

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

Send Tax Notice to:
Sixty Five 65, LLC
1056 Stoneykirk RD
Pelham, AL 35124

STATE OF ALABAMA
SHELBY COUNTY

} STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of SIX HUNDRED FIFTY THOUSAND TWO HUNDRED AND 00/100 (\$650,200.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Shelby Land Partners, LLC, a(n)** Alabama limited liability company **and Alabaster Land Company, LLC, a(n)** Alabama limited liability company (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE(S), **Sixty Five 65, LLC, a(n)** Alabama limited liability company, a 95% interest, and **S and M Development, LLC, a(n)** Alabama limited liability company, a 5% interest (hereinafter referred to as GRANTEE whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described real property, lying and being in the County of Shelby, State of Alabama, to-wit:

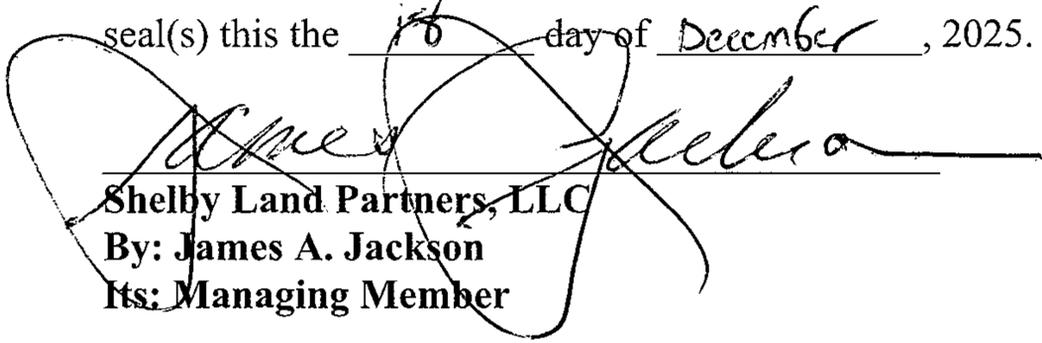
SEE EXHIBIT A

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record, the "Permitted Exceptions".

TO HAVE AND TO HOLD, the property together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND GRANTOR will, subject to the Permitted Exceptions, warrant and forever defend the right and title to the Property unto GRANTEE against the lawful claims of all persons claiming by, through or under GRANTOR, but not otherwise.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 18 day of December, 2025.


Shelby Land Partners, LLC
By: James A. Jackson
Its: Managing Member

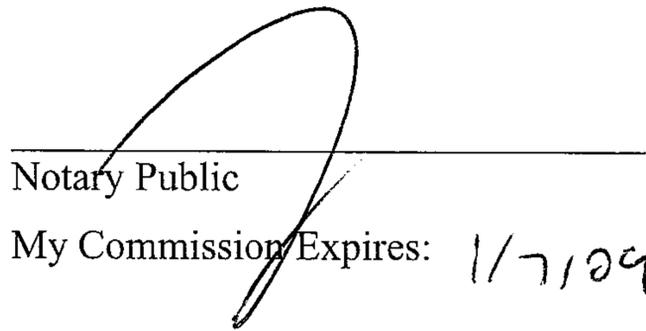
STATE OF ALABAMA
Shelby COUNTY

}

ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that James A. Jackson whose name as Managing Member of **Shelby Land Partners, LLC**, a(n) 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 the instrument, he/she, as such Managing Member and with full authority, executed the same voluntarily for and as the act of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 18 day of December, 2025.


Notary Public
My Commission Expires: 1/7/29

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 7, 2029

Exhibit "A" – Legal Description

The Land referred to herein below is situated in the County of Shelby, State of Alabama, and is described as follows:

Begin at the Southwest corner of the Southwest 1/4 of the Southeast 1/4 of Section 36, Township 20 South, Range 3 West and run South 88 degrees 19 minutes 22 seconds East along the South line of said Section 36 for 1098.49 feet; thence run North 00 degrees 03 minutes 51 seconds East for 420.27 feet; thence run North 88 degrees 28 minutes 18 seconds West for 629.95 feet; thence run North 00 degrees 06 minutes 38 seconds East for 46.79 feet; thence run North 88 degrees 21 minutes 15 seconds West for 466.60 feet to a point on the West line of said Southwest 1/4 of Southeast 1/4 of Section 36; thence run North 00 degrees 10 minutes 00 seconds East for 853.05 feet to the Northwest corner of said 1/4 - 1/4 section; thence run South 87 degrees 54 minutes 00 seconds East along the North line of said 1/4 - 1/4 section for 1319.34 feet to the Southwest corner of the Northeast 1/4 of the Southeast 1/4 of said Section 36; thence run North 00 degrees 10 minutes 46 seconds East along the West line of said 1/4 - 1/4 section for 1334.64 feet to the Northwest corner of said Northeast 1/4 of the Southeast 1/4; thence run South 88 degrees 58 minutes 19 seconds East along the North line of said 1/4 - 1/4 for 196.79 feet to a point on the West right of way line of Interstate Highway No. 65; thence run South 07 degrees 01 minutes 53 seconds West along said right of way line for 578.14 feet; thence run South 19 degrees 04 minutes 08 seconds

