

Property Information Package

Lot 0001

28260 McKee Rd

McLemore Auction Company, LLC

Version 3 • September 1, 2026

Documents in this package: 3

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Limestone County 2026 Record Card Parcel 08 01 11 0 000 004.012 Retrieved 2026 09 01 **16**

Limestone County 2026 Tax Statement Parcel 08 01 11 0 000 004.012 Retrieved 2026 09 01 **20**

Property Facts + Source Notes

Property facts

- County tax-record owner (2026): EARLY SCHLEICHER PROPERTIES LLC — Source: Limestone County Citizen Access Portal record card, tax year 2026
- County tax parcel: 08 01 11 0 000 004.012 — Source: Limestone County Citizen Access Portal, retrieved 2026-09-01
- Tax-record acreage: 19.390 acres — Source: Limestone County Citizen Access Portal record card, tax year 2026
- Recorded building areas: Building 1: 92,600 sq ft (1997); Building 2-M: 60,000 sq ft (2000); 152,600 sq ft combined — Source: Limestone County Citizen Access Portal record card, tax year 2026
- Tax-record 2026 values: Land \$233,000; improvements \$5,493,400; market/appraised \$5,726,400; assessed \$1,145,280 — Source: Limestone County Citizen Access Portal, tax year 2026
- 2026 tax charge: \$34,358.40 tax plus \$120.00 fees = \$34,478.40 total due — Source: Limestone County 2026 assessment statement, receipt/bill 46090
- 2026 payment status at retrieval: \$0.00 paid; \$34,478.40 due; due date 10/01/2026 — Source: Limestone County 2026 assessment statement, retrieved 2026-09-01
- Deed reference shown by county portal: Sale 02/27/2024 for \$600,000.00; deed 2024-13068; MAE MILLWORKS LLC to EARLY SCHLEICHER PROPERTIES LLC — Source: Limestone County Citizen Access Portal deed information

Source notes

- Official source agency — Limestone County Revenue Commissioner — Citizen Access Portal
- Official parcel-detail URL — <https://limestonerevenue.net/parceldetail/08%2001%2011%2000%20000%20004.012/2026/propsearch>
- Official portal home — <https://limestonerevenue.net/>
- Retrieval date — 2026-09-01

These facts reproduce the Limestone County portal's displayed tax-year 2026 record and payment status as retrieved September 1, 2026. They are provided for bidder convenience only and are not a tax certificate, title opinion, warranty, or substitute for independent title, tax, legal, zoning, environmental, and physical due diligence. The displayed \$0.00 paid status is not described as delinquency; the portal shows a 10/01/2026 due date.

Section 1

Title Commitment Signal Title SIG
26 3514 Effective 2026 08 03



ALTA COMMITMENT FOR TITLE INSURANCE
issued by
FIDELITY NATIONAL TITLE INSURANCE COMPANY

NOTICE

IMPORTANT – READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I – Requirements; Schedule B, Part II – Exceptions; and the Commitment Conditions, Fidelity National Title Insurance Company, a(n) Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I – Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMITMENT CONDITIONS

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.

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- h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
 - i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
 - j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.
2. If all of the Schedule B, Part I – Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
3. The Company's liability and obligation is limited by and this Commitment is not valid without:
- a. the Notice;
 - b. the Commitment to Issue Policy;
 - c. the Commitment Conditions;
 - d. Schedule A;
 - e. Schedule B, Part I – Requirements;
 - f. Schedule B, Part II – Exceptions; and
 - g. a counter-signature by the Company or its issuing agent that may be in electronic form.
4. **COMPANY'S RIGHT TO AMEND**
The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.
5. **LIMITATIONS OF LIABILITY**
- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I – Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II – Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
 - b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
 - c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
 - d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
 - e. The Company is not liable for the content of the Transaction Identification Data, if any.
 - f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I – Requirements have been met to the satisfaction of the Company.
 - g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.
6. **LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM**
- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

