

This Instrument Prepared By:
68 Ventures, LLC
707 Belrose Ave.
Daphne, AL 36526

CORRECTIVE DEED

THIS CORRECTIVE DEED (this "Corrective Deed") is made and entered into effective as of the ___ day of October, 2025, by 68V Silver Ridge 2024, LLC, an Alabama limited liability company ("Grantor"), to and for the benefit of Shelby County, Alabama ("Grantee").

Recitals:

Due to a scrivener's error, Grantor executed and delivered to Grantee, certain property, via that certain Fee Simple Warranty Deed recorded at Instrument Number 20251014000316430 in the Office of the Judge of Probate of Shelby County, Alabama (the "Original Deed").

Grantor intended to convey the property described in the Original Deed, as more particularly described below, to Grantee. Grantor now records this Corrective Deed to correct the scrivener's error and convey the following described property to Grantee (the "Property"):

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.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Grantor, in consideration of the sum of One and No/100 Dollars (\$1.00) and other good and valuable consideration, hereby acknowledged to have been paid to Grantor by Grantee, does hereby record this Corrective Deed to and for the benefit of Grantee.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, this Corrective Deed has been executed by the undersigned effective as of the date first set forth above, even though such executions took place on the dates set forth in the notary acknowledgments set forth above.

68V SILVER RIDGE 2024, LLC, an Alabama limited liability company

By: 
Nathan Cox, Manager

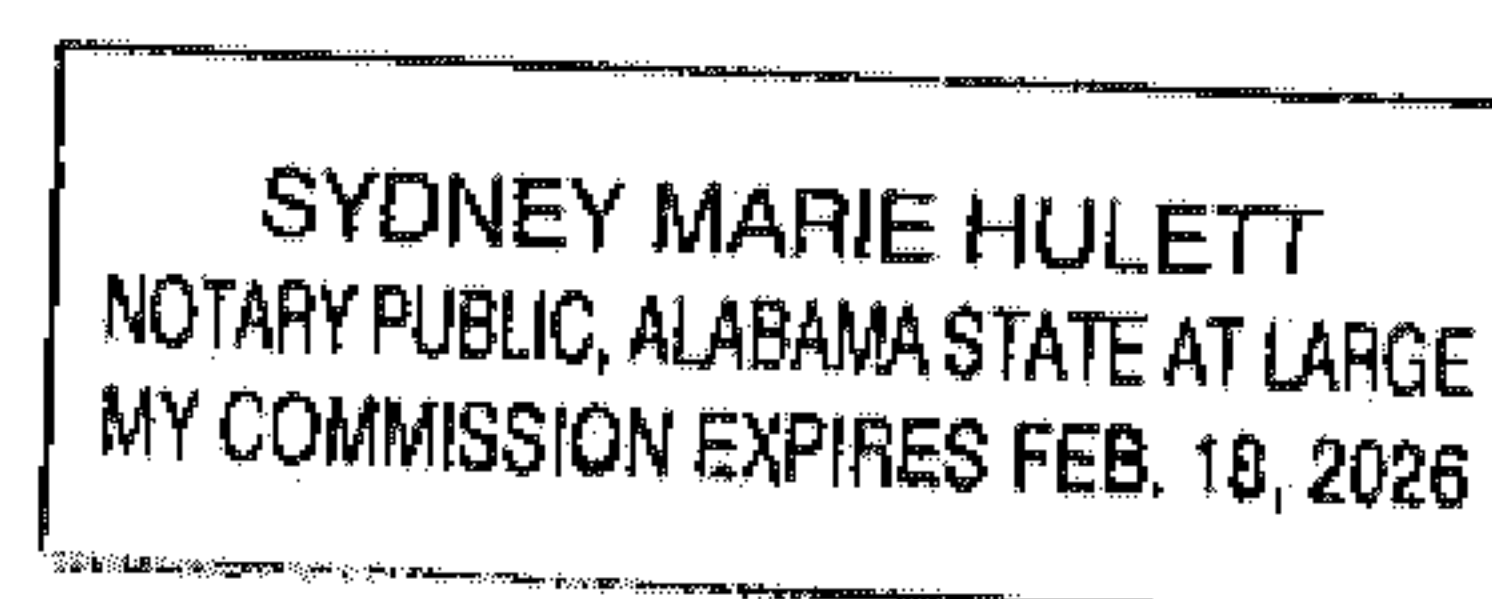
STATE OF Alabama
COUNTY OF Baldwin

I, the undersigned authority, a Notary Public, in and for said State and County, hereby certify that Nathan Cox, as Manager of 68V Silver Ridge 2024, LLC, an Alabama limited liability company, 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 such instrument, he, as such Member and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal on this the 31 day of October, 2025.

{SEAL}


NOTARY PUBLIC
My Commission Expires: Feb 18 2026



FORM ROW-4
Rev 3/01

20251014000316430
10/14/2025 11:25:50 AM
DEEDS 1/4

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.

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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
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concrete monument; thence N 57°43'03" W along said right of way a distance of 10.38 feet to a
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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

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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.

