

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

Send Tax Notice To: Donovan Builders, LLC  
3590-B Highway 31 South  
Pelham, AL 35124

20170721000261250  
07/21/2017 11:26:43 AM  
DEEDS 1/5

CORPORATION STATUTORY  
WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Ninety Thousand Dollars and No Cents (\$190,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Double Mountain, LLC**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Donovan Builders, LLC**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO  
AND MADE A PART OF THIS CONVEYANCE BY REFERENCE.

This conveyance is subject to outstanding ad valorem taxes, statutory rights of redemption, restrictive covenants, rights of way, easement and reservations and exceptions to title of record that apply to the herein above described real property; AND SUBJECT TO RESERVATIONS AND EXCEPTIONS AS LISTED IN EXHIBIT "B" INCORPORATED HEREIN BY REFERENCE..

~~\$123,500~~

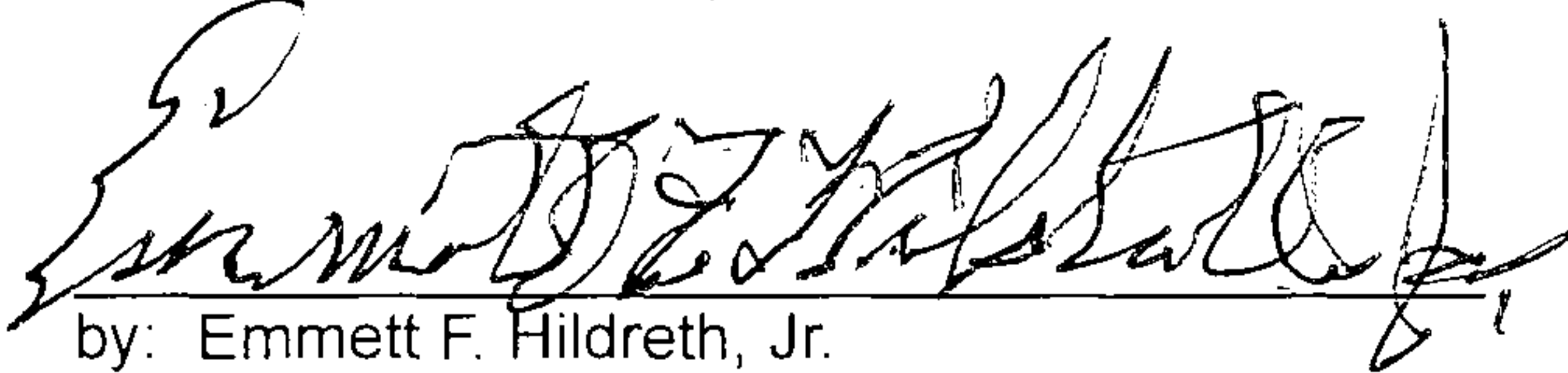
~~\$0.00~~ of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee, his, her or their heirs and assigns forever.

AND THE GRANTOR HEREBY COVENANT, with the Grantee, except as above noted, that at the time of the delivery of this Deed, the premises were free from all encumbrances made by it and that it will warranty and defend the same against the lawful claims and demands of all persons claiming, by, through or under it but against none other.

IN WITNESS WHEREOF, the said Grantor, by its managing member, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 13th day of July, 2017.