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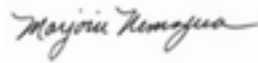
- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
 - c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
 - d. The deletion or modification of any Schedule B, Part II – Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
 - e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
 - f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.
7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT
The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.
8. PRO-FORMA POLICY
The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.
9. CLAIMS PROCEDURES
This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.
10. CLASS ACTION
ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.
11. ARBITRATION
The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is \$2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

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FIDELITY NATIONAL TITLE INSURANCE COMPANY
P.O. Box 45023, Jacksonville, FL 32232-5023



By: _____
President



By: _____
Secretary

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Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: Signal Title, LLC
 Issuing Office: 121 North Marion Street
 Athens, AL 35611
 Issuing Office's ALTA® Registry ID:
 Loan ID Number:
 Commitment Number: SIG-26-3514
 Issuing Office File Number: SIG-26-3514
 Property Address: 28260 McKee Road, Toney, AL 35773
 Revision Number:

SCHEDULE A

1. Commitment Date: August 3, 2026 at 08:00 AM
2. Policy to be issued:
 - (a) 2021 ALTA Owner's Policy

Proposed Insured:	To Be Determined
Proposed Amount of Insurance:	\$0
The estate or interest to be insured:	Fee Simple
 - (b) 2021 ALTA Loan Policy

Proposed Insured:	Lender, if any
Proposed Amount of Insurance:	\$0
The estate or interest to be insured:	Fee Simple
3. The estate or interest in the Land at the Commitment Date is:
Fee Simple
4. The Title is, at the Commitment Date, vested in:
Early Schleicher Properties, LLC, a Tennessee Limited Liability Company
5. The land is described as follows:
The land is described as set forth in Exhibit A attached hereto and made a part hereof.

SIGNAL TITLE, LLC

121 North Marion Street, Athens, AL 35611
 Telephone: (256) 392-7307

Countersigned by:

Signal Title, LLC, License #3004167024

FIDELITY NATIONAL TITLE INSURANCE COMPANY

P.O. Box 45023, Jacksonville, FL 32232-5023

By: _____
 President

By: _____
 Secretary

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SCHEDULE B, PART I – Requirements

All of the following Requirements must be met:

1. Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
 - Warranty Deed from Early Schleicher Properties, LLC, a Tennessee limited liability company to To Be Determined, conveying subject property, must be executed and filed for record.
 - Mortgage from To Be Determined, to Lender, if any, conveying subject property, must be executed and filed for record.
2. Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
3. Pay us the premiums, fees and charges for the policy.
4. You must tell us in writing the name of anyone not referred to in this form who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
5. Payment of all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable.
6. Satisfactory evidence should be had that improvements and/or repairs or alterations thereto are completed; that contractor, subcontractor, labor and materialmen are all paid.
7. Provide an affidavit by current owner, certifying that there are no liens against the insured land other than as disclosed by this form; that there are no outstanding or pending claims against the affiant that may constitute the basis for a lien against the insured land; that other than as disclosed by this form there are no matters which constitute defects in affiants' title to the insured land; that there are no matters existing at this date which would adversely affect the ability of the affiant to convey the insured land; and that there are no municipal, sewer, fire district, homeowner's association dues and/or assessments outstanding or currently due on said property.
8. Alabama Code Section 40-18-86 requires the purchaser to withhold a percentage of the proceeds from the sale or transfer of real estate by non residents of the State of Alabama. The purchaser should determine if the seller is a non resident of Alabama within the meaning of Code Section 40-18-86 and if the transaction is subject to the withholding requirement.
9. Satisfactory compliance with the provisions contained in Act 2012-494, regarding completion and attestation of the Real Estate Sales Validation Form.
10. Due to the subject property being commercial property, we require a sworn statement from both the seller(s) and the purchaser(s) that there are no unpaid or disputed real estate commission; that all compensation due or to become due under any listing, agency or other brokerage agreement; that all commission has been paid or had been waived in writing by the potential lien claimant, and there has been no written notice received concerning any unpaid real estate commission which could give rise to a Broker's Lien under the laws of the State of Alabama.
11. Taxes for the year 2025: Map/Parcel 08-01-11-000-004.012
Limestone County: \$34,358.40 (Base); \$711.15 (Penalties and Interest); Paid February 18, 2026.

