

**The property conveyed herein does not constitute the Homestead of the Grantor.**

This instrument prepared by:

Send Tax Notices To:

James S.L. Mitchell, Esq.  
Wallace, Jordan, Ratliff & Brandt, L.L.C.  
800 Shades Creek Parkway, Suite 400  
Birmingham, Alabama 35209

ZDC, LLC  
110 Longview Circle  
Alabaster, AL 35007

**STATUTORY WARRANTY DEED**

**STATE OF ALABAMA            )**

**TITLE NOT EXAMINED**

**SHELBY COUNTY             )**

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of the sum of Ten and No/100 DOLLARS (\$10.00) and other good and valuable consideration to the undersigned grantor, **JEFF DONALD**, a married man, as to an undivided 1/3 interest (hereinafter, the "GRANTOR"), in hand paid by the grantee herein, the receipt and sufficiency of which is hereby acknowledged, the GRANTOR does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto **ZDC, LLC**, an Alabama limited liability company, as to an undivided 1/3 interest, representing Grantor's entire interest in said property (hereinafter, the "GRANTEE"), in the following described real estate situated in Shelby County, Alabama, to-wit:

The Land referred to herein below is situated in the County of Shelby, and is described as follows:

A parcel of land situated in the Northwest 1/4 of the Northwest 1/4 of Section 20, Township 21 South, Range 2 West, in Shelby County, Alabama and being more particularly described as follows:

Commence at the Northwest corner of Section 20, Township 21 South, Range 2 West; thence South 83 degrees 40 minutes 34 seconds East a distance of 1.79 feet to the northeasterly right-of-way of Louisville and Nashville Railroad (R.O.W. varies), thence South 22 degrees 54 minutes 48 seconds East along said right-of-way a distance of 263.94 feet to the Point of Beginning; thence continue along the last described course a distance of 3.92 feet; thence South 67 degrees 00 minutes 47 seconds West along said right-of-way a distance of 50.07 feet (meas.) 50.00 feet (map); thence South 22 degrees 51 minutes 11 seconds East along said right-of-way a distance of 181.60 feet; thence North 67 degrees 05. minutes 12 seconds East and leaving said right-of-way a distance of 464.06 feet; thence North 18 degrees 16 minutes 40 seconds West a distance of 143.71 feet to a point on a curve to the left having a radius of 1000.00 feet and a central angle of 2 degrees 25 minutes 50 seconds; thence along the arc of said curve a distance or 42.42 feet, said arc subtended by a chord which bears North 19 degrees 29 minutes 20 seconds West a distance of 42.42 feet to the end of said arc; thence South 67 degrees 05 minutes 12 seconds West a distance of 427.95 feet to the Point of Beginning.

Together with a 60 foot non-exclusive ingress, egress, drainage and utility easement:

Commence at the Northwest corner of Section 20, Township 21 South, Range 2 West; thence North 1 degrees 01 minutes 18 seconds East a distance of 214.04 feet to the southwesterly right-of-way line of Shelby County Highway No. 87 (80' R.O.W); thence North 64 degrees 05 minutes 17 seconds East along said right-of-way line a distance of 320.40 feet to the Point of Beginning of the centerline of a 60 foot easement for ingress. Egress, drainage and utilities, said easement lying 30 feet to both sides of and parallel to the centerline of said easement; thence South 26 degrees 11 minutes 11 seconds East along said centerline a distance of 416.75 feet to a point on a curve to the right having a radius of 1000.00 feet and a central angle of 7 degrees 54 minutes 30 seconds; thence along said centerline and the arc of said curve a distance of 138.03 feet, said arc subtended by a chord which bears South 22 degrees 13 minutes 55 seconds East a distance of 137.92 feet to the end of said curve; thence South 18 degrees 16 minutes 40 seconds East along said centerline a distance of 143.71 feet to the end of said centerline of said easement.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:	Grantee's Name and Mailing Address:
Jeff Donald	ZDC, LLC
110 Longview Circle	110 Longview Circle
Alabaster, AL 35007	Alabaster, AL 35007

