

20230324000081860
03/24/2023 08:03:49 AM
DEEDS 1/15

THIS INSTRUMENT PREPARED BY:
Tom Ansley, Esquire
Dentons Sirote PC
2311 Highland Avenue South
Birmingham, AL 35205

SEND TAX NOTICE TO:
HGC Inverness, LLC
13873 Park Center Road
Suite 203N
Herndon, VA 20171

STATE OF ALABAMA)
) **STATUTORY WARRANTY DEED**
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned, **Inverness Holdings, L.L.C.**, an Alabama limited liability company (hereinafter referred to as "Grantor"), in hand paid by **HGC Inverness, LLC**, a Delaware limited liability company (hereinafter referred to as "Grantee"), the receipt of which is hereby acknowledged, the said Grantor does by these presents GRANT, BARGAIN, SELL, AND CONVEY unto the said Grantee the following described real estate situated in Shelby County, Alabama (the "Property") to wit:

See Exhibit A attached hereto and incorporated herein by reference.

TOGETHER WITH all improvements thereon and appurtenances thereto belonging or in anywise appertaining, and all right, title, and interest of Grantor in and to any and all roads, alleys, and ways bounding the Property.

This conveyance is subject to the matters listed on Exhibit B attached hereto and incorporated herein by reference.

The Grantor hereby covenants and agrees with Grantee and its successors and assigns that the Grantor and its successors and assigns will warrant and defend the above-described Property against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantor, but not further or otherwise.

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

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:
Inverness Holdings, L.L.C.	HGC Inverness, LLC
160 Inverness Plaza Birmingham, AL 35242	13873 Park Center Road, Suite 203N Herndon, VA 20171
Property Address:	1 Country Club Drive, Birmingham, AL 35242
Parcel ID:	101020003050.000, 102100001010.000, 101110001008.000, 101010001003.013, 101020002056.000, 101010001004.000, 101020001034.000, 101020001035.000
Date of Sale:	
Total Purchase Price:	\$5,158,000.00

First American Title Insurance
National Commercial Services
NCS - 1156276 -CO

The Purchase Price can be verified in:	☐ Closing Statement ☒ Sales Contract ☐ Appraisal ☐ Bill of Sale ☐ Property Tax Bill or Assessment ☐ Other - _____
--	---

-The remainder of this page intentionally left blank-

IN WITNESS WHEREOF, the said Grantor has hereto set Grantor's hand and seal effective on this the 15 day of March, 2023.

"Grantor"

Inverness Holdings, L.L.C.

By: 
Name: William A. Ochsenhirt III
Title: Manager

STATE OF ALABAMA)
COUNTY OF ~~SHELBY~~) JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **William A. Ochsenhirt III**, whose name as Manager of **Inverness Holdings, L.L.C.**, an Alabama limited liability company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such Manager and with fully authority, executed the same voluntarily for and as the acct of said limited liability company.

Given under my hand this 14th day of March, 2023.


Notary Public

My Commission Expires: MY COMMISSION EXPIRES MAY 10, 2026

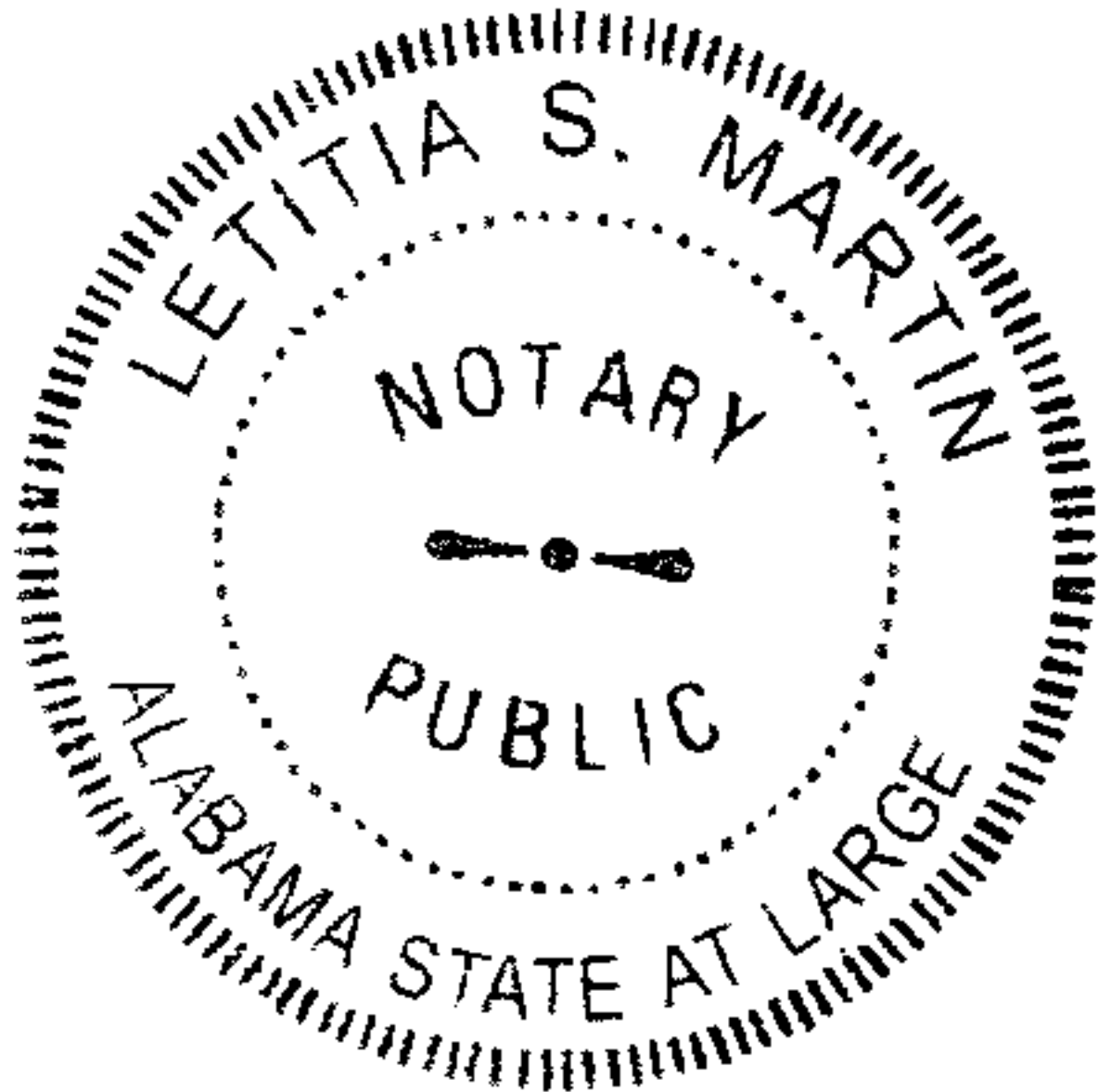


EXHIBIT A

Legal Description

Real property in the City of Birmingham, County of Shelby, State of Alabama, described as follows:

LEGAL DESCRIPTION OF PARCEL - 1 OF THE INVERNESS GOLF COURSE

Being situated in Sections 2, 10 & 11, Township 19 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows; Commence at the Southeast corner of the Southeast 1/4 of the Northeast 1/4 of Section 10, Township 19 South, Range 2 West, Shelby County, Alabama and run N00°46'50"W along the East line of same 346.35 feet to the Point of Beginning of herein described parcel, said Point of Beginning being on the North line of Woodford, 1st. Addition, as recorded in Map Book 10, Page 38 in the Probate Office of Shelby County, Alabama; thence run S89°18'50"W along the Northerly lines of said Woodford, 1st. Addition and Woodford, Amended map recorded in Map Book 9, Pages 51 A, B, C & D in the Probate Office of Shelby County, Alabama a distance of 161.86 feet; thence continue along the boundary of said Woodford subdivision the following courses; N69°19'38"W 520.12 feet; thence N11°29'34"E 229.96 feet; thence N64°24'48"W 75.23 feet; thence N05°46'38"W 116.33 feet; thence N62°47'14"E 53.77 feet; thence N86°25'47"E 114.91 feet; thence S78°24'52"E 107.33 feet; thence N87°42'10"S 160.94 feet to a point on the Southwesterly Right of Way of Woodford Drive; thence run S33°14'24"E along said Right of Way 83.69 feet; thence run S56°44'16"E along said Right of Way 140.35 feet to the Northwest corner of Lot 42, Block 2 of Kirkwall Subdivision, as recorded in Map Book 6, Page 152 in the Probate Office of Shelby County, Alabama; thence the following courses along the boundary of said Kirkwall Subdivision; thence S13°58'15"W 185.50 feet; thence S81°00'28"E 640.40 feet; thence N06°46'11"E 292.99 feet; thence N23°27'46"E 600.91 feet; thence N42°08'06"W 131.65 feet; thence N00°01'40"E 176.91 feet; thence N43°29'08"E 551.62 feet; thence N87°25'43"S 110.22 feet; thence N42°29'51"E 162.79 feet; thence N09°08'00"E 628.08 feet; thence N19°09'23"E 819.74 feet to the Northeast corner of Lot 1, Block 2 of said Kirkwall Subdivision; thence continue N18°24'45"E 64.95 feet to a point on the Southerly Right of Way of Inverness Parkway, said point being a point on a curve to the left, having a radius of 805.00 feet and a central angle of 4°28'44"; thence run S73°49'37"E along the chord of said curve a distance of 62.91 feet to the Point of Compound Curve to the left, having a radius of 1805.00 feet and a central angle of 2°35'14"; thence run S77°21'36"E along the chord of said Curve 81.50 feet; thence run S12°00'48"W along the Westerly boundary of the Inverness Racquet Club and the Westerly line of the First Addition to Selkirk subdivision, as recorded in Map Book 7, Page 149 in the Probate Office of Shelby County, Alabama 889.24 feet; thence the following courses along the Westerly boundary of said First Addition to Selkirk, S07°42'08"W 701.84 feet; thence S49°40'36"W 255.50 feet; thence S31°42'33"W 399.74 feet to an angle point of Lot 15 of said Woodford, 1st. Addition; thence the following courses along the Easterly and Southerly boundaries of said subdivision, S61°05'08"W 102.94 feet; thence S21°19'58"W 671.03 feet; thence S06°23'37"E 428.03 feet; thence S40°41'49"W 131.46 feet; thence S89°17'25"W 161.91 feet; thence N07°24'17"W 153.18 feet; thence S89°18'50"W 719.70 feet to the Point of Beginning. Contains 32.4131 acres.

LEGAL DESCRIPTION OF PARCEL - 2 OF THE INVERNESS GOLF COURSE

Being situated in Sections 2 & 11, Township 19 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows: Commence at the Southwest corner of Section 2, Township 19 South, Range 2 West, Shelby County, Alabama and run S87°38'51"E 602.86 feet to a point on the Easterly line of Woodford subdivision, Block 8, Amended map recorded

in Map Book 9, Pages 51 A, B, C & D in the Probate Office of Shelby County, Alabama; thence the following coursed along said boundary of Woodford Subdivision, N19°06'14"E 181.60 feet; thence N22°39'10"E 924.29 feet; thence N59°40'04"E 376.84 feet; thence N45°59'55"E 36.29 feet to the Northeast corner of Lot 33, of said Woodford, Block 6; thence run N62°28'06"E 20.12 feet to a point on the Southwesterly Right of Way of Inverness Parkway as recorded in Map Book 12, Page 83 in the Probate Office of Shelby County, Alabama, said point being on a curve to the left, having radius of 805.00 feet and a central angle of 16°32'40"; thence run S35°44'14"E along the chord of said curve 231.64 feet; thence run S45°55'26"W 65.16 feet to the Northwest corner of Lot 2, Block 1 of Kirkwall Subdivision, as recorded in Map Book 6, Page 152 in the Probate Office of Shelby County, Alabama; thence the following courses along the Westerly boundary of said subdivision, S48°49'46"W 379.71 feet; thence S22°36'46"W 574.01 feet; thence S25°36'45"W 720.21 feet; thence S05°24'23"E 135.07 feet; thence S07°42'25"W 517.16 feet; thence S25°12'37"W 310.70 feet; thence S63°09'44"W 31.21 feet to the Southwesterly corner of Lot 32, Block 1 of said Kirkwall Subdivision, said corner being on the Northerly Right of Way of Kirkwall Lane and Woodford Drive; thence run N70°18'33"W along said Northerly Right of Way of Woodford Drive 129.90 feet to the Southeast corner of Lot 1, Block 8 of Woodford Subdivision; thence the following courses along the Easterly line of said subdivision, N15°52'18"E 802.80 feet; thence N12°04'14"E 629.09 feet; thence N19°06'14"E 419.51 feet to the Point of Beginning. Contains 18.1032 acres.

LEGAL DESCRIPTION OF PARCEL - 1A / INVERNESS RACQUET CLUB

Being situated in Section 2, Township 19 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows:
Commence at the Southeast corner of the Southeast 1/4 of the Southwest 1/4 of Section 2, Township 19 South, Range 2 West, Shelby County, Alabama and run N84°58'59"W along the South line of said 1/4 - 1/4 section 16.04 feet; thence run N02°36'46"E 192.11 feet to the Northeast corner of Lot 1-A of a resurvey of Lots 1 & 2 of Selkirk Subdivision, as recorded in Map Book 7, Page 131 in the Probate Office of Shelby County, Alabama; thence run N40°17'12"W along the Northeast line of said lot 141.34 feet to the Northwest corner of same; thence run S34°49'55"W along the Northwest line of said lots 205.42 feet to the Point of Beginning of herein described parcel; thence run S36°35'37"W along said Northwest line of Lot 2-A of said resurvey and Lot 3, Block 2 of Selkirk Subdivision as recorded in Map Book 6, Page 163 in the Probate Office of Shelby County, Alabama, 30.04 feet to the Northeast corner of Lot 13, Block 2 of said Selkirk Subdivision; thence the following courses along the Northeast line of Block 2 of said subdivision, N54°30'06"W 252.06 feet; thence N06°24'53"W 40.05 feet; thence N54°29'28"W 360.46 feet to the Northwest corner of Lot 17, Block 2 of said subdivision; thence run N12°00'48"E along the Easterly line of Parcel - 1 of Inverness Golf Course 414.86 feet to a point on the Southerly Right of Way of Inverness Parkway, said point being on a curve to the left, having a radius of 1805.00 feet and a central angle of 12°02'10"; thence run S84°40'18"E along the chord of said curve 376.48 feet to the Point of Tangent; thence run N89°25'30"E along said tangent of Right of Way 312.62 feet to the Point of Curve of a curve to the right, having a radius of 695.00 feet and a central angle of 1°17'28"; thence run S88°56'59"E along the chord of said curve 39.92 feet to a point on curve, being the Northwest corner of Inverness Parcel 12, as recorded in Map Book 23, Page 150 in the Probate Office of Shelby County, Alabama; thence run S02°38'51"W along the Westerly