Personal Property Taxes for the year 2025: Key No. 55165

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Limestone County: \$569.04 (Base); \$36.44 (Penalties and Interest); Paid February 18, 2026.

NOTE: Personal Property taxes reflected herein are for informational purpose only.

12. Proper satisfaction and release of Mortgage by Mae Millworks, L.L.C, a Tennessee limited liability company, mortgagor, for the benefit of Servisfirst Bank, mortgagee, to secure a note in the original amount of \$1,873,000.00 secured thereby, dated April 29, 2008, and recorded on May 8, 2008, of record in Book 2008, Page 28773, Office of the Probate Judge of Limestone County, Alabama.
 - The Mortgage set forth above is purported to be a "Credit Line" Mortgage. It is a requirement that the Mortgagor/Grantor of said Mortgage provide written authorization to close said credit line account to the Lender when the Mortgage is being paid off through the Company or other Settlement/Escrow Agent.
 - Said Mortgage is amended in Book 2012, Page 62333, in the Office of the Probate Judge of said county, for the purpose of changing the terms of the security instrument, possibly including but not limited to the amount of principal indebtedness or the payment terms under the original note.
13. Proper satisfaction and release of Mortgage by Mae Millworks, L.L.C, a Tennessee limited liability company, mortgagor, for the benefit of Servisfirst Bank, mortgagee, to secure a note in the original amount of \$329,210.83 secured thereby, dated October 3, 2012, and recorded on October 18, 2012, of record in Book 2012, Page 62341, Office of the Probate Judge of Limestone County, Alabama.
14. Proper satisfaction and release of Mortgage by Early Schleicher Properties, LLC a Tennessee limited liability company, mortgagor, for the benefit of Servisfirst Bank, mortgagee, to secure a note in the original amount of \$2,125,000.00 secured thereby, dated February 27, 2024, and recorded on February 28, 2024, of record in Book 2024, Page 13073, Office of the Probate Judge of Limestone County, Alabama.
 - The Mortgage set forth above is purported to be a "Credit Line" Mortgage. It is a requirement that the Mortgagor/Grantor of said Mortgage provide written authorization to close said credit line account to the Lender when the Mortgage is being paid off through the Company or other Settlement/Escrow Agent.
 - Said Mortgage is amended in Book 2025, Page 72926, in the Office of the Probate Judge of said county, for the purpose of changing the terms of the security instrument, possibly including but not limited to the amount of principal indebtedness or the payment terms under the original note.
15. We will require a Scrivener's Affidavit from John R. Baggette, Jr. to correct that certain Warranty Deed of record in Book 2024, Page 13068, in the Office of the Judge of Probate for Limestone County, Alabama, conveying title to the subject property described therein to Early Schleicher Properties LLC, a Tennessee limited liability company.

Note: This Scrivener's Affidavit is being required due to the following defect contained in the aforesaid document: To correct the footage of the last call in the legal description from 353.35 feet to 253.35 feet.
16. We will require a Scrivener's Affidavit from Judith C. Thompson, Trustee to correct that certain Trustee's Deed of record in Book 2006, Page 20049, in the Office of the Judge of Probate for Limestone County, Alabama, conveying title to the subject property described therein to Mae Millworks, LLC.

Note: This Scrivener's Affidavit is being required due to the following defect contained in the aforesaid document: To correct the footage of the last call in the legal description from 353.35 feet to 253.35 feet.
17. Furnish the following: (a) a Certificate of Formation for Early Schleicher Properties, LLC, a Tennessee limited liability company, (b) a copy of the Operating Agreement for and any amendments, to confirm the identity of those persons authorized to execute the documents necessary for the transaction; (c) Certificate of Existence from the

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Secretary of State in the state of formation; (d) Affidavit from Manager/Member authorizing the transaction and confirming that there are no amendments, modifications, etc. or that any amendments/modifications are attached to the affidavit and he/she/they has/have full authority to act on behalf of the LLC.

