

THIS INSTRUMENT PREPARED BY:
Engineering Design Group, Inc.
120 Bishop Circle
Pelham, AL 35124

STATE OF ALABAMA)

SHELBY COUNTY)

FEE SIMPLE

WARRANTY DEED



20260305000064530 1/4 \$32.00
Shelby Cnty Judge of Probate, AL
03/05/2026 01:37:50 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of \$0.00 dollar(s), cash in hand paid to the undersigned by the State of Alabama, the receipt of which is hereby acknowledged, I (we), the undersigned grantor(s), 68V Silver Ridge 2024, LLC. have this day bargained and sold, and by these presents do hereby grant, bargain, sell and convey unto Shelby County the following described property, lying and being in Shelby County, Alabama and more particularly described as follows:

A parcel of land situated in the SW 1/4 of the SW 1/4 of Section 10, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a 3" capped pipe at the SW corner of Section 10, Township 20 South, Range 2 West, Shelby County, Alabama; thence N 0°39'24" W along the west line of said section a distance of 1322.61 feet to a 1/2" rebar capped RCFA at the NW corner of said 1/4-1/4 section; thence S 78°36'28" E a distance of 325.36 feet to the POINT OF BEGINNING, said point also being a point on the southeasterly right of way of Shelby County Highway 11; thence N 27°19'21" E along said right of way a distance of 25.00 feet to a point; thence S 62°40'39" E leaving said right of way a distance of 42.27 feet; thence S 27°19'21" W a distance of 25.00 feet to a point; thence N 62°40'39" W a distance of 42.27 feet to the POINT OF BEGINNING.

Said parcel of land contains 1,057 square feet, more or less.

And as shown on 'Exhibit 1' attached hereto and made a part hereof:

To Have and To Hold, unto Shelby County, its successors and assigns in fee simple forever.

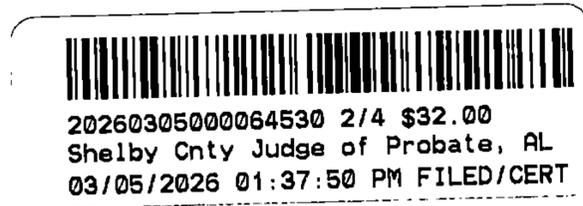
And for the consideration, aforesaid, I (we) do for myself (ourselves), for my (our) heirs, executors administrators, successors, and assigns covenant to and with Shelby County that I (we) am (are) lawfully seized and possessed in fee simple of said tract or parcel of land hereinabove described; that I (we) have a good and lawful right to sell and convey the same as aforesaid; that the same is free of all encumbrances, liens, and claims, except the lien for advalorem taxes which attached on October 1, last past, and which is to be paid by the

grantor; and that I (we) will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

The grantor(s) herein further covenant(s) and agree that the purchase price above-stated is in full compensation to him-her (them) for this conveyance, and hereby release Shelby County and all or its employees and officers from any and all damages to his/her (their) remaining property contiguous to the property hereby conveyed arising out of the location, construction, improvement, landscaping, maintenance or repair of any public road or highway that may be so located on the property herein conveyed.

In witness whereof, I (we) have hereunto set my (our) hand(s) and seal this the 4th day of March, 2026





ACKNOWLEDGMENT FOR CORPORATION

STATE OF ALABAMA

Baldwin County

I, Catherine Holladay a Notary Public in and for said County, in said State, hereby certify that Nathan Cox whose name as Manager of the 68V Silver Ridge 2024, LLC Company, a corporation, 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 this conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this 4th day of March, A.D. 2026.

