

**Send tax notice to:**

Brogdon Development Group, LLC  
c/o David Brogdon  
1500 Resource Drive  
Birmingham, Alabama 35242

**This Instrument Prepared By:**

Bradley G. Siegal, Esq.  
Sirote & Permutt, P.C.  
2311 Highland Avenue South  
Birmingham, Alabama 35205



20170503000152480 1/6 \$530.00  
Shelby Cnty Judge of Probate: AL  
05/03/2017 11:02:18 AM FILED/CERT

**STATE OF ALABAMA     )**  
**SHELBY COUNTY        )**

**GENERAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other valuable consideration to **TWO MOUNTAINS, LLC**, an Alabama limited liability company (the "Grantor"), in hand paid by **BROGDON DEVELOPMENT GROUP, LLC**, an Alabama limited liability company (the "Grantee"), the receipt of which is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto the Grantee, the following described real estate situated in Shelby County, Alabama; towit:

Lot 2, according to the Survey of Highlands, Phase 1, Sector 1, as recorded in Map Book 47, page 17A, 17B, and 17C in the Probate Office of Shelby County, Alabama;

**TOGETHER WITH** the nonexclusive easement to use of the Common Areas as more particularly described in the Amended and Restated Declaration of Protective Covenants and Agreement for The Highlands, filed for record in Instrument 2017031300084930, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, are referred to as the "Declaration").

This conveyance is subject to the following:

1. Ad valorem taxes for 2017, and subsequent years;
2. Building line(s) and easements as shown by recorded map;
3. Restrictions(s) as shown by recorded map;
4. Reservations of right of way for South & North Alabama Railroad or L & N Railroad Company as shown in Deed Book 67, Page 132, in the Probate Office of Shelby County, Alabama;
5. Restrictions as to land use as shown by deeds recorded in Instrument 1995-31770; Instrument 1995-31771 and Instrument 1995-31772, in the Probate Office of Shelby County, Alabama;

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State of Alabama  
Deed Tax: \$500.00

6. Reservation of 3 separate 60-foot outlets by Allan Acree Johnson, Jr. and wife, Jill Johnson, as shown in deed recorded in Instrument 1995-31772, in the Probate Office of Shelby County, Alabama;
7. Railroad right of way reserved by South and North Alabama Railroad by Deed Book "T", Page 655, in the Probate Office of Shelby County, Alabama;
8. Title to minerals underlying caption lands with mining rights and privileges belonging thereto, as excepted in Deed Book 24, Page 600; Deed Book 139, Page 52; and as conveyed in Deed Book 39, Page 277, in the Probate Office of Shelby County, Alabama;
9. Rights of way to Shelby County as recorded in Deed Book 39, Page 469, in the Probate Office of Shelby County, Alabama;
10. Title to minerals, underlying caption lands with mining rights and privileges belonging thereto as reserved in Deed Book 26, Page 544; Deed Book 37, Page 443; Deed Book 41, Page 540; Deed Book 47, Page 486; and Deed Book 64, Page 319, in the Probate Office of Shelby County, Alabama;
11. Title to minerals underlying caption lands with mining rights and privileges belonging thereto as reserved in Deed Book 19, Page 204, in the Probate Office of Shelby County, Alabama;
12. Easements, Restrictions and Agreements as set out in Deed of Conservation Easement as recorded in Instrument 20131230000496720, corrected in Instrument 2016020200034510 and as referenced on Affidavit recorded in Instrument 2016020800038960 in the Probate Office of Shelby County, Alabama;
13. Covenants and Agreements as set out in Instrument 20150427000135900, in the Probate Office of Shelby County, Alabama;
14. Easement to City of Pelham for rights of ingress and egress for the purpose of Installing and maintaining water lines, pipes and hydrants and other utilities as recorded in Instrument 20151228000438270, Instrument 20151228000438280, Instrument 20151228000438290, Instrument 20151228000438300, Instrument 20151228000438310, Instrument 20151228000438320, Instrument 20160512000163330, Instrument 20160907000342100, and Instrument 20161014000377530, in the Probate Office of Shelby County, Alabama;
15. Easement to Alabama Power Company as recorded in Instrument 20150723000251050, Instrument 2016229000472820, Instrument 20160721000255170, Instrument 20160721000255130, Instrument 20160923000349470, and Instrument 2017031400086430, in the Probate Office of Shelby County, Alabama;
16. Easement to AT&T, as recorded in Instrument 20150713000237430, in the Probate Office of Shelby County, Alabama;
17. Articles of Incorporation of Highlands Community Homeowner's Association, as recorded in Instrument 20160802000289010, in the Probate Office of Shelby County, Alabama;
18. Amended and Restated Declaration of Protective Covenants, as recorded in Instrument 2017031300084930, in the Probate Office of Shelby County, Alabama.
19. Mortgage dated 9/24/2015, from Two Mountains, LLC, an Alabama limited liability company to ServisFirst Bank, in the original principal amount of \$4,500,000.00, filed for record 9/25/2015, recorded in Instrument 20150925000336910, in the Probate Office of Shelby County, Alabama.

**TO HAVE AND TO HOLD**, to the said Grantee, its heirs, representatives, successors and assigns, forever.

And said Grantor does for itself and its successors and assigns, covenant with said Grantee, and its heirs, representatives, successors and assigns, that Grantor is lawfully seized in fee simple of said Property; that said Property is free from all encumbrances, except as noted above; that Grantor has a good right to sell and convey the same as aforesaid; and that Grantor will, and its successors and assigns shall warrant and defend the same to the said Grantee, and its heirs, representatives, successors and assigns forever, against the lawful claims of all persons.