18. NOTE: The Company shall not be liable under this TSR until it receives a designation for a Proposed Insured, acceptable to the Company. The Company may amend this TSR after the designation of the Proposed Insured.
19. NOTE: The actual value of the estate or interest to be insured must be disclosed to the Company, and subject to approval by the Company, entered as the amount of the policy to be issued. Until the amount of the policy to be issued shall be determined and entered as aforesaid, it is agreed that as between the Company, the Applicant for the Commitment and every person relying on the Commitment, the Company cannot be required to approve any such evaluation in excess of \$100,000.00, and the total liability of the Company on account of the Commitment shall not exceed said amount.

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SCHEDULE B, PART II – Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this form.
2. Rights or claims of parties in possession not shown by the public records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the title that would be disclosed by an accurate and complete survey of the land.
4. Easements or claims of easements not recorded in the public records.
5. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
6. 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 and gravel in, on and under the Land; together with all mining rights and other rights, privileges and immunities relating thereto.
7. 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, are not insured herein.
8. Taxes for the year 2026, a lien not yet due and payable.
9. Tax Abatement of record in Fiche 96-109, Frame 25, in the Office of the Judge of Probate for Limestone County, Alabama.
10. Any taxes for past, present or future tax years which may become due but which are not presently due and payable because of tax exemptions and/or classifications of the Land.
11. Easement of record in Fiche 94-523, Frame 10, in the Office of the Judge of Probate for Limestone County, Alabama.
12. Easement of record in Fiche 97-195, Frame 2, in the Office of the Judge of Probate for Limestone County, Alabama.
13. Subject to all matters contained in Order of Bankruptcy, Case Number 05-87120-JAC-11, Northern District of Alabama.
14. Oil, Gas and Mineral Lease of record in Mineral Lease Book 2, Page 516, Assignment of Lease recorded in Fiche

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5, Frame 49 and Affidavit recorded in Fiche 94-375, Frame 30, in the Office of the Judge of Probate for Limestone County, Alabama.

15. Oil, Gas and Mineral Lease of record in Mineral Lease Book 2, Page 855, Assignments of Lease recorded in Mineral Lease Book 2, Page 900, Volume 796, Page 360, Fiche 55, Frame 2 and Fiche 216, Frame 35, and Affidavit recorded in Fiche 94-375, Frame 30, in the Office of the Judge of Probate for Limestone County, Alabama.
16. Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.
17. No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.
18. All matters according to the survey filed as Exhibit A in Affidavits recorded in Fiche 97-498, Frame 39 and Fiche 97-498, Frame 43, prepared by David M. Hammock, dated December 20, 1996.
19. Right of tenants in possession, as tenants only.

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EXHIBIT "A"

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

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF Limestone, STATE OF ALABAMA AND IS DESCRIBED AS FOLLOWS:

ALL THAT PART OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 3 WEST, LIMESTONE COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING RAILROAD SPIKE AT THE NORTHWEST CORNER OF SAID SECTION 11, THENCE SOUTH 89 DEGREES 50 MINUTES EAST ALONG THE NORTH BOUNDARY OF SAID SECTION 11 FOR A DISTANCE OF 1250.8 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED PROPERTY; THENCE FROM THE POINT OF TRUE BEGINNING CONTINUE SOUTH 89 DEGREES 50 MINUTES EAST ALONG THE NORTH BOUNDARY OF SAID SECTION 11 FOR A DISTANCE OF 376.0 FEET TO A POINT; THENCE SOUTH 00 DEGREES 10 MINUTES WEST FOR A DISTANCE OF 200.0 FEET TO AN IRON PIN, PASSING AN IRON PIN ON THE SOUTH RIGHT-OF-WAY MARGIN OF MCKEE ROAD AT A DISTANCE OF 30.0 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES EAST FOR A DISTANCE OF 100.0 FEET TO AN IRON PIN; THENCE SOUTH 00 DEGREES 10 MINUTES WEST FOR A DISTANCE OF 1115.9 FEET TO AN IRON PIN; THENCE SOUTH 89 DEGREES 50 MINUTES WEST FOR A DISTANCE OF 388.1 FEET TO AN IRON PIN; THENCE SOUTH 00 DEGREES 48 MINUTES WEST FOR A DISTANCE OF 25.0 FEET TO AN IRON PIN; THENCE SOUTH 89 DEGREES 50 MINUTES WEST FOR A DISTANCE OF 304.3 FEET TO AN IRON PIN; THENCE NORTH 00 DEGREES 10 MINUTES EAST FOR A DISTANCE OF 1091.6 FEET TO AN IRON PIN; THENCE SOUTH 89 DEGREES 50 MINUTES EAST FOR A DISTANCE OF 223.2 FEET TO AN IRON PIN; THENCE NORTH 01 DEGREES 20 MINUTES WEST FOR A DISTANCE OF 253.35 FEET TO THE TRUE POINT OF BEGINNING, PASSING AN IRON PIN ON THE SOUTH RIGHT-OF-WAY MARGIN OF MCKEE ROAD AT A DISTANCE OF 223.35 FEET; CONTAINING 19.39 ACRES, MORE OR LESS, AND BEING SUBJECT TO 1/2 THE RIGHT-OF-WAY OF MCKEE ROAD ALONG THE NORTH BOUNDARY, SAID RIGHT-OF-WAY CONTAINING 0.26 ACRES, MORE OR LESS.

For Informational Purposes Only;
APN: 08-01-11-0-000-004.012

Being the same property conveyed to Early Schleicher Properties, LLC, a Tennessee limited liability company by Warranty deed from Mae Millworks, L.L.C, a Tennessee limited liability company of record in Book 2024, Page 13068, in the Office of the Probate Judge for Limestone County, Alabama, dated February 27, 2024 and recorded on February 28, 2024.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Section 2

Limestone County 2026 Record
Card Parcel 08 01 11 0 000
004.012 Retrieved 2026 09 01



LIMESTONE COUNTY ALABAMA

G. BRIAN PATTERSON
REVENUE COMMISSIONER
LIMESTONE COUNTY, ALABAMA

100 S. CLINTON STREET
ATHENS, AL 35611 (256) 233-6433

Printed on: 9/1/2026

RECORD SUMMARY

Tax Year: 2026
Parcel: 08 01 11 0 000 004.012
Owner: EARLY SCHLEICHER PROPERTIES LLC
Address: 28260 MCKEE RD
TONEY AL 35773
Neighborhood: Central Commercial
Subdivision: UNKNOWN
Book:
Page:
Lot: 0
Block:
Acreage: 19.390
Section: 11
Township: 02S
Range: 03W
Property Class: 2
Exempt Code:
Municipality: 01 - COUNTY
School District: 01
Disability Code:
Over 65 Code:



Metes and Bounds:

BEG NW COR SEC 11-2-3 E 1250.8 TO POB E 376 S 200 E 100 S 1115.9 W 388.1 S 25 W 304.3 N 1091.6 E 223.2 N 353.35 TO POB

Remarks:

1997 NAME CG UPDATE 1998 ADD NEW COMM BLDG 1AC 20% FOR BLDG SITE NC 2001 C

Valuation Summary

Total Improvement Value:	\$5,493,400	Prior Year Total Improvement Value:	\$5,493,400
Total Land Value:	\$233,000	Prior Year Total Land Value:	\$233,000
Total Market Value:	\$5,726,400	Prior Year Total Appraised Value:	\$5,726,400
Total Appraised Value:	\$5,726,400		
Assessed Value:	\$1,145,280		