East along said right of way line for 112.53 feet; thence run South 07 degrees 06 minutes 30 seconds West along said right of way for 1361.70 feet to the point of beginning of a curve to the right, having a radius of 5579.79 feet; thence run along said curve and said right of way line a chord bearing of South 17 degrees 31 minutes 19 seconds West for 2028.26 feet to the end point of said curve; thence run South 04 degrees 43 minutes 16 seconds West along said right of way line for 96.05 feet; thence run South 29 degrees 02 minutes 28 seconds West along said right of way for 887.14 feet; thence leaving said right of way line, run South 89 degrees 27 minutes 15 seconds West for 258.76 feet to a point on the West line on the Northeast 1/4 of Section 1, Township 21 South, Range 3 West; thence run North 00 degrees 24 minutes 54 seconds West along the West line of said Northeast 1/4 of Section 1 for 1144.02 feet to a point on the Easterly right of way line of 5th Avenue Southwest, said point being on a curve to the left, having a radius of 162.26 feet; thence run along said curve and said right of way line a chord bearing of North 43 degrees 40 minutes 40 seconds East for 112.51 feet to the point of a tangent to said curve; thence run North 23 degrees 48 minutes 52 seconds East along said tangent and said right of way line for 16.81 feet to the point of beginning of a curve to the left, having a radius of 70.00 feet; thence run along said curve and said right of way line a chord bearing of North 06 degrees 17 minutes 02 seconds West for 73.54 feet to the point of a tangent to said curve; thence run North 36 degrees 22 minutes 56 seconds West along said tangent and said right of way line for 44.18 feet; thence run North 89 degrees 48 minutes 23 seconds East along the South line of the Amended Map of Goldwire, as recorded in Map Book 5, Page 64 for 519.83 feet; thence run North 00 degrees 20 minutes 28 seconds West along the West line of Goldwire Subdivision for 439.66 feet;

thence run South 89 degrees 49 minutes 00 seconds West for 570.90 feet to a point on the West line of said Northeast 1/4 of Section 1; thence run North 00 degrees 24 minutes 54 seconds West along said 1/4 section line for 442.22 feet to the point of beginning.

Description Less and Except No. 1: Commence at the Northwest corner of the Southwest 1/4 of the Northeast 1/4 of Section 1, Township 21 South, Range 3 West and run South 88 degrees 28 minutes 48 seconds East along the North line of said 1/4 - 1/4 section for 214.02 feet to the point of beginning of the tract of land herein described; thence continue along the last described course for 209.96 feet; thence run South 00 degrees 26 minutes 55 East for 210.00 feet; thence run North 88 degrees 23 minutes 22 seconds West for 209.99 feet; thence run North 00 degrees 26 minutes 39 seconds West for 209.67 feet to the point of beginning. Said tracts of land are subject to any public road rights of way over and across said land either recorded or by prescription.

“Permitted Exceptions”

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Inst. # 1994-08356. Any part of the Land lying within the right of way of a public road, private road or prescriptive right of way. Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Deed Book 138, Page 57. Denial of all existing, future, or potential common law or statutory rights of access between the Land and I-65.

Real Estate Sales Validation Form

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

File#: E-8773

Grantor's Name Shelby Land Partners, LLC and Alabaster Land Company, LLC

Mailing Address 2528 Ashford Place
Birmingham, AL 35243

Property Address 691 9th Ave SE
Alabaster, AL 35007

Grantee's Name Sixty Five 65, LLC and S & M Development, LLC

Mailing Address 1056 Stoneykirk RD
Pelham, AL 35124

Date of Sale December 30, 2025

Total Purchase Price \$650,200.00

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:

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 December 30, 2025

Print: Justin Smitherman

Unattested

Sign _____
(Grantor/Grantee/ Owner/Agent) circle one

(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/30/2025 01:42:28 PM
\$690.50 BRITTANI
20251230000397300

Justin Smitherman

Form RT-1