section for a distance of 663.97 feet to the point of beginning; thence turn an angle of 91 degrees 53 minutes 47 seconds to the left and run a distance of 1338.51 feet; thence turn an angle of 91 degrees 54 minutes 50 seconds to the right and run a distance of 662.07 feet; thence turn an angle of 88 degrees 00 minutes 45 seconds to the right and run a distance of 1338.37 feet; thence turn an angle of 91 degrees 58 minutes 41 seconds to the right and run a distance of 663.97 feet to the point of beginning.

Tract C-2:

Commence at the Northwest corner of Section 25, Township 20 South, Range 1 East, Shelby County, Alabama; thence run South 00 degrees 51 minutes 12 seconds West for 1327.94 feet to the point of beginning; thence continue along last said course for a distance of 34.71 feet to the Northerly right of way line of Shelby County Road No. 61; thence turn an angle of 48 degrees 41 minutes 24 seconds left and run along said county road for 489.63 feet; thence turn an angle of 01 degrees 22 minutes 58 seconds right and run along said county road for 518.34 feet; thence turn an angle of 00 degrees 07 minutes 18 seconds right and run along said county road for 246.39 feet; thence turn an angle of 00 degrees 30 minutes 27 seconds right and run along said county paved road for 122.96 feet; thence turn an angle of 45 degrees 41 minutes 43 seconds left and run a distance of 318.72 feet; thence turn an angle of 87 degrees 37 minutes 02 seconds left

and run a distance of 994.21 feet; thence turn an angle of 91 degrees 59 minutes 14 seconds left and run a distance of 1338.37 feet to the point of beginning.

Parcel D

Tract D-1:

Commence at the Northwest corner of Section 25, Township 20 South, Range 1 East, Shelby County, Alabama; thence run North 89 degrees 01 minutes 34 seconds East along the North boundary line of said Section 25 for a distance of 1338.66 feet to the point of beginning; thence continue along last said course for a distance of 1339.35 feet; thence turn an angle of 91 degrees 52 minutes 43 seconds to the right and run a distance of 660.95 feet; thence turn an angle of 88 degrees 03 minutes 40 seconds to the right and run a distance of 1339.11 feet; thence turn an angle of 91 degrees 54 minutes 50 seconds to the right and run a distance of 662.36 feet to the point of beginning.

Tract D-2:

Commence at the Northwest corner of Section 25, Township 20 South, Range 1 East, Shelby County, Alabama; thence North 89 degrees 01 minutes 34 seconds East along the North boundary line of said Section 25 for a distance of 2678.01 feet; thence turn an angle of 91 degrees 52 minutes 43 seconds to the right and run a distance of 660.96 feet to the point of beginning; thence continue along last said course for a distance of 600.69 feet; thence turn an angle of 88 degrees 00 minutes 48 seconds to the right and run a distance of 1338.86 feet; thence turn an angle of 91 degrees 59 minutes 45 seconds to the right and run a distance of 662.07 feet; thence turn an angle of 88 degrees 05 minutes 10 seconds right and run a distance of 1339.11 feet to the point of beginning.

Parcel E

An easement for ingress, egress, as well as utilities and other legal uses over and across Tract 5 and 5A as shown on the unrecorded survey by Larry Carver dated December 31, 1997 and labeled Timber Cove, and described as follows:

Tract E-5:

Commence at the Northwest corner of Section 25, Township 20 South, Range 1 East, Shelby County, Alabama; thence run South 00 degrees 51 minutes 12 seconds West along the West boundary line of said section for a distance of 663.97 feet to the POINT OF BEGINNING; thence turn an angle of 91 degrees 53 minutes 47 seconds to the left and run a distance of 1338.51 feet; thence turn an angle of 91 degrees 54 minutes 50 seconds to the right and run a distance of 662.07 feet; thence turn an angle of 88 degrees 00 minutes 45 seconds to the right and run a distance of 1338.37 feet; thence turn an angle of 91 degrees 58 minutes 41 seconds to the right and run a distance of 663.97 feet to the point of beginning. Containing 20.3 acres.