line of said Parcel 12, 345.29 feet to the Southwesterly corner of same and the Northwesterly corner of Inverness Parcel 11-B; thence run S34°49'55"W along the Northwesterly line of said Parcel 11-B and Lots 1-A & 2-A of said resurvey of Lots 1 & 2 of Selkirk Subdivision, 487.19 feet to the Point of Beginning. Contains 10.1500 acres.

LEGAL DESCRIPTION OF PARCEL - 3 OF THE INVERNESS GOLF COURSE

Part of Section 2, Township 19 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows; Commence at the Southwest corner of the Northeast 1/4 of Section 2, Township 19 South, Range 2 West, Shelby County, Alabama and run N00°48'00"W along the West line of said quarter section 70.95 feet to the Point of Beginning of herein described parcel; thence run N47°00'30"E 354.11 feet to the N.W. corner of Cambrian Wood Condominiums as recorded in Map Book 6, Page 62 in the Probate Office of Shelby County, Alabama thence run S12°55'02"E 685.57 feet to the Southwest corner of said survey; thence run N83°27'29"E 578.31 feet; thence run S81°55'41"E 5.84 feet to the Southeast corner of said survey; thence run S18°16'32"E 6.71 feet to a point on the edge of water of an existing lake; thence the following courses along the normal pool edge of water of said lake, S25°33'07"W 16.74 feet; thence S58°47'33"W 20.44 feet; thence S50°24'50"W 15.91 feet; thence S24°07'12"W 36.46 feet; thence S28°25'40"W 22.58 feet; thence S29°11'18"W 24.93 feet; thence S10°53'50"E 20.51 feet; thence S37°28'33"E 12.39 feet; thence S88°32'17"E 10.87 feet; thence N80°55'01"E 10.83 feet; thence S87°55'42"E 18.00 feet; thence S59°07'16"E 8.89 feet; thence S78°39'45"E 9.08 feet; thence N71°55'03"E 9.96 feet; thence S83°15'02"E 21.58 feet; thence S79°55'50"E 19.96 feet; thence N88°58'45"E 15.27 feet; thence N32°48'39"E 19.77 feet; thence N41°36'44"E 16.53 feet; thence N60°35'27"E 14.36 feet; thence N75°38'34"E 14.33 feet; thence N79°41'58"E 37.40 feet; thence N42°19'16"E 5.31 feet; thence N18°46'44"W 13.58 feet; thence N01°10'13"E 35.19 feet; thence N14°01'02"E 12.89 feet; thence N38°29'30"E 15.90 feet; thence N48°34'23"E 13.55 feet; thence N53°57'12"E 39.75 feet; thence N62°10'42"E 39.57 feet; thence N60°46'45"E 41.87 feet; thence N75°24'09"E 32.65 feet to an angle point on the Westerly line of Lot 5, Block 2 of Kerry Downs Subdivision, as recorded in Map Book 5, Pages 135 & 136 in the Probate Office of Shelby County, Alabama; thence the following courses along the Westerly line of said Kerry Downs Subdivision, S00°00'34"E 146.90 feet; thence S34°53'13"W 50.09 feet; thence S64°15'51"W 160.76 feet; thence S00°26'03"W 669.36 feet; thence S19°13'55"W 646.66 feet to the Southwesterly corner of Lot 9, Block 7 of said Kerry Downs Subdivision; thence run S33°45'18"E along the South line of said Lot 9, 24.57 feet to a point on the Northwesterly Right of Way of Kerry Downs Drive, said point being on a curve to the left, having a radius of 430.00 feet and a central angle of 13°33'22"; thence run S49°28'01"W along the chord of said curve 101.50 feet to the Point of Tangent; thence run S42°41'20"W along tangent of said Right of Way 128.39 feet to an intersection of said Right of Way with the Northerly Right of Way of Inverness Parkway, said intersection point being on a curve to the left having a radius of 755.00 feet and a central angle of 14°37'38"; thence run N57°18'41"W along the chord of said curve 192.22 feet to a point on said curve, being the Southeasterly corner of Lot 40 of Cobblestone Square Subdivision, as recorded in Map Book 16, Page 153 in the Probate Office of Shelby County, Alabama; Thence the following courses along the Easterly line of said subdivision, N33°52'33"E 362.92 feet; thence N56°06'01"W 91.21 feet; thence N00°04'03"E 231.24 feet to an angle point on Lot 26 of said Subdivision; thence run N75°25'41"W along the Northerly line of said Cobblestone Square 641.38 feet to the Northwesterly corner of Lot 18; thence run along the Northwesterly line of said subdivision the following courses,

S22°28'43"W 303.26 feet; thence S36°19'03"W 472.35 feet to the Southwesterly corner of Lot 5, being a point on a curve to the right, on the Northerly Right of Way of Inverness Parkway, said curve having a radius of 1745.00 feet and a central angle of 6°33'19"; thence run N79°20'38"W along the chord of said curve 199.54 feet to the Point of Compound Curve of a curve to the right, said curve having a radius of 745.00 feet and a central angle of 5°51'09"; thence run N73°08'24"W along the chord of said curve 76.06 feet to a point on curve and an angle point of said Right of Way; thence run N19°47'10"E 20.00 feet to the Southeasterly corner of Stoneridge, Phase I, as recorded in Map Book 6, Page 153 in the Probate Office of Shelby County, Alabama; thence run N38°42'48"E along the Southeasterly line of said subdivision 528.62 feet; thence run N24°47'46"E continuing along said Southeasterly line of Stoneridge, Phase I and the Town of Adam Brown, Phase 2, as recorded in Map Book 9, Page 89 in the Probate Office of Shelby County, Alabama, 728.10 feet to the Northeast corner of same; thence run N61°19'31"W along the North line of said Town of Adam Brown, Phase 2, 200.00 feet to the Northwest corner of same; thence run S44°19'08"W along the Northwesterly line of the Town of Adam Brown, as recorded in Map Book 6, Page 25 in the Probate Office of Shelby County, Alabama 385.92 feet; thence run S36°21'07"W continuing along the Northwesterly line of said Town of Adam Brown and Stoneridge, Phase I, 842.71 feet to a point on the Northerly Right of Way of Inverness Parkway, then run S49°50'13"W along an offset in said Right of Way 20.00 feet to a Point on a curve on said Right of Way, having a radius of 745.00 feet and a central angle of 23°35'22"; thence run N28°22'06"W along the chord of said curve 304.57 feet to a point on said curve, being the Southeastly corner of Lot 16, of Country Club Village, as recorded in Map Book 16, Page 47 in the Probate Office of Shelby County, Alabama; thence the following courses along the Southeasterly line of said subdivision, S79°40'30"E 102.86 feet; thence N34°30'47"E 182.24 feet; thence N23°43'21"E 142.87 feet; thence N21°12'44"E 226.80 feet; thence N27°35'25"E 185.01 feet; thence N52°51'52"E 159.12 feet; thence N66°36'50"E 84.54 feet; thence N47°13'26"E 200.67 feet; thence N26°04'07"E 78.23 feet to a point on the Southerly Right of Way of Country Club Road, said point being on a curve to the right, having a radius of 357.48 feet and a central angle of 4°42'53"; thence run S61°59'16"E along the chord of said curve 29.41 feet to the Point of Tangent; thence run S59°37'49"E 47.73 feet along said Right of Way to the Point of Curve of a curve to the left, said curve having a radius of 212.90 feet and a central angle of 24°07'58"; thence run S71°41'48"E along the chord of said curve 89.01 feet to a point on curve; thence run N10°26'52"E across the Right of Way of Country Club Road 60.22 feet to a point on the Northerly Right of Way of said road; thence run N47°00'34"E along the Southeasterly line of the 10th Fairway 333.63 feet to the Point of Beginning. Contains 47.9886 acres.