Tax Breakdown

Year	Millage Type	Property Class	Municipality	Assessed Value	Tax	Exemption	Tax Exemption	Total Tax
2026	STATE	2	01 - COUNTY	\$1,145,280	\$7,444.32	\$0.00	\$0.00	\$7,444.32
2026	COUNTY	2	01 - COUNTY	\$1,145,280	\$15,461.28	\$0.00	\$0.00	\$15,461.28
2026	SCHOOL	2	01 - COUNTY	\$1,145,280	\$0.00	\$0.00	\$0.00	\$0.00
2026	DIST SCHOOL	2	01 - COUNTY	\$1,145,280	\$0.00	\$0.00	\$0.00	\$0.00
2026	FOREST	2	01 - COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2026	AMD778	2	01 - COUNTY	\$1,145,280	\$11,452.80	\$0.00	\$0.00	\$11,452.80

Tax Payment Information

Tax Year	Receipt Number	Total Taxes Plus Fees	Back Taxes	Total Paid
2026	46090	\$34,478.40	\$0.00	\$0.00

Historical Tax Payment Information

Tax Year	Paid By	Paid Date	Receipt Number	Total Taxes plus Fees	Total Paid
2025	Toney AL card Al Card	02/18/2026	44075	\$35,069.55	\$35,069.55
2024	ROBIN ROZAR	04/30/2025	80000845	\$35,797.11	\$35,797.11
2023	MAE HARDWOOD, INC	12/29/2023	39880	\$35,106.60	\$35,106.60
2022	WADE MASON	01/30/2023	38299	\$27,938.64	\$27,938.64
2021	MAE HARWOOD INC	03/01/2022	37212	\$23,472.46	\$23,472.46
2020	MAE HARDWOOD INC	01/11/2021	36215	\$22,102.80	\$22,102.80
2019	MAE HARDWOOD	12/26/2019	35195	\$19,219.80	\$19,219.80
2018	MAE HARDWOOD INC	12/19/2018	35357		

2017	MAE MILLWORKS LLC	01/02/2018	34795	\$6,820.20	\$6,820.20
2016	MAE HARDWOOD, INC	12/20/2016	34078	\$6,820.20	\$6,820.20
2015	MAE HARDWOOD	01/04/2016	33637	\$6,820.20	\$6,820.20
2014	MAE HARDWOOD INC	01/05/2015	33113	\$6,700.80	\$6,700.80
2013	Wade Mason	01/03/2014	32897	\$6,700.80	\$6,700.80
2012	MAE HARDWOOD INC	12/26/2012	32507	\$6,700.80	\$6,700.80
2011	MAE MILLWORKS LLC	01/04/2012	32126	\$6,700.80	\$6,700.80
2010	MAE HARDWOOD INC	01/03/2011	31402	\$6,922.20	\$6,922.20
2009	MAE HARDWOOD INC	12/28/2009	30604	\$6,922.20	\$6,922.20
2008	MAE MILLWORKS LLC	12/30/2008	29425	\$6,877.20	\$6,877.20
2007	MAE MILLWORKS LLC	12/27/2007	27641	\$6,862.20	\$6,862.20
2006	AMERICAN HARDWOODS INC	12/28/2006	28507	\$2,037.34	\$2,037.34
2005				\$2,105.34	\$0.00

Land Information

Appraisal Type	Property Class	Land Use	Acreage	Square Foot	Lot Size	Market Value	Current Use Value
1	2	200 - Manufacturing, Light	19.39	844628.40	0 x 0	\$233,000.00	\$0.00

Building 2-M Information

Building	2-M	Base Rate	\$48.26
Building Type	637	Adjusted Rate	\$27.51
Effective Building Type	637	Subtotal	\$1,650,600.00
Year Built	2000	Extra Features	\$14,016.00
Effective Year Built	2000	Base Cost	\$1,664,616.00
Number of Stories	1	Cost Index	1.51
Number of Rooms	0	Replacement Cost	\$2,513,570.00
Assessment Class	2	Condition	70
Building Class	D0	Value	\$1,759,499.00
Building Height	16	Market Adjustment	27%
Base Area	60000	Final Value	\$2,234,600.00
Construction Units	57	Miscellaneous Improvement Value	\$0.00
Total Adjusted Area	60000	Total Improvement Value	\$2,234,600.00

