

**WARRANTY DEED**

This instrument was prepared by:  
B. Christopher Battles  
3150 Highway 52 West  
Pelham, AL 35124

Send tax notice to:  
Engle Properties, LLC  
P.O. Box 1352  
Sylacauga, AL 35150

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **One Hundred Fifty-Five Thousand and 00/100 Dollars (\$155,000.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is acknowledged, **HOLLAND REAL ESTATE COMPANY, LLC** (herein referred to as Grantor) does hereby grant, bargain, sell and convey unto **ENGLE PROPERTIES, LLC**, (herein referred to as Grantee), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO.**

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

This instrument is executed as required by the Articles of Organization and Operating Agreement and same have not been modified or amended.

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

In Witness Whereof, the said Grantor, by **Clay M. Holland**, its **Manager**, who is authorized to execute this conveyance, has hereunto set its signature and seal this 22<sup>nd</sup> day of January, 2026.

**HOLLAND REAL ESTATE COMPANY, LLC**



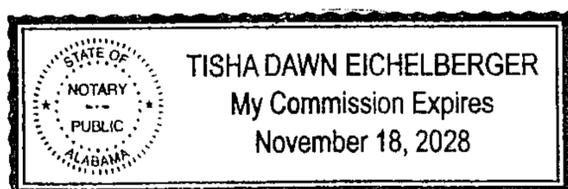
BY: **Clay M. Holland**  
ITS: **Manager**

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Clay M. Holland**, whose name as **Manager** of **HOLLAND REAL ESTATE COMPANY, LLC**, is signed to the foregoing conveyance, and who is known to me acknowledged before me on this date, 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 company.

Given under my hand and official seal this 22<sup>nd</sup> day of January, 2026.



Notary Public  
My Commission Expires: 11/18/2028

## EXHIBIT "A"

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### PARCEL I

A portion of the Northeast 1/4 of the southwest 1/4 of section 25, Township 20 S, Range 3 W, Shelby County Alabama being further described in Instrument #20091230000474630 and as follows:

**BEGINNING** at a 3" Open pipe and being the southwest corner of the southeast quarter of the southwest quarter of section 25 Township 20 S, Range 3 West; thence S 86°10'22" W a distance of 200.00 feet; thence N 86°10'22" W a distance of 200.00 feet; thence S 02°49'19" W a distance of 599.80 feet; thence N 87°18'47" W a distance of 108.53 feet to a point on the easterly right of way of County Road No. 68 (Right of way Varies) and also being on a curve to the turning to the right with an arc length of 135.58 feet, with a radius of 448.57 feet, with a chord bearing of S 03°35'46" E, with a chord length of 135.06 feet; thence S 04°38'43" W a distance of 206.53 feet; thence with a curve turning to the left with an arc length of 65.25 feet, with a radius of 301.23 feet, with a chord bearing of S 01°39'18" E, with a chord length of 66.11 feet; thence S 82°00'40" W a distance of 20.00 feet; thence with a curve turning to the left with an arc length of 293.67 feet, with a radius of 316.13 feet, with a chord bearing of S 34° 17'12" E, with a chord length of 283.23 feet; thence N 02°25'10" E and leaving said right of way a distance of 306.17 feet; thence N 87°10'22" E and run a distance of 150.00 feet; thence N 02°34'36" E a distance of 926.58 feet; which is the point of beginning.

### PARCEL II

**ALSO**, A portion of the southeast 1/4 of the southwest 1/4 of section 25, Township 20 S, range 3 W, Shelby County Alabama being further described as follows:

Commencing at the southwest corner of the southeast quarter of the southwest quarter of section 25 Township 20 S, Range 3 West and run easterly along the South line of said quarter quarter S 86°37'51" E a distance of 505.02 feet to the east right away of a curved portion of Hickory hills drive curve being concaved southeasterly and having a radius of 976.44 feet thence N 29°30'20" E and run northeasterly through a central angle of 12 degrees 18 minutes 05 seconds for a

distance of 209.64 feet to the POINT OF BEGINNING; thence N 35°39'23" E and run easterly for a distance of 329.42 feet, to a point of curve to the left and concaved to the northeast having a radius of 1696.84', with a chord bearing of N 31°30'50" E, with a chord length of 245.15' To a point on the West right away of a curved portion of Shelby County Rd. #68 said curve being concave northeasterly having a radius of 412.80 feet to a thence with a reverse curve turning to the right with an arc length of 97.79', with a radius of 352.15', with a chord bearing of S 03°16'37" E, with a chord length of 97.48', to a ; thence S 04°40'44" W a distance of 205.70' to a point of curve to left with an arc length of 92.78', with a radius of 419.64', with a chord bearing of S 01°39'18" E, with a chord length of 92.59', thence 82°00'40" E a distance of 20.00'; thence with a curve turning to the left with an arc length of 110.43', with a radius of 382.71', with a chord bearing of S 15°54'10" E, with a chord length of 110.05'; thence N 86°37'51" W a and leaving said right of way, distance of 362.22' to the point of beginning.

### PARCEL III

ALSO, Commencing at the southwest corner of the southeast quarter of the southwest quarter of section 25 Township 20 S ranks St. West and run easterly along the South line of said quarter quarter S 86°37'51" E a distance of 505.02 feet to the east right away of a curved portion of Hickory Hills Lane, said point being the POINT OF BEGINNING; thence continue along the last described course, S 86°37'51" E a distance of 1076.19 feet; thence S 86°37'51" E a distance of 88.74 feet, to a point on the westerly right of way line of Shelby County Rd. #68; thence with a curve turning to the right with an arc length of 59.24 feet, with a radius of 365.79', with a chord bearing of N 60°29'39" W, with a chord length of 59.17 feet to the point of intersection with Hickory Hills Lane and Shelby County Rd. #68; thence S 57°04'33" W a distance of 44.27 feet to the point of beginning.

TAX PARCEL NUMBER: 13-7-25-3-001-018.000