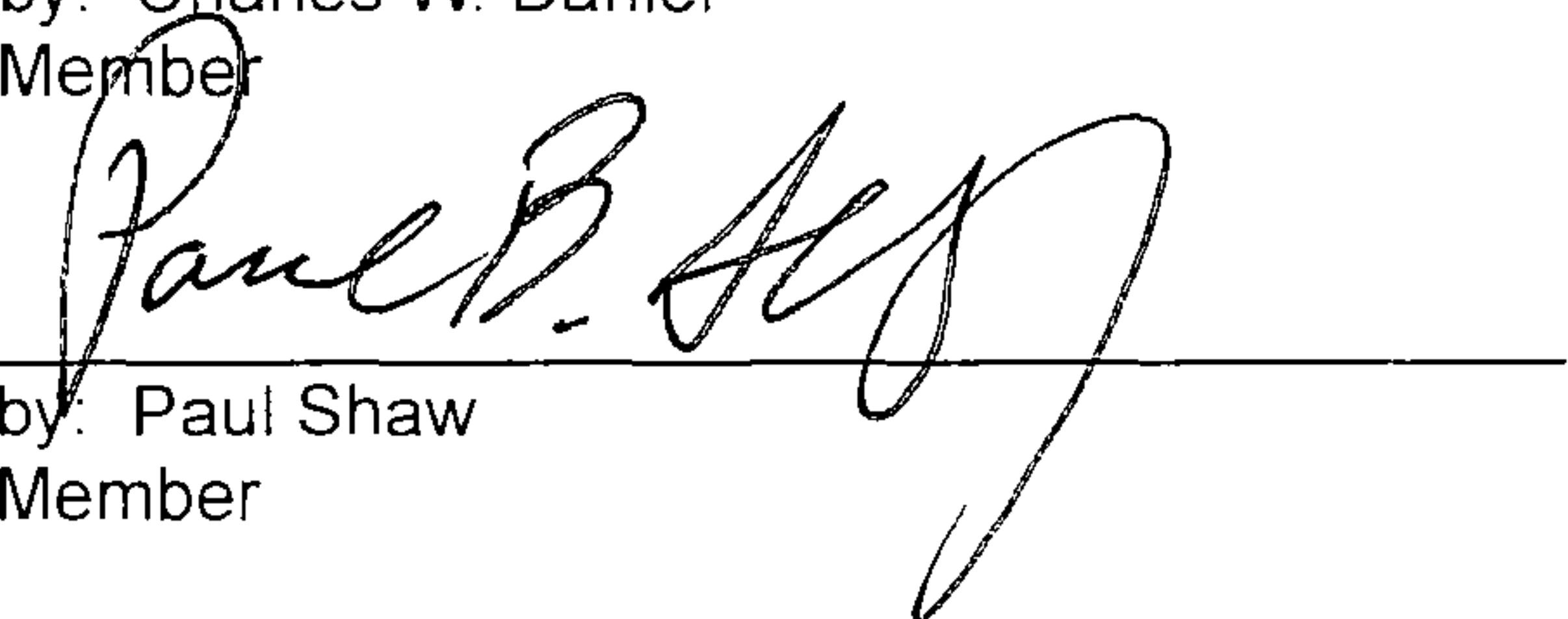
DOUBLE MOUNTAIN, LLC



by: Emmett F. Hildreth, Jr.  
Member



by: Charles W. Daniel  
Member



by: Paul Shaw  
Member

Sale of 8.3 acres in Pelham, AL

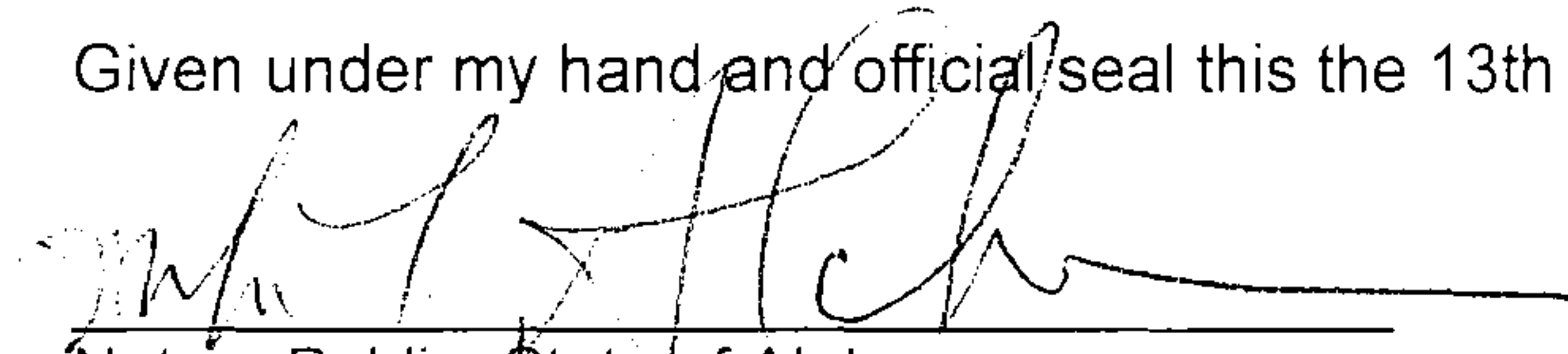
State of Alabama

County of Shelby

**20170721000261250 07/21/2017 11:26:43 AM DEEDS 2/5**

I, Mike T. Atchison, a Notary Public in and for said County in said State, hereby certify that Emmett F. Hildreth, Jr., Charles W. Daniel, and Paul Shaw, whose names as Members of Double Mountain, LLC 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 foregoing conveyance he/she/they as such officers and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 13th day of July, 2017.