Construction Units for Building 2-M		Extra Features for Building 2-M	
Category	Subcategory	Category	Description
EXTERIOR WALLS	METAL, CORRUGATED	MISC. OTHER FEATURES	DOOR STEEL OVERHEAD MANUAL
ROOF TYPE	STEEL FRAME RIGID INSULATION	MISC. OTHER FEATURES	DOOR STEEL OVERHEAD MANUAL
ROOF MATERIAL	METAL, CORRUGATED		
FLOORS	CONCRETE ON GRADE		
FLOORS	NOT APPLICABLE		
INTERIOR FINISH	INSULATION ONLY		
PLUMBING	NONE		

Building 1 Information			
Building	1	Base Rate	\$43.55
Building Type	200	Adjusted Rate	\$27.44
Effective Building Type	200	Subtotal	\$2,540,944.00
Year Built	1997	Extra Features	\$291,310.00
Effective Year Built	1997	Base Cost	\$2,832,254.00
Number of Stories	1	Cost Index	1.51
Number of Rooms	0	Replacement Cost	\$4,276,704.00
Assessment Class	2	Condition	60
Building Class	D0	Value	\$2,566,022.00
Building Height	18	Market Adjustment	27%
Base Area	90000	Final Value	\$3,258,800.00
Construction Units	63	Miscellaneous Improvement Value	\$0.00
Total Adjusted Area	92600	Total Improvement Value	\$3,258,800.00

Appendages for Building 1

Appendage	Factor	Area	Adjusted Area
+2	1	2600	2600

Construction Units for Building 1		Extra Features for Building 1	
Category	Subcategory	Category	Description
FOUNDATION	SLAB	MISC. OTHER FEATURES	OFFICE LOWCOST OPEN
EXTERIOR WALLS	METAL, CORRUGATED	MISC. OTHER FEATURES	DOOR STEEL OVERHEAD MANUAL
ROOF TYPE	STEEL FRAME RIGID INSULATION	HEATING & AIR COND.	HEAT/AC NONE
ROOF MATERIAL	METAL, CORRUGATED	HEATING & AIR COND.	HEAT/AC FHA/AC
FLOORS	CONCRETE ON GRADE	FEATURES	KITCHEN SINK DOUBLE
INTERIOR FINISH	INSULATION ONLY	FEATURES	LAVATORY WALL TYPE
PLUMBING	NONE	FEATURES	WATER CLOSET

Deed Information

Sale Date	Price	Deed	Grantor	Grantee
02/27/2024	\$600,000.00	202413068	MAE MILLWORKS LLC	EARLY SCHLEICHER PROPERTIES LLC

