

Send tax notice to:
RMD Property, LLC
6210 Highway 31
Calera, AL 35040

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2026062

SHELBY COUNTY

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Million and 00/100 Dollars (\$1,000,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **B.I.D. Enterprises, LLC** whose mailing address is **1061 6th Avenue NW, Alabaster, AL 35007** (hereinafter referred to as "Grantor") by **RMD Property, LLC** whose property address is: **6210 Highway 31, Calera, AL 35040** (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land located in the Northeast Quarter of Southwest Quarter of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southwest corner of the Northwest Quarter of Southeast Quarter of said Section 14; thence in a Northerly direction along the West line of said Quarter-Quarter Section, a distance of 536.56 feet to a point on the Northwest right of way line of Parker Drive; thence 41 deg. 28 min. 50 sec. right in a Northeasterly direction along said right of way line, a distance of 390.82 feet; thence 90 deg. left in a Northwesterly direction, a distance of 360.0 feet to the point of beginning; thence continue along last described course in a Northwesterly direction, a distance of 110.0 feet; thence 90 deg. left in a Southwesterly direction, a distance of 180.0 feet; thence 90 deg. left, in a Southeasterly direction, a distance of 110.0 feet; thence 90 deg. left in a Northeasterly direction, a distance of 180.0 feet to the point of beginning.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2025 which constitutes a lien but are not due and payable until October 1, 2026.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
3. Right of way granted to Alabama Power Company recorded in Deed Book 76, page 307; Deed Book 169, page 19; Deed Book 182, page 56; Deed Book 206, page 202 and Deed Book 248, page 837 in the Probate Office.
4. Right of way granted to South Central Bell Telephone Company recorded in Deed Book 285, page 183 in the Probate Office.
5. Drainage easement recorded in Book 311, page 953 in the Probate Office.

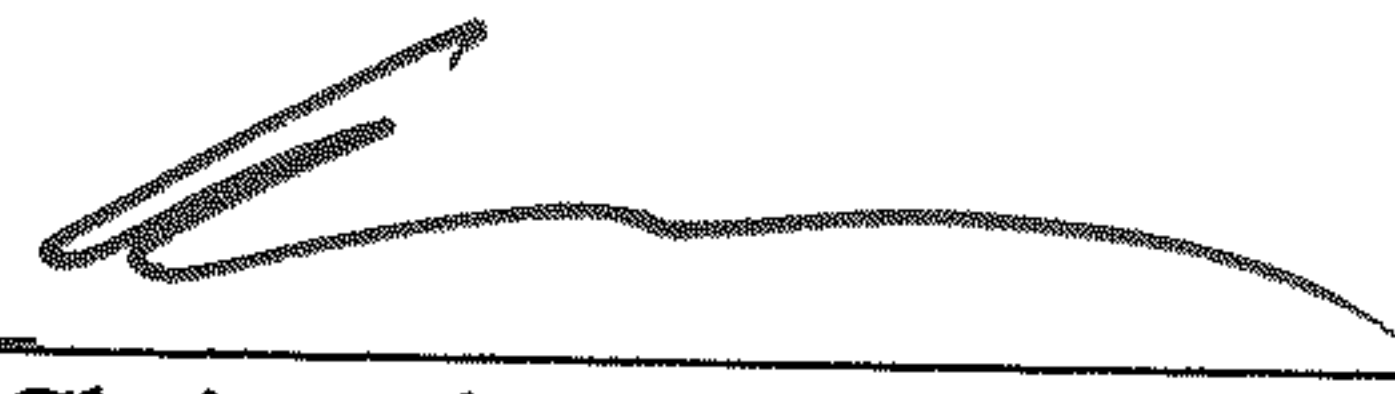
\$800,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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

Grantor makes no warranty or covenants 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 of adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, the said Grantor, B.I.D. Enterprises, LLC, by Christopher M Mercer, Christopher Miller, Brad Morales and Jonathan Bailey, its Members, who are authorized to execute this conveyance, have hereunto set their signature and seal on this the 18 day of February, 2026.