Notary Public, State of Alabama

Mike T. Atchison

My Commission Expires: September 22, 2020

Sale of 8.3 acres in Pelham, AL



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

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PARCEL NO. 2:

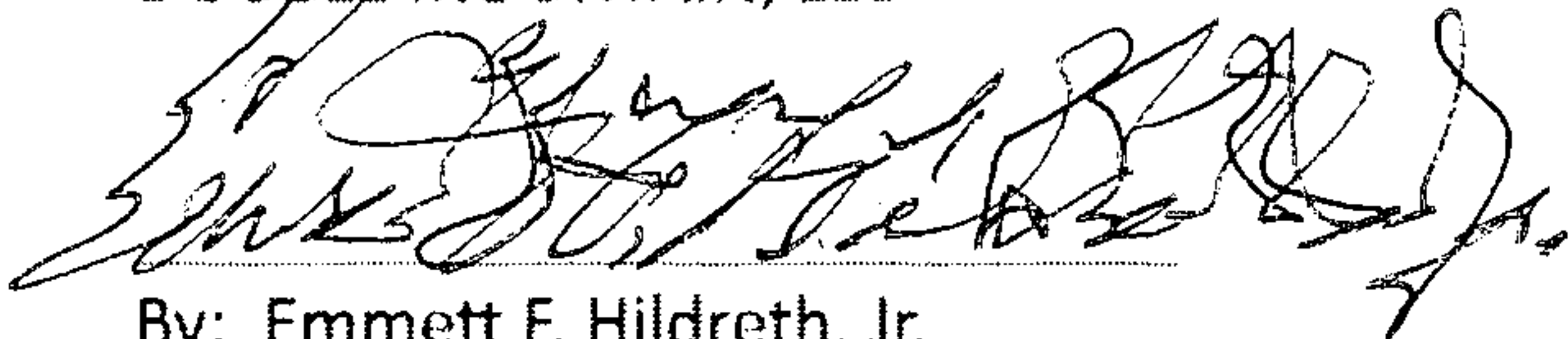
Commence at a 2-inch pipe in place being the Northwest corner of Section 11, Township 20 South, Range 2 West, Shelby County, Alabama; thence proceed South 88 degrees 34 minutes 09 seconds East along the North boundary of said Section 11 for a distance of 1149.07 feet to a point on the Northerly boundary of a CSX Transportation 200-foot right of way; thence proceed North 47 degrees 58 minutes 13 seconds East along the Northerly boundary of said railroad right of way for a distance of 230.30 feet to a point on the Easterly right of way of Grey Oaks Parkway, said point being the point of beginning; from this beginning point, proceed North 42 degrees 01 minutes 33 seconds West along the Easterly right of way of Grey Oaks Parkway for a distance of 174.08 feet (set ½-inch rebar) to the P.C. of a concave curve left having a delta angle of 45 degrees 30 minutes 15 seconds and a radius of 195.0 feet; thence proceed Northerly along the curvature of said curve and along the Easterly right of way of Grey Oaks Parkway for a chord bearing and distance of North 64 degrees 46 minutes 42 seconds West, 150.83 feet (set ½-inch rebar) to the P.T. of said curve; thence proceed North 87 degrees 31 minutes 51 seconds West along the Easterly right of way of said road for a distance of 200.19 feet (set ½-inch rebar) to the P.C. of a concave curve right having a delta angle of 52 degrees 52 minutes 31 seconds and a radius of 154.50 feet; thence proceed Northeasterly along the curvature of said curve and along the Easterly right of way of said road for a chord bearing and distance of North 61 degrees 05 minutes 35 seconds West, 137.57 feet (set 1/2-inch rebar) to the P.T. of said curve which is also the P.C. of a concave curve right having a delta angle of 104 degrees 35 minutes 16 seconds and a radius of 50.0 feet; thence proceed Northeasterly along the curvature of said curve and along the Easterly right of way of said Grey Oaks Parkway for a chord bearing and distance of North 17 degrees 38 minutes 18 seconds East, 79.12 feet (set ½-inch rebar) to a point on the Southerly right of way of Shelby County Highway No. 11; thence proceed North 70 degrees 04 minutes 30 seconds East along the Southerly right of way of said Shelby County Highway No. 11 for a distance of 1060.88 feet (set ½-inch rebar) to its point of intersection with the Westerly right of way of Shelby County Road No. 334 (Kendrick Road); thence proceed South 29 degrees 03 minutes 45 seconds East along the Westerly right of way of said Shelby County Road No. 334 for a distance of 107.65 feet (set ½-inch rebar); thence proceed South 33 degrees 51 minutes 13 seconds East along the Westerly right of way of said Shelby County Road No. 334 for a distance of 134.70 feet to a ½-inch rebar in place being located on the Northerly boundary of a CSX Transportation 200-foot right of way; thence proceed Southwesterly along a concave curve left having a delta angle of 03 degrees 55 minutes 57 seconds and a radius of 5779.58 feet and along the Northerly boundary of said railroad right of way for a chord bearing and distance of South 50 degrees 09 minutes 55 seconds West, 396.60 feet (set ½-inch rebar) to the P.T. of said curve; thence proceed South 47 degrees 58 minutes 13 seconds West along the Northerly boundary of said railroad right of way for a distance of 365.10 feet to the point of beginning.