Ownership History

Tax Year	Entity Name	Mailing Address
2027	EARLY SCHLEICHER PROPERTIES LLC	28260 MCKEE RD TONEY AL 35773
2026	EARLY SCHLEICHER PROPERTIES LLC	28260 MCKEE RD TONEY AL 35773
2025	EARLY SCHLEICHER PROPERTIES LLC	28260 MCKEE RD TONEY AL 35773
2024	MAE MILLWORKS LLC C/O EARLY SCHLEICHER PROPERTIES LLC	28260 MCKEE RD TONEY AL 35773
2023	MAE MILLWORKS LLC	28260 MCKEE RD TONEY AL 35773
2022	MAE MILLWORKS LLC	28260 MCKEE RD TONEY AL 35773
2021	MAE MILLWORKS LLC	28260 MCKEE RD TONEY AL 35773
2020	MAE MILLWORKS LLC	28260 MCKEE RD TONEY AL 35773
2019	MAE MILLWORKS LLC	28260 MCKEE RD TONEY AL 35773
2018	MAE MILLWORKS LLC	28260 MCKEE RD TONEY AL 35773
2017	MAE MILLWORKS LLC	28260 MCKEE RD TONEY AL 35773
2016	MAE MILLWORKS LLC	28260 MCKEE RD TONEY AL 35773
2015	MAE MILLWORKS LLC	28260 MCKEE RD TONEY AL 35773
2014	MAE MILLWORKS LLC	28260 MCKEE RD TONEY AL 35773
2013	MAE MILLWORKS LLC	28260 MCKEE RD TONEY AL 35773
2012	MAE MILLWORKS LLC	28260 MCKEE RD TONEY AL 35773
2011	MAE MILLWORKS LLC	28260 MCKEE RD TONEY AL 35773
2010	MAE MILLWORKS LLC	28260 MCKEE RD TONEY AL 35773
2009	MAE MILLWORKS LLC	28260 MCKEE RD TONEY AL 35773
2008	MAE MILLWORKS LLC	28260 MCKEE RD TONEY AL 35773
2007	MAE MILLWORKS LLC	28260 MCKEE RD TONEY AL 35773
2006	SOUTHERN ARCHITECTURAL MILLWOR	28260 MCKEE RD TONEY AL 35773
2005	SOUTHERN ARCHITECTURAL MILLWOR	28260 MCKEE RD TONEY AL 35773

Section 3

Limestone County 2026 Tax
Statement Parcel 08 01 11 0 000
004.012 Retrieved 2026 09 01



LIMESTONE COUNTY ALABAMA

G. BRIAN PATTERSON
REVENUE COMMISSIONER
LIMESTONE COUNTY, ALABAMA
100 S. CLINTON STREET
ATHENS, AL 35611 (256) 233-6433

Printed on: 9/1/2026

2026 ASSESSMENT STATEMENT

Owner

EARLY SCHLEICHER PROPERTIES LLC

Mailing Address

28260 MCKEE RD
TONEY AL 35773

PARCEL INFORMATION

Parcel Number	08 01 11 0 000 004.012
Receipt Number	46090
Account Number	10800193
Tax Year	2026
Tax & Cost	\$34,478.40
Escaped Taxes Due	\$0.00
Amount Paid	\$0.00
Total Due	\$34,478.40
Due Date	10/01/2026

ASSESSMENT INFORMATION

Location	28260 MCKEE RD TONEY AL 35773
Neighborhood	Central Commercial
Subdivision	UNKNOWN
Lot	0
Block	
Property Class	2
Acreage	19.390
Exempt Code	
Municipality	01 - COUNTY
School District	01
Disability Code	
Over 65 Code	



VALUATION SUMMARY

Improvement Value	Land Value	Market Value	Appraised Value	Assessed Value
\$5,493,400	\$233,000	\$5,726,400	\$5,726,400	\$1,145,280

TAX BREAKDOWN

Millage Type	Municipality	Assessed Value	Millage Rate	Tax	Tax Exemption	Total Tax
STATE	01 - COUNTY	\$1,145,280	6.50	\$7,444.32	\$0.00	\$7,444.32
COUNTY	01 - COUNTY	\$1,145,280	13.50	\$15,461.28	\$0.00	\$15,461.28
SCHOOL	01 - COUNTY	\$1,145,280	0.00	\$0.00	\$0.00	\$0.00
DIST SCHOOL	01 - COUNTY	\$1,145,280	0.00	\$0.00	\$0.00	\$0.00
FOREST	01 - COUNTY	\$0	0.00	\$0.00	\$0.00	\$0.00
AMD778	01 - COUNTY	\$1,145,280	10.00	\$11,452.80	\$0.00	\$11,452.80
TAX TOTAL				\$34,358.40	\$0.00	\$34,358.40

Current Due	\$34,358.40
Fees	\$120.00
Payments	\$0.00
Back Taxes	\$0.00
TOTAL DUE	\$34,478.40
Due Date	10/01/2026