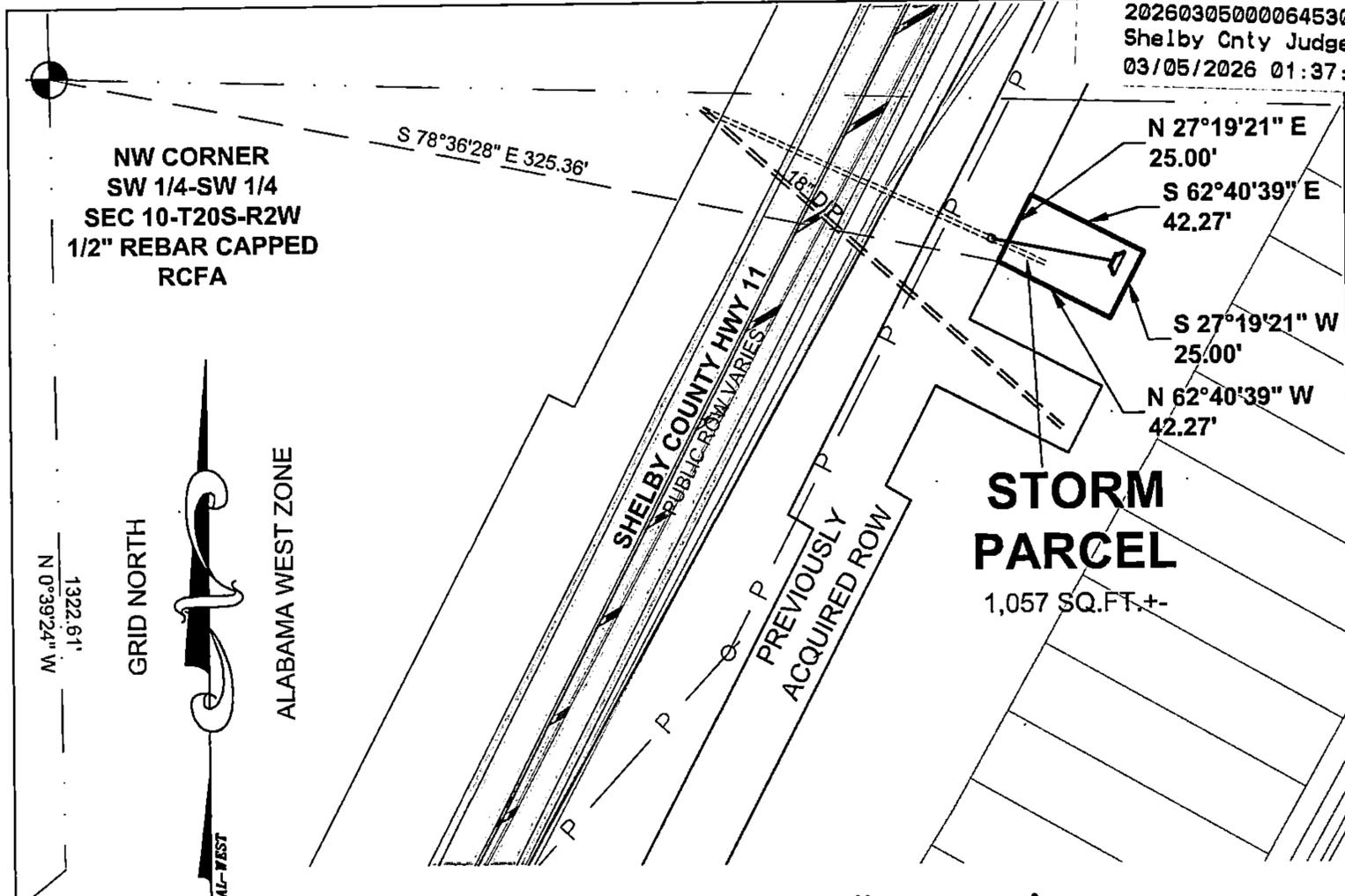

NOTARY PUBLIC

CATHERINE HOLLADAY
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES MAY. 08, 2027

My Commission Expires 5/8/27



20260305000064530 3/4 \$32.00
 Shelby Cnty Judge of Probate, AL
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NW CORNER
 SW 1/4-SW 1/4
 SEC 10-T20S-R2W
 1/2" REBAR CAPPED
 RCFA

GRID NORTH

ALABAMA WEST ZONE

1322.61'
 N 0°39'24" W

SW CORNER
 SEC 10-T20S-R2W
 3" OPEN PIPE
 POINT OF
 COMMENCEMENT

9 10
 16 15

SCALE: 1" = 60'



A parcel of land situated in the SW 1/4 of the SW 1/4 of Section 10, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

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I hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief.

Surveyor's Signature: *Rodney Keith Cunningham*
 Alabama License Number 26013, Date: March 02, 2026



NOTES:

1. Bearings are based on State Plane Grid (NAD 83 ALABAMA WEST).
2. Utilities shown on this map are from visible evidence on the surface of the ground.
3. The surveyor is not responsible for underground utilities that have no ground surface visibility.
4. Not a survey or a boundary line survey. Exhibit only for showing the proposed ROW to be acquired.

ACQUIRED RIGHT OF WAY EXHIBIT FOR
**SILVER RIDGE ON SHELBY
 COUNTY HIGHWAY 11**
 SECTION 10, TOWNSHIP 20 SOUTH, RANGE 2 WEST,
 SHELBY COUNTY, ALABAMA

120 BISHOP CIRCLE, SUITE 300
 PELHAM, AL 35124
 TEL - (205) 403-9158
 FAX - (205) 403-9175



Real Estate Sales Validation Form

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

Grantor's Name 68V Silver Ridge 2024, LLC
Mailing Address 707 Belrose Ave Daphne, AL 36526

Grantee's Name Shelby County
Mailing Address 506 AL-70 Columbiana, AL 35051

Property Address Highway 11 Pelham, AL 35124

Date of Sale
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 1,000.00



20260305000064530 4/4 \$32.00
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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 4/26

Print NATHAN L. COX

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one