The above described land is located in the Southwest ¼ of the Southwest ¼ and the Southeast ¼ of the Southwest ¼ of Section 2, Township 20 South, Range 2 West, Shelby County, Alabama.

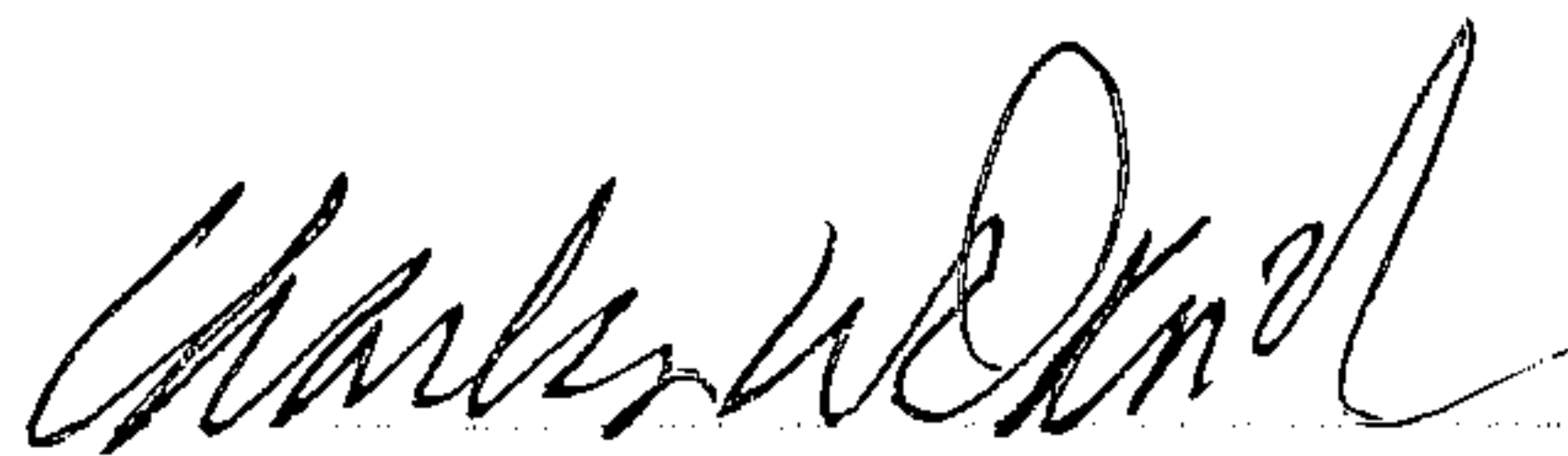
The above described property being subject to easements along Grey Oaks Parkway as shown by recorded subdivision plat on record in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 38, at Page 148.