Property Address:	110 Longview Circle, Alabaster, Alabama 35007
Tax Parcel ID:	22-4-20-0-000-004.002
Date of Sale:	Date of this Deed
Actual Value:	\$348,766.67 *1/3 of assessed value
The Value can be verified in:	Tax Assessor Website

**Subject to:**


1. Taxes due in the year of 2026, a lien, but not yet payable, until October 1, 2026, and subsequent years.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Property that would be disclosed by an accurate and complete land survey of the Property. The term "encroachment" includes encroachments of existing improvements located on the Property onto adjoining land, and encroachments onto the Property of existing improvements located on adjoining land.
3. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to oil, gas, sand, limestone, and gravel in, on, and under the Property.
4. Subject to permits to Alabama Power Company recorded in Deed Book 101, Page 97; Deed Book 127, Page 302 and Deed Book 203, Page 486, in the Probate Office of Shelby County, Alabama.
5. Subject to right-of-way granted to Shelby County recorded in Deed Book 244, Page 129 in said Probate Office.
6. Subject to right-of-way granted to L&N Railroad recorded in Deed Book 61, Page 373, in said Probate Office.
7. Subject to the rights of others in and to the easement set forth in the deed recorded in Instrument 20121227000494170 in said Probate Office.
8. Subject to reservations as set forth in deed to Mead Land Services, Inc recorded in Instrument 19720419000020760 in said Probate Office.

**TO HAVE AND TO HOLD** the described premises to said GRANTEE, its successors and assigns, forever.

And the GRANTOR will warrant and forever defend the right and title to the above described property unto the GRANTEE against all the claims of GRANTOR and all others claiming by or under GRANTOR, but none other.

*[Signature appears on the following page.]*

IN WITNESS WHEREOF, GRANTOR has set his signature this the 4th day of march, 2026.