LEGAL DESCRIPTION OF PARCEL - 4 OF THE INVERNESS GOLF COURSE

Part of Section 2, Township 19 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows: Commence at the Southwest corner of the Northeast 1/4 of Section 2, Township 19 South, Range 2 West, Shelby County, Alabama and run N60°54'12"W along the West line of same 70.83 feet to the Point of Beginning of herein described parcel, said point being on the Northwest line of Parcel - 3 of the Inverness Golf Course; thence S47°00'34"W, 333.46 feet along said common line with Parcel - 3 to a point on the Northerly Right of Way of Country Club Road, said point being a point on curve of a curve to the right, having a radius of 352.90 feet and a central angle of 25°46'36";

thence N73°31'07"W along the chord of said curve 68.21 feet to the Point of Tangent; thence continue along said Right of Way N59°37'49"W 47.73 feet to the Point of Curve of a curve to the left, having a radius of 417.48 feet and a central angle of 3°59'33"; thence N61°37'36"W along the chord of said curve 29.08 feet to a point on curve; thence N34°33'55"E along the Southeastery line of Parcel - 4A and Parcel 27-A 1021.79 feet; thence N74°20'32"E continuing along the Southeastery line of Parcel 27-A 641.43 feet to a point on the mean edge of water of Lake Heather; thence N65°41'36"E running across Lake Heather, 431.04 feet to the Southwesterly corner of Lot 13, of Heather Point Subdivision, as recorded in Map Book 10, Page 39 in the Probate Office of Shelby County, Alabama; thence S47°16'07"E along the Southerly line of said Lot 13, 34.18 feet to an angle point; thence N85°43'15"E continuing along said Southerly line of Lots 13 and 14 a distance of 635.52 feet to a point on the Westerly Right of Way of Cameron Road and the Southeastery corner of said Lot 14, said point being a point on a curve to the right, having a radius of 417.46 feet and a central angle of 7°04'25"; thence run S03°39'46"E along the chord of said curve 51.51 feet to a Point of Compound Curve of a curve to the right, having a radius of 649.15 feet and a central angle of 10°04'54"; thence run S04°54'53"W along the chord of said curve 117.59 feet to the Point of Tangent; thence continue along said Right of Way S09°57'20"W, 78.05 feet to the Point of Curve of a curve to the right, having a radius of 562.02 feet and a central angle of 2°40'34"; thence run S11°17'32"W along the chord of said curve 25.29 feet to a point on curve being the Northeastery corner of Lot 1, of The First Addition to Kerry Downs, as recorded in Map Book 7, Page 73 in the Probate Office of Shelby County, Alabama; thence S56°39'26"W along the Northerly line of said Lot 1, 24.08 feet to an angle point; thence N85°31'10"W along the Northerly line of said subdivision 686.14 feet to an angle point of Lot 10 of said subdivision; thence S42°43'21"W along the Northwestery line of said subdivision 291.14 feet to an angle point of Lot 12 and the intersection with the mean edge of water of Lake Heather; thence the following courses along said mean edge of water of Lake Heather, N85°38'05"W, 31.46 feet; thence S87°20'43"W, 95.49 feet; thence S55°07'40"W, 20.59 feet; thence S45°46'53"W, 28.99 feet; thence S75°29'40"W, 49.87 feet; thence S63°39'34"W, 32.30 feet; thence N77°56'27"W, 57.57 feet; thence N83°23'42"W, 21.72 feet; thence N70°21'40"W, 32.84 feet; thence S76°41'37"W, 12.92 feet; thence S28°11'50"W, 14.09 feet; thence S30°09'10"E, 15.04 feet; thence S48°54'39"E, 21.73 feet; thence S80°03'49"E, 21.95 feet; thence S76°41'51"E, 34.39 feet; thence S74°16'46"E, 27.68 feet; thence S56°24'59"E, 14.30 feet; thence S61°35'08"E, 41.24 feet; thence S11°24'09"E, 24.19 feet; thence S07°36'28"W, 29.93 feet; thence S04°17'10"W, 13.72 feet to the Northeastery corner of Cambrian Wood Condominiums as recorded in Map Book 6, Page 62 in the Probate Office of Shelby County, Alabama; thence S74°51'28"W along the Northwestery line of said condominiums 417.42 feet to an angle point; thence S47°00'34"W along said Northwestery line of condominiums and Parcel - 3, 468.12 feet to the Point of Beginning. Contains 15.3023 acres.

LEGAL DESCRIPTION OF PARCEL - 4A OF THE INVERNESS GOLF COURSE,
(THE INVERNESS SWIM CLUB)

Part of Section 2, Township 19 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows: Commence at the Southwest corner of the Northeast 1/4 of Section 2, Township 19 South, Range 2 West, Shelby County, Alabama and run N00°54'12"W along the West line of same 70.83 feet to a point on the Southeastery line of Parcel - 4 as shown hereon; thence S47°00'34"W, 333.46 feet to a point on the Northerly Right of Way of Country