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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.

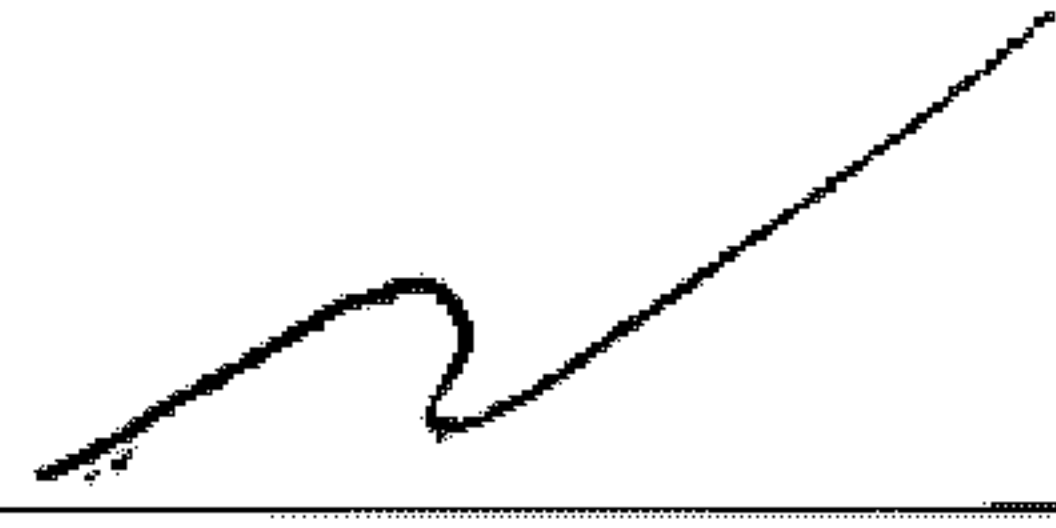
And for the consideration, aforesaid, I (we) do for myself (ourselves), for my (our) heirs, executors administrators, successors, and assigns covenant to and with Shelby County that I (we) am (are) lawfully seized and possessed in fee simple of said tract or parcel of land hereinabove described; that 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

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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____.



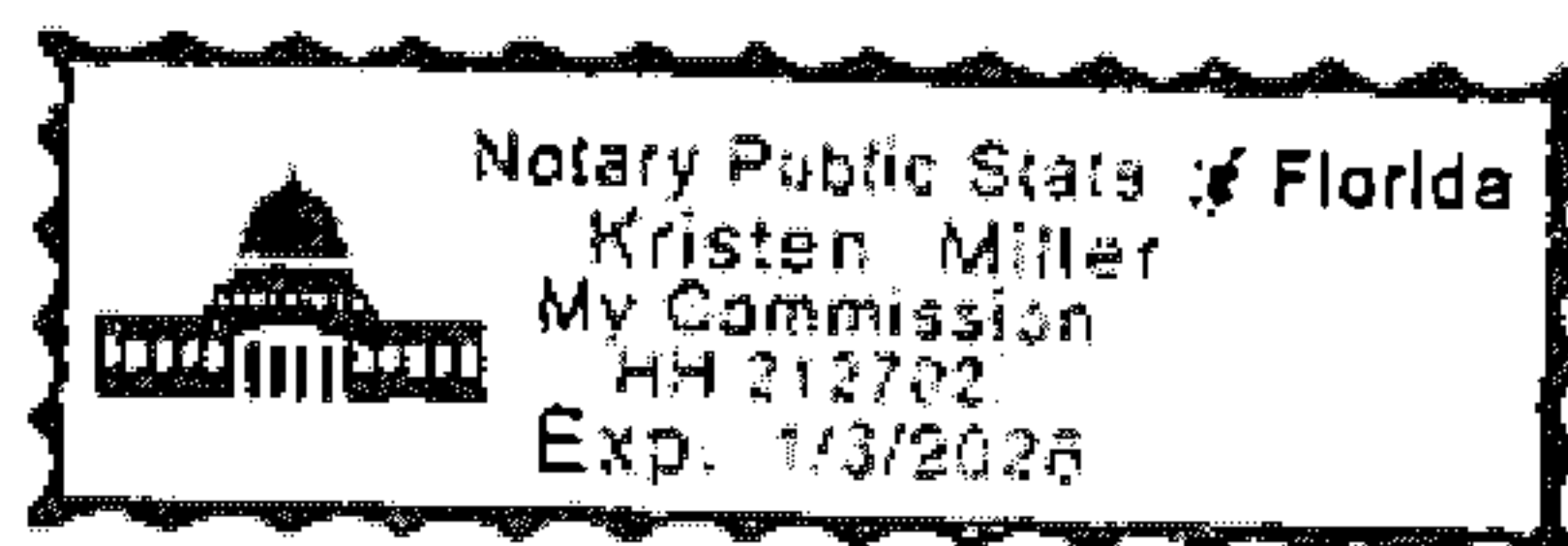
ACKNOWLEDGMENT FOR CORPORATION

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

[illegible]

