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Shelby Cnty Judge of Probate, AL
02/26/2009 03:39:21PM FILED/CERT

THIS INSTRUMENT PREPARED BY:
Mike T. Atchison, Attorney at Law
P.O. Box 822
Columbiana, AL 35051

SEND TAX NOTICE TO:
Ammersee Lakes Property
Owners Association

LIMITED LIABILITY COMPANY FORM STATUTORY DEED

STATE OF ALABAMA)
 KNOW ALL MEN BY THESE PRESENTS,
COUNTY OF SHELBY)

That in consideration of FIVE THOUSAND DOLLARS AND NO/100 (\$5,000.00), to the undersigned grantor, **BAGLEY PROPERTIES, LLC**, a limited liability company, does by these presents, grant, bargain, sell and convey unto the said **AMMERSEE LAKES PROPERTY OWNERS ASSOCIATION**, the following real estate, situated in Shelby County, Alabama, described as follows:

See Attached Exhibit "A" and Exhibit "B" for legal descriptions.

Subject to restrictions as follows:

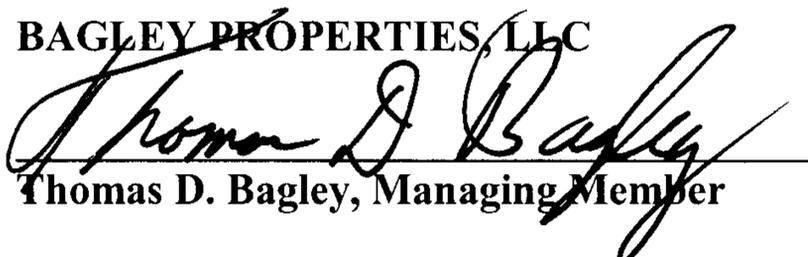
1. All construction, including landscaping in the herein conveyed common areas must be approved in writing by the Ammersee Lakes Architectural Control Committee before work can begin.
2. In the event Ammersee Lakes Property Owner's Association decides to sell the herein conveyed common areas or if the Association ceases to exist, Bagley Properties, LLC has the first right of refusal option to buy these common area's back for Ten Dollars (\$10.00)
3. Bagley Properties, LLC and its employees retain the right to enter onto the herein conveyed common areas for maintenance purposes at anytime deemed necessary.

Subject to easements and rights of way of record.

This property constitutes no part of the household of the grantor.

\$0.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

IN WITNESS WHEREOF, the said **BAGLEY PROPERTIES, LLC**, by Thomas D. Bagley, its Managing Member, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 26 day of Feb. 2008.

BY: **BAGLEY PROPERTIES, LLC**

Thomas D. Bagley, Managing Member



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**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Thomas D. Bagley, whose name as Managing Member for Bagley Properties, LLC, a Limited Liability Company, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, as such officers and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal, this the 26th day of February 2008.