Club Road, said point being on a curve the right, having a radius of 152.90 feet and a central angle of 25°46'36"; thence run N72°31'07"W along the chord of said curve 68.71 feet to the Point of Tangent; thence continue N59°37'49"W along said Right of Way 47.73 feet to the Point of curve of a curve to the left, having a radius of 417.48 feet and a central angle of 3°59'33"; thence run N61°37'36"W along the chord of said curve 29.08 feet to a point on said curve and the Point of Beginning of herein described parcel; thence continue along said curve and Right of Way, having a radius of 417.48 feet and a central angle of 29°25'10", N78°19'57"W along the chord of said curve 212.02 feet to the Point of Tangent; thence continue along said Right of Way S86°57'28"W, 55.78 feet to the Point of Curve of a curve to the right, having a radius of 762.87 feet and a central angle of 10°41'57"; thence continue along said Right of Way and the chord of said curve 87°41'34"W, 142.25 feet to a Point of Compound Curve of a curve to the right, having a radius of 202.79 feet and a central angle of 19°28'38"; thence continue along said Right of Way and the chord of said curve N72°35'15"W, 68.61 feet to the Point of Tangent; thence continue along said Right of Way N62°50'56"W, 31.59 feet to the Point of Curve of a curve to the right, having a radius of 25.00 feet and a central angle of 103°57'14"; thence continue along said Right of Way and the chord of said curve N10°52'20"W, 39.39 feet to a Point of Compound Curve, being on the Southeasterly Right of Inverness Parkway, said curve having a radius of 3339.44 feet and a central angle of 01°57'14"; thence run along said Right of Way and the chord of said curve N42°04'54"E, 113.88 feet to the Point of Tangent; thence continue along said Right of Way N43°03'31"E, 213.73 feet; thence leaving said Right of Way run N83°27'29"E, along the Southerly line of Inverness Parcel 27-A, 384.14 feet; thence S03°48'10"E along the Southwesterly line of said Parcel 27-A 239.77 feet to a point on the Northwesterly line of Parcel - 4; thence S34°33'55"W along said Northwesterly line of Parcel - 4, 199.73 feet to the Point of Beginning. Contains 3.9919 acres.

LEGAL DESCRIPTION OF PARCEL - 5 OF THE INVERNESS GOLF COURSE

Part of Section 2, Township 19 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows: Commence at the Southeast corner of the Northeast 1/4 of Section 2, Township 19 South, Range 2 West, Shelby County, Alabama and run N00°40'43"W along the East line of same 121.19 feet; thence S28°30'17"W, 209.34 feet; thence N63°31'45"W, 184.07 feet; thence N07°09'13"E, 450.37 feet; thence N47°05'27"W, 197.95 feet to a point on the mean edge of water of Lake Heather at the Northwesterly corner of Lot 14, Block 6, of Applecross Subdivision, as recorded in Map Book 5, Pages 42 A & B in the Probate Office of Shelby County, Alabama; thence run the following courses along said mean edge of water of Lake Heather, N15°44'33"E, 26.49 feet; thence N07°29'11"W, 33.27 feet to the Point of Beginning of herein described parcel; thence continuing along said mean edge of water of Lake Heather the following courses, N40°13'12"W, 58.90 feet; thence N53°31'39"W, 63.70 feet; thence N61°34'44"W, 32.93 feet; thence N43°33'05"W, 53.46 feet; thence S61°07'34"E, 57.29 feet to the Southeast corner of Lot 5, Block 1 of Kerry Downs Subdivision, as recorded in Map Book 5, Pages 135 & 136 in the Probate Office of Shelby County, Alabama; thence run N47°13'40"W along the Northeasterly line of Lots 4 and 5 of said subdivision 308.44 feet; thence run S56°38'50"W along the Northwesterly line of said Lot 4, 14.16 feet to a point on the Southeasterly Right of Way of Cameron Road; thence run N09°57'30"E along said Right of Way 46.22 feet to the Point of Curve of a curve to the left, having a radius of 729.15 feet and a central angle of 10°04'54"; thence continue along the chord of said curve and Right of Way N04°54'53"E, 120.13 feet to a Point of

Compound Curve of a curve to the left, having a radius of 477.46 feet and a central angle of $1^{\circ}45'48''$; thence continue along the chord of said curve and Right of Way $N01^{\circ}00'28''W$, 14.69 feet to the Southwesterly corner of Lot 1, of Heather Point Subdivision, as recorded in Map Book 10, Page 39 in the Probate Office of Shelby County, Alabama; thence run along the Southerly line of said Lot 1 the following courses, $S51^{\circ}42'54''E$, 29.56 feet; thence $N89^{\circ}54'50''E$, 70.00 feet; thence $S57^{\circ}06'32''E$, 144.77 feet to the Southeasterly corner of said lot, being on the mean edge of water of Lake Heather; thence the following courses along said mean edge of water of Lake Heather, $S12^{\circ}54'53''W$, 32.08 feet; thence $S61^{\circ}23'50''E$, 44.22 feet; thence $S47^{\circ}03'06''E$, 17.67 feet; thence $S10^{\circ}35'44''E$, 33.87 feet; thence $S12^{\circ}45'05''W$, 31.30 feet; thence $S11^{\circ}20'16''E$, 21.07 feet; thence $S02^{\circ}42'25''W$, 48.37 feet; thence $S09^{\circ}35'19''E$, 19.12 feet; thence $S32^{\circ}16'33''E$, 15.70 feet; thence $S47^{\circ}13'36''E$, 35.60 feet; thence $S48^{\circ}02'24''E$, 10.73 feet; thence $S52^{\circ}38'39''E$, 61.90 feet; $S84^{\circ}58'13''E$, 27.69 feet; thence $S08^{\circ}42'07''W$, 71.34 feet to the Point of Beginning. Contains 1.6006 acres.

LEGAL DESCRIPTION OF PARCEL - 6 OF THE INVERNESS GOLF COURSE

Part of Sections 1 and 2, Township 19 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows; Commence at the S.E. corner of the Northeast 1/4 of Section 2, Township 19 South, Range 2 West, Shelby County, Alabama and run $N30^{\circ}40'43''W$ along the East line of same 121.19 feet to a point on the Northwesternly Right of Way of Applecross Road and the Point of Beginning of herein described parcel; thence $S28^{\circ}30'17''W$ along said Right of Way 209.34 feet; thence $S16^{\circ}55'27''W$ continuing along said Right of Way 24.49 feet to the Northeast corner of Lot 4, Block- 6 of Applecross Subdivision as recorded in Map Book 6, Pages 42 A & B in the Probate Office of Shelby County, Alabama; thence $N75^{\circ}39'23''W$ along the Northeasterly line of said Block- 6, 220.97 feet to a point on a curve to the left on the Southeasterly Right of Way of Charing Wood Lane, said curve having a radius of 348.51 feet and a central angle of $23^{\circ}49'04''$; thence $N19^{\circ}03'45''E$ along the chord of said curve, 143.84 feet to the Point of Tangent; thence $N07^{\circ}09'13''E$ continuing along said Right of Way 182.03 feet to the Point of Curve of a curve to the right, having a radius of 25.00 feet and a central angle of $42^{\circ}50'00''$; thence $N28^{\circ}34'13''E$ along the chord of said curve 18.26 feet to a Point of Reverse Curve of a curve to the left, having a radius of 50.00 feet and a central angle of $95^{\circ}05'12''$; thence $N02^{\circ}26'37''E$ along the chord of said curve 73.78 feet to the Southeasterly corner of Lot 14, Block- 2 of said Applecross Subdivision; thence $N06^{\circ}58'11''E$ along the Southeasterly line of said lot 189.51 feet to the Northeasterly corner of same; thence $N47^{\circ}05'27''W$ along the Northeasterly line of said Lot 14, 173.20 feet to the mean edge of water of Lake Heather; thence the following courses along said mean edge of water, $N15^{\circ}44'33''E$, 25.84 feet; thence $N07^{\circ}29'11''W$, 33.27 feet; thence $N08^{\circ}42'07''E$, 71.34 feet; thence $N56^{\circ}43'57''E$, 10.61 feet; thence $N15^{\circ}03'11''E$, 22.71 feet; thence $N11^{\circ}55'22''E$, 40.29 feet; thence $N03^{\circ}27'24''E$, 37.30 feet; thence $N20^{\circ}18'13''E$, 29.59 feet; thence $N35^{\circ}02'47''E$, 30.16 feet to the Southwesterly corner of Lot 20, Block 7 of said Applecross Subdivision; thence $S56^{\circ}53'13''E$ along the Southwesterly line of said Lot 20, 439.12 feet to a point on said Northwesternly Right of Way of Applecross Road; thence the following courses along said Right of Way, $S12^{\circ}16'47''W$, 222.77 feet, thence $S06^{\circ}11'47''W$, 310.00 feet; thence $S28^{\circ}30'17''W$, 60.09 feet to the Point of Beginning. Contains 5.8469 acres.