Tract E-5A:

Commence at the Northwest corner of Section 25, Township 20 South, Range 1 East, Shelby County, Alabama; thence run South 00 degrees 51 minutes 12 seconds west for 1327.94 feet to the point of beginning; thence continue along last said course for a distance of 34.71 feet to the

Northerly right of way line of Shelby County Road No. 61; thence turn an angle of 48 degrees 41 minutes 24 seconds left and run along said county road for 489.63 feet; thence turn an angle of 01 degrees 22 minutes 58 seconds right and run along said county road for 518.34 feet; thence turn an angle of 00 degrees 07 minutes 18 seconds-right and run along said county road for 246.39 feet; thence turn an angle of 00 degrees 30 minutes 27 seconds right and run along said county road for 122.6 feet thence turn an angle of 45 degrees 41 minutes 43 seconds left and run a distance of 318.72 feet; thence turn an angle of 87 degrees 37 minutes 02 seconds left and run a distance of 994.21 feet; thence turn an angle of 91 degrees 59 minutes 14 seconds left and run a distance of 1338.37 feet to the point of beginning. Containing 19.2 acres more or less.

Parcel F:

Tract F-1:

Commence at the Southwest corner of Section 24, Township 20 South, Range 1 East, Shelby County, Alabama; thence run North 00 degrees 44 minutes 18 seconds East along the West boundary line of said section for a distance of 647.06 feet to the POINT OF BEGINNING; thence continue along last said course for a distance of 1337.56 feet; thence turn an angle of 88 degrees 14 minutes 43 seconds to the right and run a distance of 1342.82 feet; thence turn an angle of 315 degrees 59 minutes 11 seconds to the right and run a distance of 1924.12 feet to the point of beginning.

Tract F-2:

Commence at the Southwest corner of Section 24, Township 20 South, Range 1 East, Shelby County, Alabama; thence run North 00 degrees 44 minutes 18 seconds East along the West boundary line of said section for a distance of 647.06 feet to the POINT OF BEGINNING; thence turn an angle of 44 degrees 13 minutes 54 seconds to the right and run a distance of 1924.12 feet; thence turn an angle of 315 degrees 53 minutes 12 seconds to the right and run a distance of 1338.64 feet; thence turn an angle of 88 degrees 10 minutes 08 seconds to the right and run a distance a distance of 1340.01 feet to the point of beginning.

ALSO KNOWN AS:

Tracts 1 and 2 according to the unrecorded survey by Larry Carver, dated December 31, 1997 and labeled Timber Cove. The owners of Tracts 5, 5A, 4 and 3, according to said survey, have granted nonexclusive easements for ingress and egress until Tracts 1 and 2.

Situated in Shelby County, Alabama.

Parcel G:

Tract G-1:

Commence at the Southwest corner of Section 24, Township 20 South, Range 1 East, Shelby County, Alabama, for the POINT OF BEGINNING; thence run North 00 degrees 44 minutes 18 seconds East along the West boundary line of said section for a distance of 647.06 feet; thence turn an angle of 88 degrees 17 minutes 16 seconds to the right and run a distance of 1340.01 feet; thence turn an angle of 91 degrees 49 minutes 52 seconds to the right and run a distance of

647.11 feet; thence turn an angle of 88 degrees 09 minutes 18 seconds to the right and run a distance of 1338.66 feet to the point of beginning.

Tract G-2:

Commence at the Northwest corner of Section 25, Township 20 South, Range 1 East, Shelby County, Alabama; for the POINT OF BEGINNING; thence run South 00 degrees 51 minutes 12 seconds West along the West boundary line of said section for a distance of 663.97 feet; thence turn an angle of 91 degrees 53 minutes 47 seconds to the left and run a distance of 1338.51 feet; thence turn an angle of 88 degrees 05 minutes 10 seconds to the left and run a distance of 662.36 feet; thence turn an angle of 91 degrees 49 minutes 52 seconds to the left and run a distance of 1338.66 feet to the point of beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/24/2025 02:56:53 PM
\$851.50 BRITTANI
20251024000327070

Allen S. Bayl