PARCEL 3
1.75 ACRES*

HENRIS 3, 10, 11, 12, 6 & 16
 1/10/22 WEST, SHELBY COUNTY, ALABAMA
 ASSIGNED NORTH OF WEST LANE 1100
 SILVER RIDGE ON SHELBY
 COUNTY HIGHWAY 11

120 BISHOP CIRCLE, SUITE 300
PELHAM, AL 35124
TEL - (205) 403-9158
FAX - (205) 403-9175

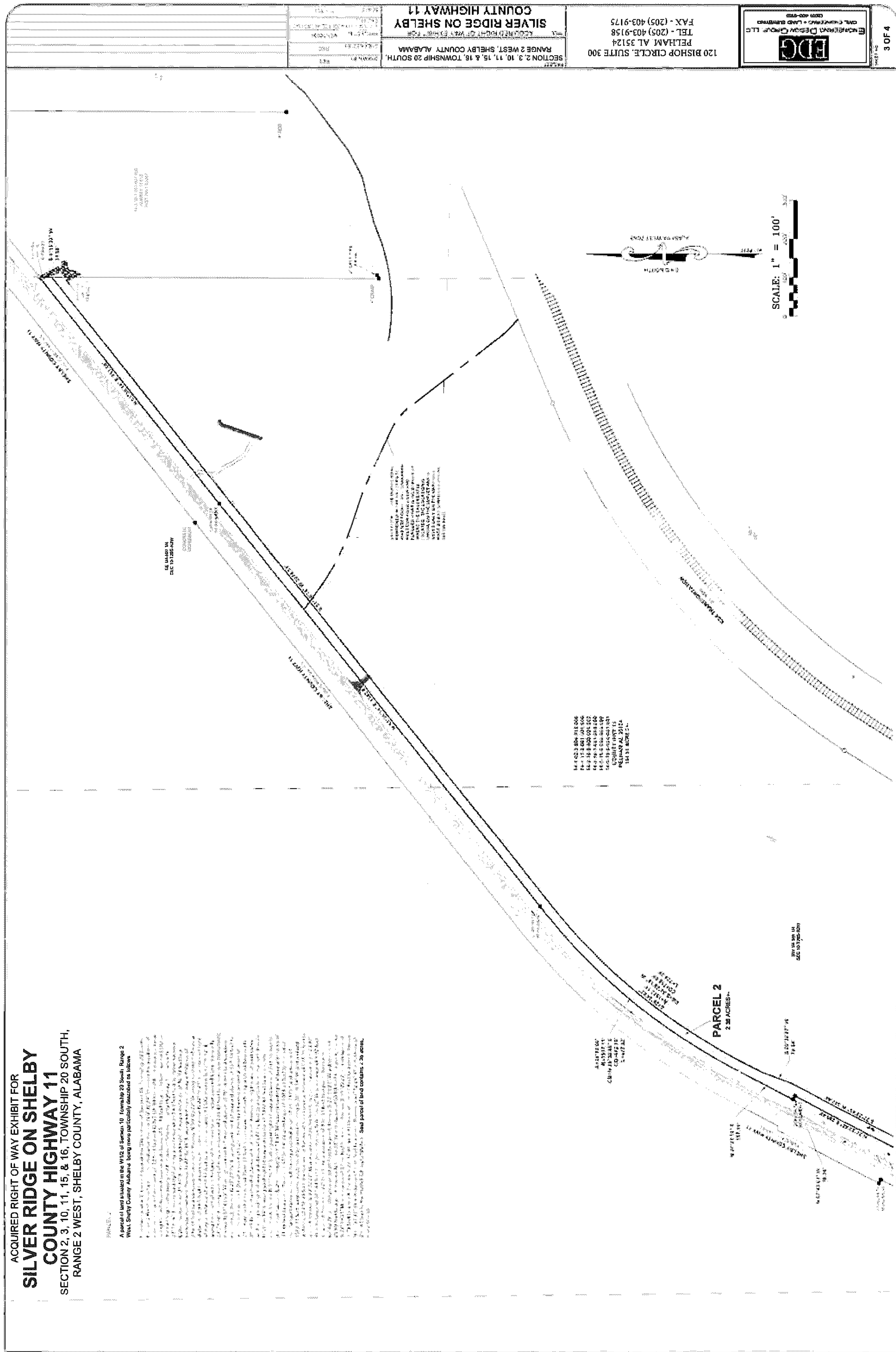


Page 1 of 2
2 OF 4



SCALE: 1" = 100'

[illegible]



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
Delham, 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
☐ Sales Contract
☐ Closing Statement

☒ Appraisal
☒ Other Row dedication to Shelby Co.
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

Filed and Recorded

Print Nathan Cox

Official Public Records

Judge of Probate, Shelby County Alabama, County

Clerk

(verified by)

Shelby County, AL

11/03/2025 09:19:52 AM

\$55.00 JOANN

20251103000335630

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Allen S. Bayal