LEGAL DESCRIPTION OF PARCEL - 7 OF THE INVERNESS GOLF COURSE

Part of Section 1, Township 19 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows; Commence at the Southwest corner of the Northwest 1/4 of Section 1, Township 19 South, Range 2 West, Shelby County, Alabama and run S87°58'27"E along the South line of same 596.73 feet to a point on the Southeasterly line of Lot 12, Block 5, of Applecross Subdivision as recorded in Map Book 6, Pages 42 A & B in the Probate Office of Shelby County, Alabama, being the Point of Beginning of herein described parcel; thence run N14°59'02"E along said Southeasterly line of Block 5 of Applecross Subdivision 363.55 feet to the Northeasterly corner of Lot 14; thence N75°38'08"W along the Northerly line of said Block 5, 127.98 feet; thence S78°10'42"W continuing along said Northerly line of Block 5, 468.67 feet to a point on the Easterly Right of Way of Applecross Road; thence N36°18'09"E along said Right of Way, 186.56 feet to a point on the Southerly line of Lot 1, Block 7 of said subdivision; thence N67°58'54"E along said Southerly line of Block 7, 531.90 feet to a point on the mean edge of water of Lake Heather; thence the following courses along said mean edge of water of Lake Heather, S34°42'39"E, 19.69 feet; thence S05°00'07"E, 33.81 feet; thence S85°25'10"E, 10.37 feet; thence N60°50'20"E, 17.62 feet; thence N66°52'11"E, 13.58 feet; thence N34°05'12"E, 17.17 feet; thence N47°30'52"E, 18.93 feet; thence N61°22'27"E, 10.94 feet; thence N78°51'27"E, 18.56 feet; thence N20°24'08"E, 17.04 feet; thence N67°52'29"E, 21.60 feet to a point on the Southwesterly line of the Inverness Landing Apartments / Phase II; thence S26°07'51"E along said line of Inverness Landing, 232.67 feet; thence S03°22'33"E continuing along the Southwesterly line of said Inverness Landing, 72.63 feet; thence S07°40'51"W along the Westerly line of Inverness Landing Apartments / Phase II and Inverness Green Subdivision, as recorded in Map Book 21, Page 6 in the Probate Office of Shelby County, Alabama 881.61 feet to an angle point of Lot 24 of said subdivision; thence S28°45'41"W continuing along the Northwesterly line of Inverness Green 701.11 feet; thence S34°15'49"W continuing along the Northwesterly line of said subdivision 382.55 feet to a point on the Northerly Right of Way of Applecross Road; thence N62°56'17"W along said Right of Way 23.90 feet to the Point of Curve of a curve to the right, having a radius of 370.00 feet and a central angle of 26°25'00"; thence N49°43'47"W along the chord of said curve 169.08 feet to the Point of Tangent; thence continue along said Right of Way N36°31'27"W, 61.44 feet to the Southeasterly corner of Lot 1, Block 5 of said Applecross Subdivision; thence N34°16'49"E along the Southeasterly line of said Block 5, 337.08 feet to an angle point of Lot 2; thence N28°45'08"E along said Southeasterly line of subdivision 629.73 feet to an angle point of Lot 9; thence N14°59'02"E along said Southeasterly line of Block 5, 413.75 feet to the Point of Beginning. Contains 13.7642 acres.

LEGAL DESCRIPTION OF PARCEL - 8 OF THE INVERNESS GOLF COURSE

Part of Sections 1 and 2, Township 19 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows; Commence at the Southeast corner of Section 2, Township 19 South, Range 2 West, Shelby County, Alabama and run N00°40'30"W along the East line of same 716.29 feet to a point on the Northwesterly Right of Way of Valley Dale Road (Shelby County Highway No. 17), said point being the Point of Beginning of herein described parcel; thence run S36°55'20"W along said Right of Way 351.24 feet to the Point of Curve of a curve to the right, having a radius of 914.53 feet and a central angle of 37°01'30"; thence S65°26'05"W along the chord of said curve 580.75 feet

to Point of Tangent; thence continue along said Right of Way S73°56'50"W, 11.08 feet to the Point of Curve of a curve to the left, having a radius of 1472.49 feet and a central angle of 11°03'40"; thence S68°25'00"W along the chord of said curve 283.81 feet to a point of intersection with the Northeasterly Right of Way of Inverness Parkway, said point being on a curve to the left, having a radius of 555.00 feet and a central angle of 54°50'29"; thence N59°28'33"W along the chord of said curve 511.18 feet to the Point of Tangent; thence run N86°53'48"W, 85.00 feet along said Right of Way to the Point of Curve of a curve to the right, having a radius of 645.00 feet and a central angle of 51°32'00"; thence N61°07'48"W along the chord of said curve 560.77 feet to the Point of Tangent; thence continue along said Right of Way N35°21'48"W, 120.00 feet to the Point of Curve of a curve to the left, having a radius of 755.00 feet and a central angle of 10°04'48"; thence N40°24'11"W along the chord of said curve 132.65 feet to an intersection with the Southeasterly Right of Way of Kerry Downs Road; thence N42°41'20"E along said Right of Way 124.96 feet to the Point of Curve of a curve to the right, having a radius of 370.00 feet and a central angle of 22°53'21"; thence N54°08'00"E along the chord of said curve 146.83 feet to a point on curve being the Southwesterly corner of Lot 25, Block 10 of Kerry Downs Subdivision, as recorded in Map Book 5, Pages 135 & 136 in the Probate Office of Shelby County, Alabama; thence S37°06'49"E along the Southwesterly line of said Block 10, 412.34 feet to an angle point; thence continue along said Southwesterly line of Block 10 S72°24'40"E, 797.23 feet to an angle point; thence N40°00'50"E along the Southeasterly line of said Block 10, 480.07 feet to an angle point; thence N40°00'40"E continuing along the Southeasterly line of Block 10, 203.46 feet to a point on the mean edge of water of an existing lake, also being the Southwesterly line of Parcel- 9 of this survey; thence the following courses along mean edge of water of said lake, S05°52'27"E, 83.50 feet; thence S29°37'01"W, 80.61 feet; thence S49°08'45"E, 30.40 feet; thence S81°16'43"E, 62.09 feet; thence N69°58'08"E, 25.25 feet; thence N26°38'27"E, 61.80 feet; thence N07°35'03"E, 59.34 feet; thence N13°50'01"W, 87.75 feet; thence N09°23'49"W, 82.05 feet; thence N30°30'13"E, 65.01 feet; thence N37°58'45"W, 51.59 feet to a point on the Southeasterly line of Lot 3, Block 1 of Applecross Subdivision, as recorded in Map Book 6, Pages 42 A&B in the Probate Office of Shelby County, Alabama; thence the following courses along the Southeasterly line of said Block 1, N52°59'21"E, 34.75 feet; thence N51°22'50"E, 38.67 feet; thence S49°47'19"E, 48.77 feet; thence N40°12'41"E, 103.77 feet; thence N39°56'13"E, 121.06 feet; thence N34°27'53"E, 21.53 feet to a point the Southwesterly Right of Way of Applecross Road, said point being on a curve to the left, having a radius of 430.00 feet and a central angle of 13°53'24"; thence run S55°59'35"E along the chord of said curve 103.99 feet to the Point of Tangent; thence continue along said Right of Way S62°56'17"E, 184.68 feet to a point of intersection with the Northwesterly Right of Way of said Valley Dale Road (Shelby County Highway No. 17); thence S36°55'20"W, 450.49 feet to the Point of Beginning. Contains 17.1445 acres.