B.I.D. Enterprises, LLC

By: 
Christopher M Mercer, Member

By: 
Christopher Miller, Member

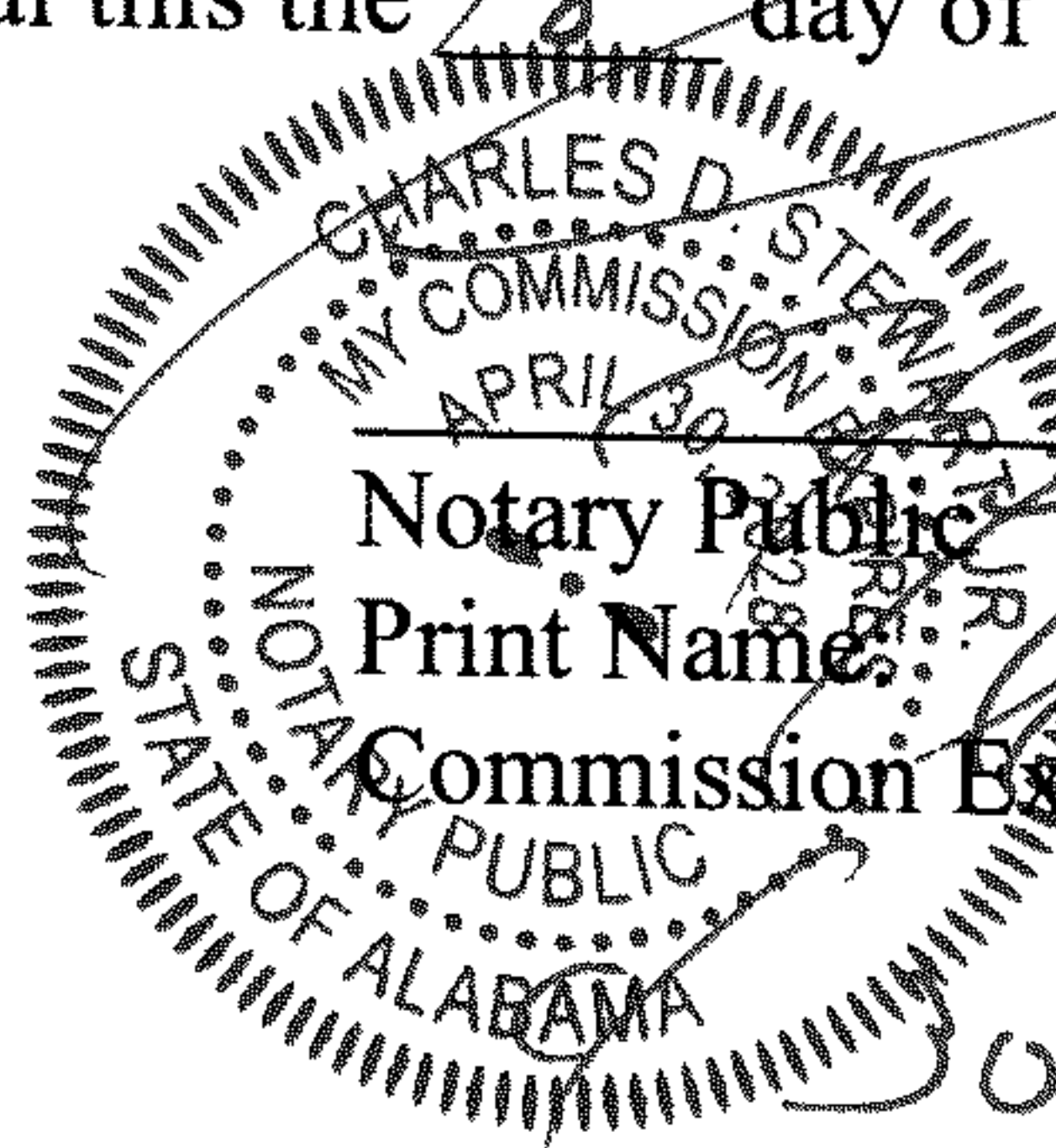
By: 
Brad Morales, Member

By: 
Jonathan Bailey, Member

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Christopher M Mercer, Christopher Miller, Brad Morales and Jonathan Bailey, whose names as Members of B.I.D. Enterprises, LLC, are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, they executed the same voluntarily for and as an act of said limited liability company.

Given under my hand and official seal this the 18 day of February, 2026.


Notary Public
Print Name: Charles D Stewart, Jr
Commission Expires: 04 30 26



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/19/2026 01:12:46 PM
\$225.00 PAYGE
20260219000046910

Allen S. Bayl