Amanda Bailey
Notary Public
My Commission Expires: 9/25/2012



Exhibit A

Legal Description
Common Area
Ammersee Lakes - First & Second Sectors

Commence at the Southeast corner of Section 2, Township 22 South, Range 3 West in Shelby County, Alabama; Thence run N.00 59'37"W. along the East line of said Section 2, a distance of 2054.79 feet; Thence run S.89 55'18"W. along the North property line of the Ammersee Lakes development; Thence run N.88 55'18"W. along said North property line a distance of 801.09 feet; Thence run N.80 20'23"W. along said North property line a distance of 1361.50 feet to the Northwest corner of Lot 21-A of Ammersee Lakes - Second Sector, this being the POINT OF BEGINNING of said Common Area; Thence run S.9 36'07"W. a distance of 27.91 feet; Thence run S.10 08'28"W. a distance of 271.66 feet; Thence run S.79 51'08"E. a distance of 162.73 feet; Thence run N.77 04'50"E. a distance of 131.61 feet; Thence run S.64 55'30"E. a distance of 67.50 feet; Thence run S.66 00'33"E. a distance of 64.83 feet; Thence run S.73 04'07"E. a distance of 75.23 feet; Thence run S.81 26'42"E. a distance of 75.23 feet; Thence run N.89 41'44"E. a distance of 83.88 feet; Thence run N.85 01'28"E. a distance of 72.54 feet; Thence run N.85 48'39"E. a distance of 61.44 feet; Thence run S.89 20'06"E. a distance of 63.63 feet; Thence run S.83 53'44"E. a distance of 63.16 feet; Thence run S.69 39'15"E. a distance of 42.01 feet; Thence run S.14 13'21"E. a distance of 41.39 feet; Thence run S.8 43'53"E. a distance of 41.42 feet; Thence run S.77 11'28"W. a distance of 71.65 feet; Thence run S.80 15'18"W. a distance of 71.65 feet; Thence run S.83 18'51"W. a distance of 74.15 feet; Thence run S.86 26'15"W. a distance of 66.15 feet; Thence run S.89 17'11"W. a distance of 70.15 feet; Thence run N.87 42'49"W. a distance of 70.15 feet; Thence run N.84 33'18"W. a distance of 77.58 feet; Thence run N.81 14'09"W. a distance of 84.16 feet; Thence run N.78 04'43"W. a distance of 70.15 feet; Thence run N.79 39'46"W. a distance of 79.15 feet; Thence run N.86 09'53"W. a distance of 66.87 feet; Thence run S.88 01'10"W. a distance of 74.21 feet; Thence run S.80 57'33"W. a distance of 72.93 feet; Thence run S.78 07'26"W. a distance of 74.09 feet to the Northwest corner of Lot 71 of Ammersee Lakes - First Sector; Thence run S.7 14'53"W. along the Westerly line of said Lot 71 a distance of 110.0 feet to the Northerly right-of-way line of Ammersee Lakes Drive, said right-of-way line being in a curve to the right running Westerly, having a radius of 575.0 feet and a central angle of 14 20'59"; Thence from the last described course, turn right 74 05'52" to the tangent of said curve and run Westerly along said right-of-way line an arc distance of 144.01 feet; Thence from the tangent of the last described curve, turn right 40 30'18" and run Northwesterly along said right-of-way line a distance of 117.45 feet; Thence run N.88 47'59"W. along said Northerly right-of-way line a distance of 393.17 feet to the Easterly right-of-way line of Alabama Highway #119, said right-of-way line being in a curve to the right running Northerly, having a radius of 2545.98 feet and a central angle of 00 46'56"; Thence from the last described course, turn right 97 39'10" to the tangent of said curve and run Northerly along said right-of-way line an arc distance of 34.76 feet; Thence from the tangent of the last described curve, turn right 69 55'19" and run Northeasterly a distance of 217.88 feet; Thence run N.55 19'03"E. a distance of 76.09 feet; Thence run N.59 41'17"E. a distance of 65.66 feet; Thence run N.77 46'21"E. a distance of 52.05 feet; Thence run N.44 43'26"E. a distance of 150.32 feet; Thence run N.13 30'06"E. a distance of 117.01 feet; Thence run N.28 13'34"E. a distance of 169.61 feet to the North line of

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the Ammersee Lakes development; Thence run S.80 20'23"E. a distance of 130.31 feet to the Northwest corner of said lot 21-A of Ammersee Lakes - Second Sector, and the POINT OF BEGINNING.

Containing 6.96 acres, more or less, and BEING SUBJECT TO any rights-of-way, easements, setbacks and restrictions of record.



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Exhibit B

LEGAL DESCRIPTION

COMMON AREA

AMMERSEE LAKES SECOND SECTOR

A portion of land situated in the SE ¼ of Section 2, Township 22 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows;

Commence at the Northeast corner of Lot 44-A of The Amended Map of AMMERSEE LAKES SECOND SECTOR as recorded in map book 36, page 99 in the office of the Judge of Probate, Shelby County, Alabama ; Thence run S. 00°09' 10" W. along the East line of said Lot 44-A a distance of 99.15 feet to the Southeast corner of said Lot 44-A, this being the POINT OF BEGINNING; Thence continue S. 00° 09' 10" W. a distance of 70.0 feet; Thence turn right and run S. 83° 56' 37" W. a distance of 336.05 feet to the Northeast corner of Lot 57 of AMMERSEE LAKES FIRST SECTOR as recorded in map book 29, page 98 A & B; Thence turn right and run N. 85° 50' 10" W. along the Northerly line of said Lot 57 a distance of 80.23 feet to the Northwest corner of said Lot 57, this being the Easterly line of Lot 46-A of said AMMERSEE LAKES FIRST SECTOR; Thence turn right and run N. 01° 04' 38" E. along the Easterly line of said Lot 46-A a distance of 33.79 feet to the Southerly line of Lot 45-A of said AMMERSEE LAKES FIRST SECTOR; Thence turn right and run N. 66° 17' 56" E. along the Southerly line of said Lot 45-A a distance of 44.27 feet to a point on the Right-of-Way line of Parker Cove, said Right-of-Way being in a curve to the left running Easterly, having a radius of 50.0' feet and central angle of 119° 33' 38"; Thence turn right and run Easterly along said Right-of-Way line an arc distance of 104.34 feet to the intersection with the Southerly line of the private access strip that serves said Lot 44-A; Thence turn right and run N 78° 36' 57" E along said Southerly line a distance of 293.13 feet to the POINT OF BEGINNING.

Said parcel containing 0.48 acres, more or less, and is subject to any Rights-of-Way or Easements of record.

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