LEGAL DESCRIPTION OF PARCEL - 9 OF THE INVERNESS GOLF COURSE

Part of Section 2, Township 19 South, Range 2 West, Shelby, County, Alabama and being more particularly described as follows; Commence at the Southeast corner of Section 2, Township 19 South, Range 2 West, Shelby County, Alabama and run N00°48'30"W along the East line of same 736.29 feet to a point on the Northwesterly Right of Way of Valley Dale Road (Shelby County No. 17); thence run N16°55'20"E along said Right of Way 450.49 feet to an intersection with the Southwesterly Right of Way of Applecross Drive; thence run N62°56'17"W along said Right of Way 184.68 feet to the Point of Curve of a curve to the

right, having a radius of 430.00 feet and a central angle of $13^{\circ}53'24''$; thence run $N55^{\circ}59'36''W$ along the chord of said curve 103.99 feet to the Northeastly corner of Lot 1, Block 1 of Applecross Subdivision as recorded in Map Book 6, Pages 42 A & B in the Probate Office of Shelby County, Alabama; thence run the following courses along the Southeastly line of said Block 1; $S34^{\circ}27'53''W$, 21.53 feet; thence $S39^{\circ}56'13''W$, 121.06 feet; thence $S40^{\circ}12'41''W$, 103.77 feet; thence $N49^{\circ}47'19''W$, 48.77 feet; thence $S61^{\circ}22'50''W$, 38.67 feet; thence $S52^{\circ}59'41''W$, 34.75 feet to the Point of Beginning of herein described parcel, said Point of Beginning being a point on the Southeastly line of Lot-3, of said Block 1; thence the following courses along the edge of water of an existing lake; thence $S37^{\circ}58'45''E$, 51.59 feet; thence $S30^{\circ}30'13''W$, 65.01 feet; thence $S09^{\circ}23'49''E$, 82.05 feet; thence $S13^{\circ}50'01''E$, 87.75 feet; thence $S07^{\circ}35'03''W$, 59.34 feet; thence $S26^{\circ}38'27''W$, 63.80 feet; thence $S69^{\circ}58'08''W$, 25.25 feet; thence $N01^{\circ}16'43''W$, 62.09 feet; thence $N49^{\circ}08'45''W$, 30.40 feet; thence $N29^{\circ}37'01''E$, 80.61 feet; thence $N05^{\circ}52'27''W$, 83.50 feet to the Northeastly corner of Lot-12, Block 10 of Kerry Downs Subdivision as recorded in Map Book 5, Pages 135 & 136 in the Probate Office of Shelby County, Alabama; thence the following courses along the Easterly line of said subdivision, $N22^{\circ}04'10''W$, 73.84 feet; thence $N66^{\circ}09'24''W$, 66.86 feet; thence $N02^{\circ}39'47''W$, 39.85 feet; thence $N61^{\circ}09'18''W$, 84.57 feet; thence $N10^{\circ}33'03''W$, 32.32 feet to the Northerly corner of Lot- 1, of said Block 10, also being the Northeastly corner of a triangular access lot from Culloden Way to the existing lake and dam; thence $S14^{\circ}11'31''W$ along the Southeastly line of said access lot, 131.13 feet to a point on a curve to the left on the Northerly Right of Way of the cul-de-sac on Culloden Way, said curve having a radius of 50.00 feet and a central angle of $11^{\circ}23'54''$; thence $N01^{\circ}30'26''W$ along the chord of said curve, 9.93 feet to a point on said curve, also being the Southeastly corner of Lot 10, of said Block 10; thence run $N02^{\circ}47'37''E$ along the Southeastly line of said lot 172.06 feet to the Northerly corner of same, also being the Southeastly corner of lot- B, of Block 9 of said Kerry Downs Subdivision; thence continue along the Easterly line of Kerry Downs Subdivision the following courses; thence $N20^{\circ}46'12''W$, 181.90 feet; thence $N09^{\circ}35'44''E$, 256.90 feet; thence $N15^{\circ}14'00''W$, 51.82 feet; thence $N17^{\circ}23'37''W$, 34.23 feet; thence $N39^{\circ}08'23''W$, 85.62 feet; thence $N01^{\circ}09'23''W$, 52.38 feet; thence $N00^{\circ}55'36''W$, 77.79 feet; thence $N04^{\circ}56'19''W$, 70.00 feet; thence $N08^{\circ}22'47''W$, 98.54 feet; thence $N12^{\circ}13'18''W$, 113.57 feet; thence $N05^{\circ}26'55''W$, 87.05 feet; thence $N03^{\circ}03'40''W$, 106.62 feet; thence $N02^{\circ}35'03''W$, 59.47 feet; thence $N01^{\circ}29'27''E$, 71.08 feet; thence $N11^{\circ}56'33''E$, 90.70 feet; thence $N15^{\circ}14'53''W$, 76.34 feet; thence $N00^{\circ}52'51''W$, 60.00 feet; thence $N09^{\circ}07'09''E$, 63.29 feet; thence $N08^{\circ}28'17''E$, 98.33 feet to a point on the Easterly line of Lot-10, Block 1 of said Kerry Downs Subdivision; thence $S01^{\circ}31'43''E$, 3.50 feet to a point on the edge of water of Lake Heather; thence the following courses along said edge of water of Lake Heather, $S07^{\circ}12'44''E$, 35.94 feet; thence $S04^{\circ}47'22''E$, 39.75 feet; thence $S02^{\circ}33'30''W$, 19.29 feet; thence $S15^{\circ}28'47''W$, 26.09 feet; thence $S35^{\circ}20'31''W$, 25.41 feet; thence $S03^{\circ}38'26''E$, 30.06 feet; thence $S30^{\circ}43'25''E$, 17.52 feet; thence $S11^{\circ}44'58''W$, 36.13 feet; thence $S20^{\circ}26'07''W$, 46.05 feet; thence $N01^{\circ}05'54''E$, 10.50 feet; thence $N36^{\circ}00'21''E$, 27.39 feet; thence $N24^{\circ}14'35''E$, 35.74 feet; thence $N02^{\circ}59'00''E$, 45.66 feet; thence $N44^{\circ}06'37''E$, 15.61 feet; thence $N18^{\circ}01'50''E$, 29.24 feet; thence $S71^{\circ}58'10''E$, leaving said edge of water, 5.44 feet to a point on the Westerly line of Lot-9, Block 2, of said Applecross Subdivision; thence the following courses along the Westerly line of Applecross Subdivision, $S07^{\circ}15'39''E$, 197.67 feet; thence $S14^{\circ}57'02''W$, 158.18 feet; thence $S38^{\circ}11'26''W$, 76.72 feet; thence $S15^{\circ}21'34''E$, 310.68 feet; thence $S18^{\circ}36'30''W$, 129.78 feet; thence $S13^{\circ}25'31''E$, 200.65 feet; thence $S30^{\circ}20'34''E$, 111.15 feet; thence $S12^{\circ}53'04''W$, 136.35 feet; thence $S00^{\circ}05'51''E$, 154.69 feet; thence $S59^{\circ}49'01''E$, 142.06 feet; thence

