

Grantor: Redwood Development Company, Inc. 7 Stonehurst Green Birmingham, AL 35213	Property Address: 4705 Highway 25 Montevallo, AL 35115
Grantee: O'Reilly Automotive Stores, Inc., a Missouri corporation P.O. Box 1156 Springfield, MO 65801	Date of Sale: February <u>5</u> , 2026 Total Purchase Price: \$370,000.00 Verification: See deed below

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Theibert, Attorney
DOMINICK FELD HYDE, P.C.
1130 22nd Street South, Ridge Park, Ste 4000
Birmingham, Alabama 35205

SEND TAX NOTICE TO:
O'Reilly Automotive Stores, Inc.
P.O. Box 1156
Springfield, MO 65801

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Three Hundred Seventy Thousand and NO/100 (\$370,000.00) DOLLARS to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is acknowledged, Redwood Development Company, Inc., an Alabama corporation, (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto O'Reilly Automotive Stores, Inc., a Missouri corporation (herein referred to as GRANTEE), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

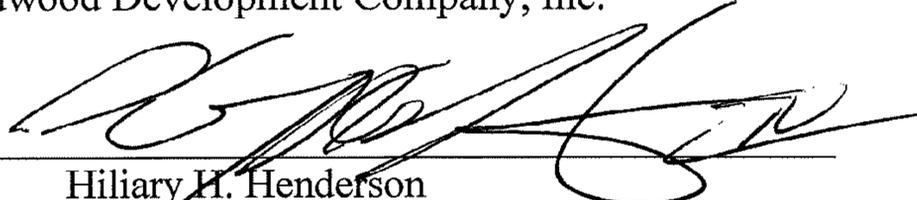
SEE EXHIBIT "B" FOR EXCEPTIONS

TO HAVE AND TO HOLD, unto the said GRANTEE, its successors and assigns, forever.

GRANTOR makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the GRANTOR has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the GRANTOR.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set its signature and seal,
this the 4 day of February, 2026.

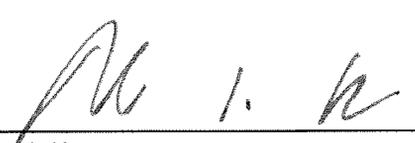
Redwood Development Company, Inc.


By: Hiliary H. Henderson
Its: President
GRANTOR

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned Notary Public in and for said County in said State, hereby certify that Hiliary H. Henderson, whose name as President of Redwood Development Company, Inc., an Alabama corporation, 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 document, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 4 day of February, 2026.



Notary Public
My Commission Expires: 5.23.28

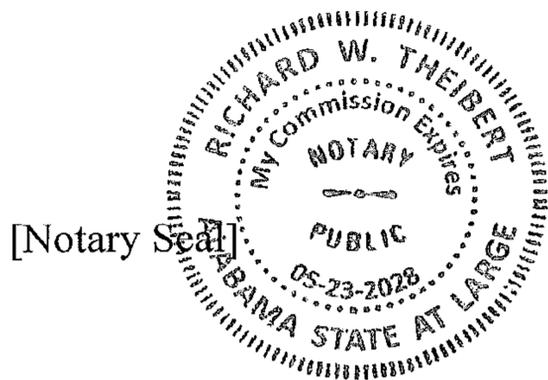


EXHIBIT "A"

Lot 2A, according to the Resubdivision of Lot 2, Montevallo Park, as recorded in Map Book 62, Page 71, in the Probate Office of Shelby County, Alabama.

EXHIBIT "B"

SUBJECT TO:

1. All taxes for the year 2026 and subsequent years, not yet due and payable.
2. 15' Easement for Utilities as shown by plat recorded in Map Book 56, page 11, in the Probate Office of Shelby County, Alabama.
3. Restrictions as shown by plat as recorded in Map Book 56, page 11, in the Probate Office of Shelby County, Alabama,
4. Intentionally deleted.
5. Intentionally deleted.
6. Right-of-Way granted to Alabama Power Company as recorded in Instrument 20050203000056370, in Probate Office of Shelby County, Alabama.
7. Right-of-Way granted to BellSouth Telecommunications as recorded in Instrument 20060607000269300, in Probate Office of Shelby County, Alabama.
8. Easement and Memorandum of Agreement with Marcus Cable of Alabama as recorded in Instrument 20190129000029990, Instrument 20090128000026670 and Instrument 20090825000326580, in Probate Office of Shelby County, Alabama.
9. The following matters set forth on the ALTA/NSPS Land Title Survey prepared by James Newberry, with Donaldson, Garrett, & Associates, Inc. dated 04/11/2025 and designated as Project 4539-679:
 - a. Existing Driveway location in southerly portion of property;
 - b. 30' setback line on southerly and northerly lot lines;
 - c. 8' setback lines on easterly and westerly lot lines.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/11/2026 08:28:23 AM
\$401.00 PAYGE
20260211000039010

Allie S. Bayl