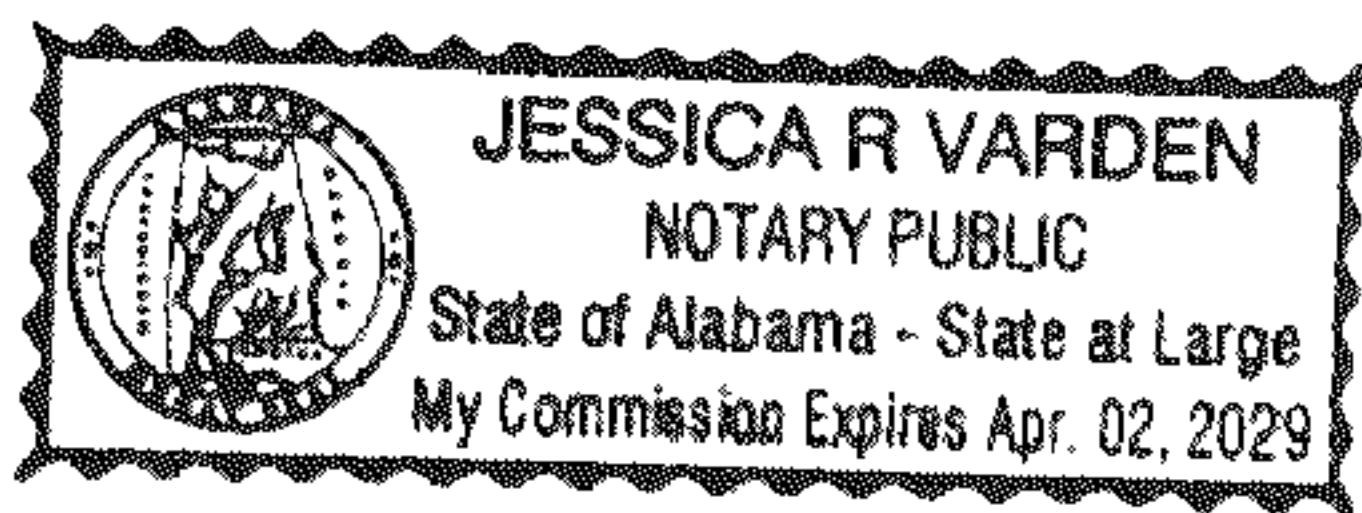
  
\_\_\_\_\_  
JEFF DONALD

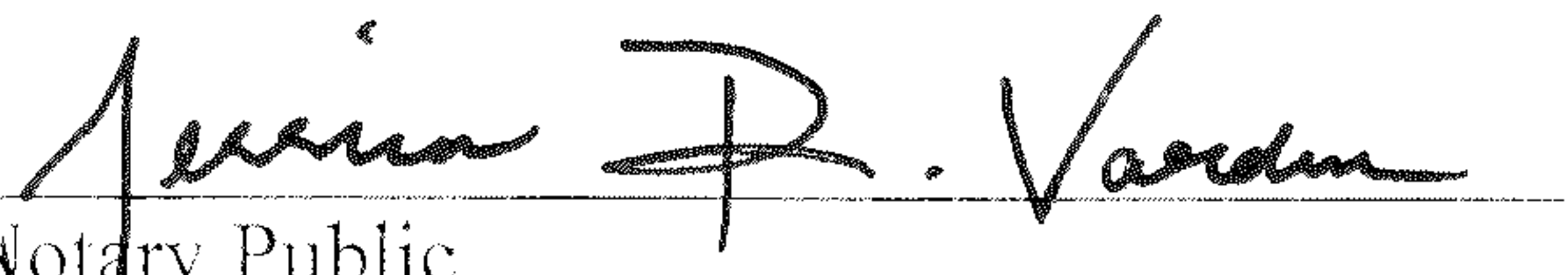
STATE OF AL )

COUNTY OF Jefferson )

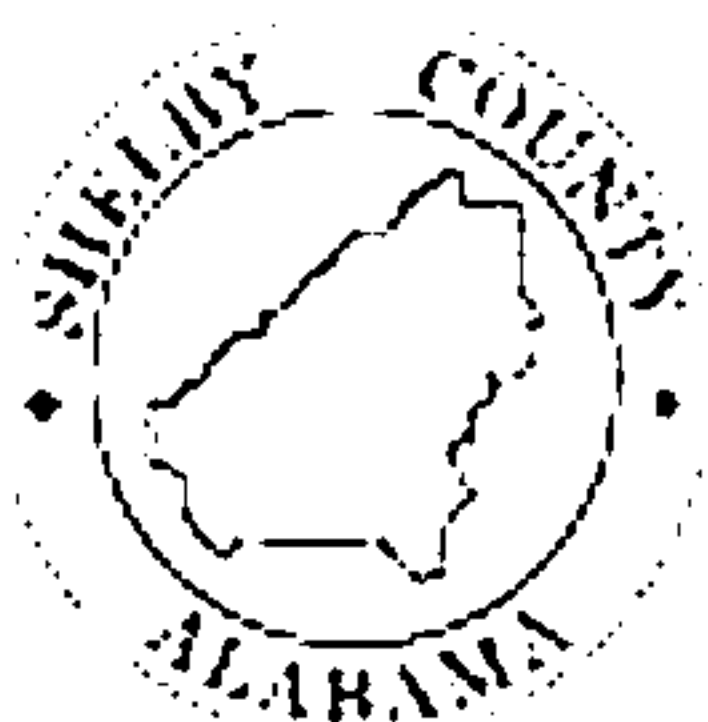
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeff Donald, an individual whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents thereof executed the same voluntarily.

Given under my hand and official seal, this the 4th day of March, 2026.



  
\_\_\_\_\_  
Notary Public

My Commission Expires: April 02, 2028



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/18/2026 09:47:13 AM  
\$380.00 BRITTANI  
20260318000077700