According to survey of Christopher M. Ray, RLS #26017, dated March 8, 2012

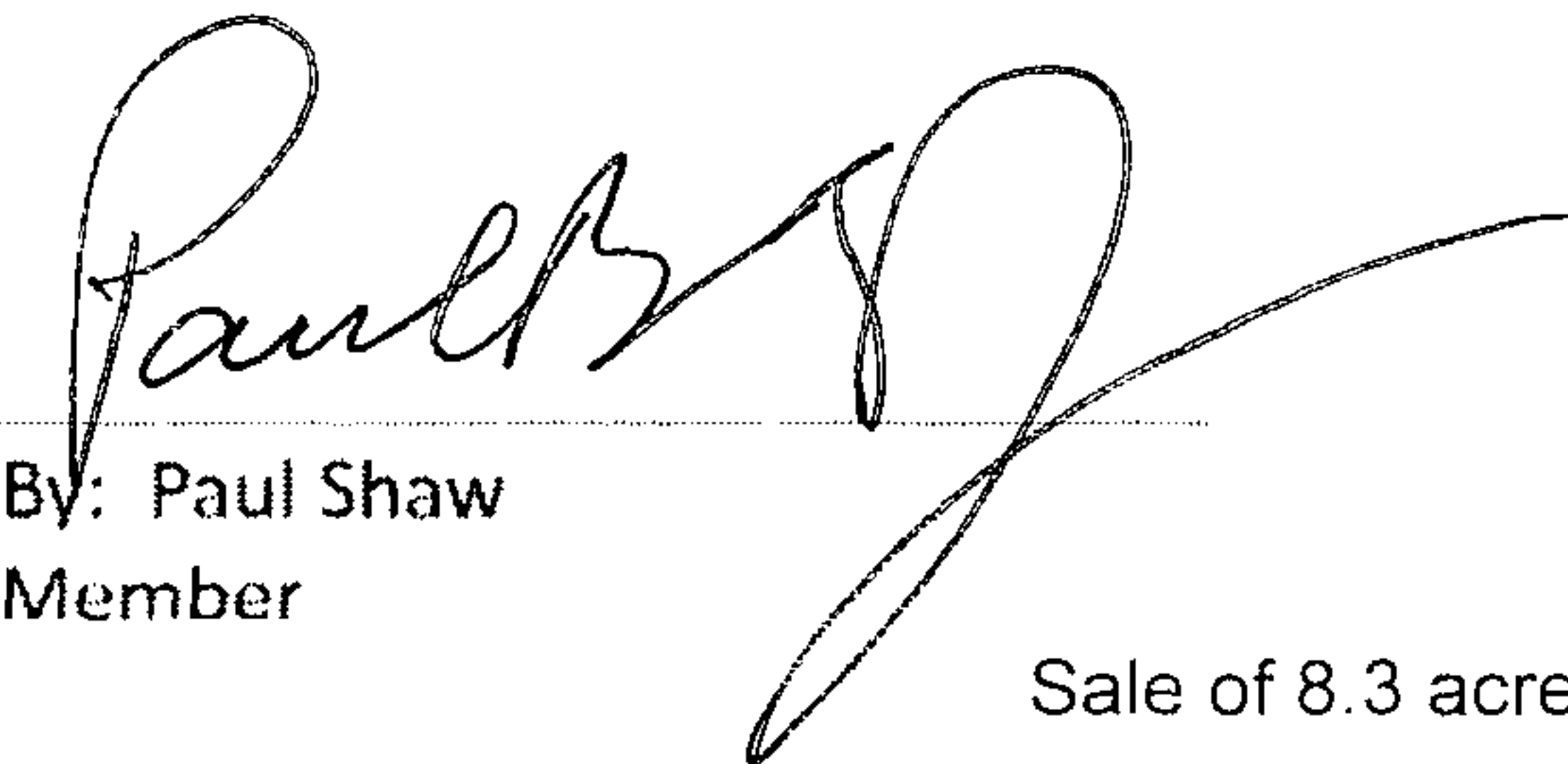
DOUBLE MOUNTAIN, LLC



By: Emmett F. Hildreth, Jr.  
Member



By: Charles W. Daniel  
Member



By: Paul Shaw  
Member

Sale of 8.3 acres in Pelham, AL



**EXHIBIT "B"**  
**EXCEPTIONS**

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1. Any reappraisal, assessed value adjustment, and/or escape taxes which may become due by virtue of any action of the Office of the Tax Assessor, the Office of the Tax Collector, and/or the Board of Equalization.
2. All leases, grants, exceptions or reservation of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions, or reservations of mineral interest that are not listed. Anything to the contrary notwithstanding this commitment and the final policy does not attempt to set out the manner in which any oil, gas, or mineral rights, or any interests or rights relating thereto are vested, including drilling, right of entry, or other rights, privileges and immunities relating thereto, together with any release of liability or damage to persons or property as a result of the exercise of such rights.
3. Transmission line permits to Alabama Power Company as recorded in Deed Book 127, Page 448; and Deed Book 127, Page 509, in Probate Office (as to Section 2, Township 20 South, Range 2W).
4. Right of way to AB&A Railroad Company as recorded in Deed Book 40, Page 106, in Probate Office (as to Section 2, Township 20 South, Range 2W).
5. Rights of way to Shelby County as recorded in Deed Book 180, Page 544; Deed Book 180, Page 532; Deed Book 180, Page 598; and Deed Book 181, Page 295, in Probate Office (as to Section 2, Township 20 South, Range 2W).
6. Right of way for roadway as recorded in Deed Book 40, Page 368, in Probate Office (as to Section 2, Township 20 South, Range 2W).
7. Rights of other parties in and to the use of Non-Exclusive Ingress-Egress Easement Agreement granted to Grey Oaks Properties, L.L.C., as recorded in Instrument #20050404000152870, in Probate Office (as to Section 2, Township 20 South, Range 2 West).
