

THIS INSTRUMENT PREPARED BY:
Ross Bridge Legal, LLC
Morgan B. Means
2301 Grand Avenue, Suite 101
Hoover, AL 35226

SEND TAX NOTICE TO:
TDR Building, LLC
3112 Hwy 109
Wilsonville, AL 35186

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **ONE HUNDRED SEVENTEEN THOUSAND AND 00/100 DOLLARS (\$117,000.00)**, the amount of which can be verified on the Closing Statement, and other good and valuable consideration in hand paid to **James R. Dudley, a married man** (hereinafter referred to as "Grantor"), whose address is 230 Ledford Farm Road, Fair Play, SC 29643, the receipt and sufficiency of which is hereby acknowledged, by **TDR Building, LLC, an Alabama Limited Liability Company** (hereinafter referred to as "Grantee"), whose address is 3112 Hwy 109, Wilsonville, AL 35186, hereby grants, bargains, sells and conveys unto Grantee, in fee simple absolute together with every contingent remainder and right of reversion, and subject to all the provisions contained in this warranty deed, the following described real property situated in Shelby County, Alabama, to-wit:

Commence at the NE corner of SE 1/4 of SW 1/4 of Section 28, Township 19 South, Range 2 East; thence run Westwardly along said 1/4-1/4 line for a distance of 522.10 feet to the Westerly right of way of Brumbaugh Drive; thence turn an angle to the left of 102 degrees 12 minutes 32 seconds along said right of way for a distance of 95.43 feet to the point of beginning; thence continue along the last described course for a distance of 165.65 feet; thence turn an angle to the right of 87 degrees 19 minutes 00 seconds along said right of way for a distance of 9.98 feet; thence turn an angle to the left of 89 degrees 27 minutes 27 seconds along said right of way for a distance of 100.0 feet; thence turn an angle to the right of 118 degrees 58 minutes 50 seconds for a distance of 19.97 feet to the Northerly right of way of U.S. Highway #280; thence turn an angle to the right of 52 degrees 00 minutes 28 seconds along said right of way for a distance of 237.97 feet; thence leaving said right of way turn an angle to the right of 76 degrees 34 minutes 02 seconds for a distance of 149.56 feet; thence turn an angle to the left of 90 degrees 33 minutes 44 seconds for a distance of 56.65 feet; thence turn an angle to the right of 55 degrees 46 minutes 29 seconds for a distance of 23.19 feet; thence turn an angle to the right of 15 degrees 30 minutes 19 seconds for a distance of 56.79 feet; thence turn an angle to the right of 104 degrees 11 minutes 52 seconds for a distance of 294.41 to the point of beginning.

According to the survey of Karl Hager, dated June 19, 1997.

Property Address: 5600 Highway 280, Harpersville, AL 35078

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS WARRANTY DEED ARE MADE SUBJECT TO THE FOLLOWING:

Any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

This property does not constitute the homestead of the grantor nor his spouse.

TO HAVE AND TO HOLD unto said Grantee, and the successors and assigns of said Grantee, in fee simple, forever.

AND except as to the above, and taxes hereafter falling due, which are assumed by said Grantee, for the Grantor, and for the heirs and assigns of the Grantor, hereby covenants and warrants to and with said Grantee, Grantee's heirs and assigns, that the Grantor is seized of an indefeasible estate in fee simple in and to said real property, and has a good and lawful right to sell and convey the same, and that the Grantor is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor hereby warrants and will forever defend the title to said real property, unto said Grantee, and Grantee's heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor sets his hand and seal on this, the 26th day of February, 2026.

James R. Dudley

James R. Dudley

STATE OF S.C.
COUNTY OF Anderson

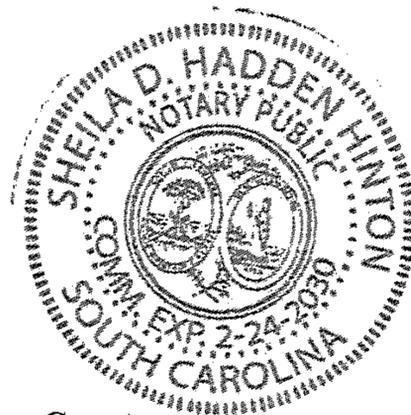
I, the undersigned, a Notary Public in and for said County and State, hereby certify that James R. Dudley, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of February, 2026.

Sheila D. Hadden Hinton

Notary Public

My Commission Expires: *02-24-2030*



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/02/2026 11:09:12 AM
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Allie S. Bayl