S38°38'01"E, 68.95 feet; thence S74°10'51"E, 74.28 feet; thence N52°59'21"E, 11.76 feet to the Point of Beginning. Contains 4.4762 acres.

LEGAL DESCRIPTION ON PARCEL - 10, OF THE INVERNESS GOLF COURSE

Part of the East 1/2 of Section 2, Township 19 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows; Commence at the Northwest corner of the Southeast 1/4 of Section 2, Township 19 South, Range 2 West, Shelby County, Alabama and run N00°54'12"W along the West line of same 70.83 feet to a point on the Southwesterly line of Parcel - 4 of the Inverness Golf Course; thence run N47°00'34"E along said line of Parcel - 4 354.28 feet to the Northwesterly corner of Cambrian Wood Condominiums as recorded in Map Book 6, Page 62 in the Probate Office of Shelby County, Alabama; thence run S12°55'02"E along the Southwesterly line of same 685.57 feet to the Southwesterly corner of same; thence run N83°27'29"E along the Southerly line of said condominiums, 578.31 feet; thence continue along said Southerly line of condominiums S81°55'41"E, 5.84 feet to the Point of Beginning of herein described parcel; thence the following courses along the Easterly line of said condominiums, N09°15'33"E, 28.56 feet; thence N44°14'33"E, 88.58 feet; thence N46°20'03"E, 79.70 feet; thence N44°40'03"E, 60.80 feet; thence N31°35'33"E, 64.28 feet; thence N07°30'27"W, 67.90 feet; thence N35°36'27"W, 57.84 feet; thence N83°34'57"W, 43.10 feet; thence N87°14'57"W, 70.05 feet; thence N31°49'30"W, 113.04 feet; thence N21°55'33"W, leaving said Easterly line of condominiums and running across existing drainageway, 43.55 feet to a point on the Southwesterly line of Lot-15, of the First Addition to Kerry Downs, as recorded in Map Book 7, Page 73 in the Probate Office of Shelby County, Alabama; thence the following courses along the Southerly line of said subdivision, S70°44'42"E, 154.11 feet; thence S86°48'42"E, 241.48 feet to the Southeasterly corner of Lot-16 of said subdivision, also being a point on the Southwesterly line of Lot-1, Block 2 of Kerry Downs, as recorded in Map Book 5, Pages 135 & 136 in the Probate Office of Shelby County, Alabama; thence the following courses along the Southwesterly line of said subdivision, S08°14'42"E, 13.25 feet; thence S18°24'12"E, 85.68 feet; thence S14°47'58"E, 213.80 feet; thence S36°34'09"W, 114.67 feet; thence S19°35'06"W, 62.14 feet; thence N43°28'04"W, 71.20 feet to the most Northwesterly corner of Lot-5, of said Block 2; thence run S75°24'09"W, 32.65 feet to a point on the edge of water of an existing lake; thence the following courses along the edge of water of said lake, S60°46'45"W, 41.87 feet; thence S62°10'42"W, 39.57 feet; thence S53°57'12"W, 39.75 feet; thence S48°34'21"W, 13.55 feet; thence S38°29'30"W, 15.90 feet; thence S14°01'02"W, 12.09 feet; thence S01°10'13"W, 25.19 feet; thence S18°46'45"E, 13.58 feet; thence S42°19'16"W, 9.31 feet; thence S79°41'58"W, 37.40 feet; thence S75°58'34"W, 14.33 feet; thence S60°35'27"W, 14.36 feet; thence S41°36'44"W, 16.53 feet; thence S32°48'39"W, 19.77 feet; thence S88°58'45"W, 15.27 feet; thence N73°55'50"W, 19.96 feet; thence N83°15'02"W, 21.50 feet; thence S71°55'03"W, 9.96 feet; thence N78°39'45"W, 9.08 feet; thence N89°07'16"W, 8.89 feet; thence N87°55'42"W, 18.00 feet; thence S80°55'01"W, 10.89 feet; thence N88°32'17"W, 10.87 feet; thence N37°28'33"W, 11.39 feet; thence N10°53'50"W, 20.51 feet; thence N29°11'18"E, 24.93 feet; thence N28°25'40"E, 22.89 feet; thence N24°07'12"E, 36.46 feet; thence N58°24'50"E, 15.91 feet; thence N56°47'33"E, 20.44 feet; thence N25°33'07"E, 16.74 feet; thence N18°16'32"W, leaving said edge of water of lake, 6.70 feet to the Point of Beginning. Contains 3.6282 acres.

APN: 101020003050.000, 102100001010.000, 101110001008.000, 101010001003.013, 101020002056.000, 101010001004.000, 101020001034.000, 101020001035.000.

EXHIBIT B

Permitted Exceptions

1. Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Volume 48, Page 427; Volume 4, Page 442, Volume 99, Page 18; Volume 5, Page 355; Volume 65, Page 96 and Volume 64, Page 267.
3. Easements/rights of way in favor of Alabama Gas Corporation recorded in Instrument No. 20040203000055420.
4. Easements/rights of way in favor of the City of Hoover as recorded in Instrument No. 1993-07532 and Real Volume 314, Page 561.
5. Easements/rights of way in favor of Alabama Power Company recorded in Instrument No. 1993-07531; Deed Book 306, Page 10; Real Volume 84, Page 298, Instrument No. 1992-27268; Real Volume 127, Page 41; Real Volume 127, Page 54; Instrument Number 1994-34517; Deed Book 348, Page 751, Real Volume 14, Page 424 and Deed Book 310, Page 978.
6. Non-exclusive easement for sanitary sewers and easements for lift station more particularly described in Real Volume 365, Page 876.
7. Agreement with the City of Hoover more particularly described in Real Volume 328, Page 64.
8. Easement – Distribution Facilities in favor of Alabama Power Company recorded in Instrument No. 20050804000396600 and Instrument No. 20070517000231030.
9. Easement/right of way in favor of the City of Hoover more particularly described in Instrument No. 20170908000328480.
10. Terms and conditions of that certain Water Rights Agreement by and between Metropolitan Life Insurance Company and Inverness Holdings, LLC recorded in Instrument No. 20060104000006870.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/24/2023 08:03:49 AM
\$5222.00 BRITTANI
20230324000081860

Allen S. Bayl