8. Terms, conditions, and restrictions set forth in Non-Exclusive Ingress-Egress Easement Agreement granted to Grey Oaks Properties, L.L.C., as recorded in Instrument #20050404000152870, in Probate Office (as to Section 2, Township 20 South, Range 2 West).
9. Any part of caption lands lying within the prescriptive right of way of Shelby County Road No. 334 as shown on survey of Christopher R. Ray, RLS #26017, dated March 8, 2012 (as to Section 2, Township 20 South, Range 2 West).
10. Private Sign Easements adjacent to Grey Oaks Parkway as set forth on Final Plat of Grey Oaks Sector 1, as recorded in Map Book 38, Page 148, in Probate Office, and as shown on survey of Christopher M. Ray, RLS #26017, dated March 8, 2012 (as to Section 2, Township 20 South, Range 2 West).
11. Bridge and utility easements adjacent to Grey Oaks Parkway as set forth on Final Plat of Grey Oaks Sector 1, as recorded in Map Book 38, Page 148, in Probate Office, and as shown on survey of Christopher M. Ray, RLS #26017, dated March 8, 2012 (as to Section 2, Township 20 South, Range 2 West).

Sale of 8.3 acres in Pelham, AL

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Real Estate Sales Validation Form

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

Grantor's Name	<u>Double Mountain, LLC</u>	Grantee's Name	<u>Donovan Builders, LLC</u>
Mailing Address	<u>P.O. Box 11673</u> <u>Santa Rosa Beach, FL 32459</u>	Mailing Address	<u>3590-B Highway 31 South</u> <u>Pelham, AL 35124</u>
Property Address	<u>0 Highway 11</u> <u>Pelham, AL 35124</u>	Date of Sale	<u>July 13, 2017</u>
		Total Purchase Price	<u>\$190,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u>xx</u>	Bill of Sale	<u></u>	Appraisal
<u></u>	Sales Contract	<u></u>	Other
<u></u>	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 of 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 July 13, 2017

Print Double Mountain, LLC

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Sale of 8.3 acres in Pelham, AL



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
07/21/2017 11:26:43 AM  
\$93.50 CHERRY  
20170721000261250

[Signature]

Form RT-1