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IN WITNESS WHEREOF, the Grantor has caused this General Warranty Deed to be executed this 14<sup>th</sup> day of APRIL, 2017.


**GRANTOR:**

**TWO MOUNTAINS, LLC, an Alabama limited liability company**

By: David Brogdon  
David Brogdon  
Its Member

By: Suzanne Brogdon  
SUZANNE Brogdon  
Its Member

STATE OF ALABAMA       )  
COUNTY OF SHELBY    )

  
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I, the undersigned, a Notary Public in and for said County and State, hereby certify that **DAVID BROGDON AND Suzanne BROGDON, AS MEMBERS TWO MOUNTAINS, LLC**, an Alabama limited liability company, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they voluntarily executed the same on the day the same bears date.

Given under my hand this 14<sup>th</sup> day of APRIL, 2017.

Karen M. Portwood  
Notary Public  
My Commission Expires: 8-24-2019

[NOTARIAL SEAL]

**KAREN M PORTWOOD**  
Notary Public, Alabama State At Large  
My Commission Expires Aug. 24, 2019



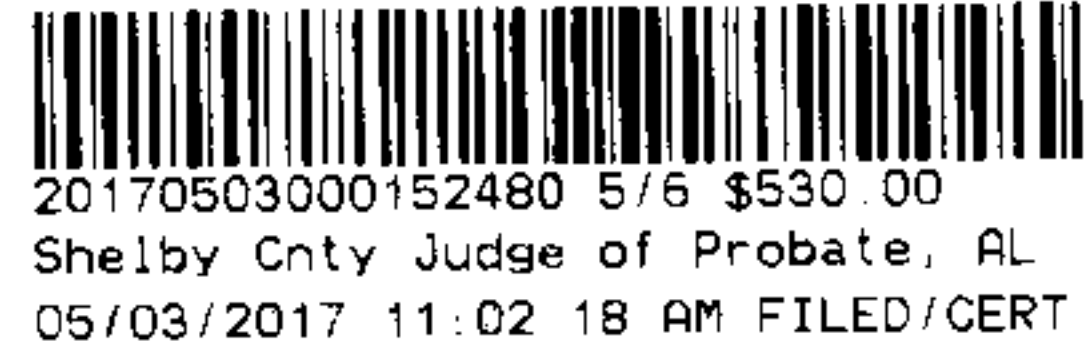
### Real Estate Sales Validation Form

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

Grantor's Name	Two Mountains, LLC	Grantee's Name	Brogdon Development Group, LLC
Mailing Address		Mailing Address	c/o The Brogdon Group, Inc. Birmingham, AL 35242
Property Address	Lot 2, The Highlands Shelby County, AL	Date of Sale	April 13, 2017
		Total Purchase Price	\$500,000.00
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$

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 ☒ Appraisal  
☐ Sales Contract ☐ Other  
☐ Closing Statement



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).

Brogdon Development Group, LLC

Date 9/11, 2017

Print: William D. Brogdon

Sign: William D. Brogdon  
(Grantor/Grantee/Owner/Agent) circle one

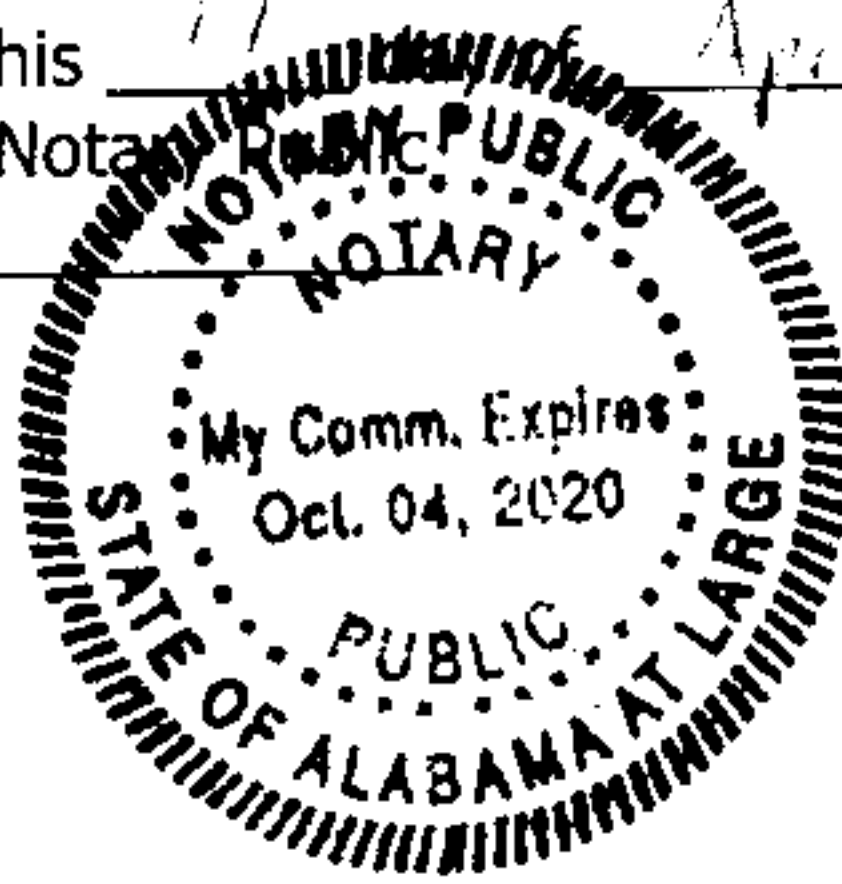
STATE OF Alabama

COUNTY OF Shelby

Subscribed, and sworn to before me this 11 day of April, 2017.

William D. Brogdon Notary Public

My Commission Expires: \_\_\_\_\_



Form RT-1

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