

\$525,000.00 of the purchase price is paid for by a purchase money mortgage file simultaneously herewith

Prepared by:
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Maynard Nexsen, PC
1901 Sixth Avenue North, Suite 1700
Birmingham, Alabama 35203

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

WHEREAS, **RUSHMORE LEE BRANCH, LLC**, an Illinois limited liability company, (“Grantor”) owns certain property in Shelby County, Alabama;

WHEREAS, **MARC REINISCH**, hereby executes the following deed as **MANAGER** of **RUSHMORE LEE BRANCH, LLC** to convey the property described herein to **FARLEY COURT DEVELOPMENT, LLC**, an Alabama limited liability company (“Grantee”).

NOW, THEREFORE, in consideration of Ten and No/100 Dollars and other good and valuable consideration, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto Grantee, the following described real estate, situated in Shelby, County, Alabama to-wit:

See Exhibit “A” which is attached hereto and incorporated herein by reference.

SUBJECT TO:

1. Taxes for the year 2024 which are not yet due and payable.
2. Those matters appearing on Exhibit “B” which is attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and unto its successors and assigns forever.

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

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:
Rushmore Lee Branch, LLC	Farley Court Development, LLC
4707 N. Broadway, #306	2940 Cannock Drive
Chicago, IL 60640	Birmingham, AL 35242
Attention: Marc Reinisch	

Property Address:	No 911 Address – Farley Lane 11.115 Acres
Date of Sale:	December 4, 2023
Purchase Price	\$700,000.00
The Aggregate Tax Assessed Value can be verified in:	<input checked="" type="checkbox"/> Closing Statement <input type="checkbox"/> Sales Contract <input type="checkbox"/> Appraisal <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Property Tax Bill or Assessment <input type="checkbox"/> _____

Signatures on the following page

IN WITNESS WHEREOF, Grantor has executed this deed under seal on this 27th day of November 2023.

RUSHMORE LEE BRANCH, LLC,
an Illinois limited liability company

By: Lee Branch Manager, LLC,
an Illinois limited liability company,
its Manager

By: Rushmore Opportunity, LLC,
an Illinois limited liability company,
its Manager

By: Marc Reinisch
Marc Reinisch, Manager

STATE OF Florida)
Palm Beach COUNTY)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Marc Reinisch, whose name as owner Manager of Rushmore Lee Branch LLC is signed to the foregoing document, and who is known to me, and produced a Dr. Lic as identification, acknowledged before me on this day, that, being informed of the contents thereof, he, as such officer and with full authority, executed the same voluntarily for and as the act of said Manager.

Given under my hand and official seal this 27 day of November, 2023.

Janet Czencz
Notary Public
My Commission Expires: 1/12/2025

Send Tax Notice to:

Farley Court Development, LLC
3940 Connock Drive
Birmingham, AL 35242

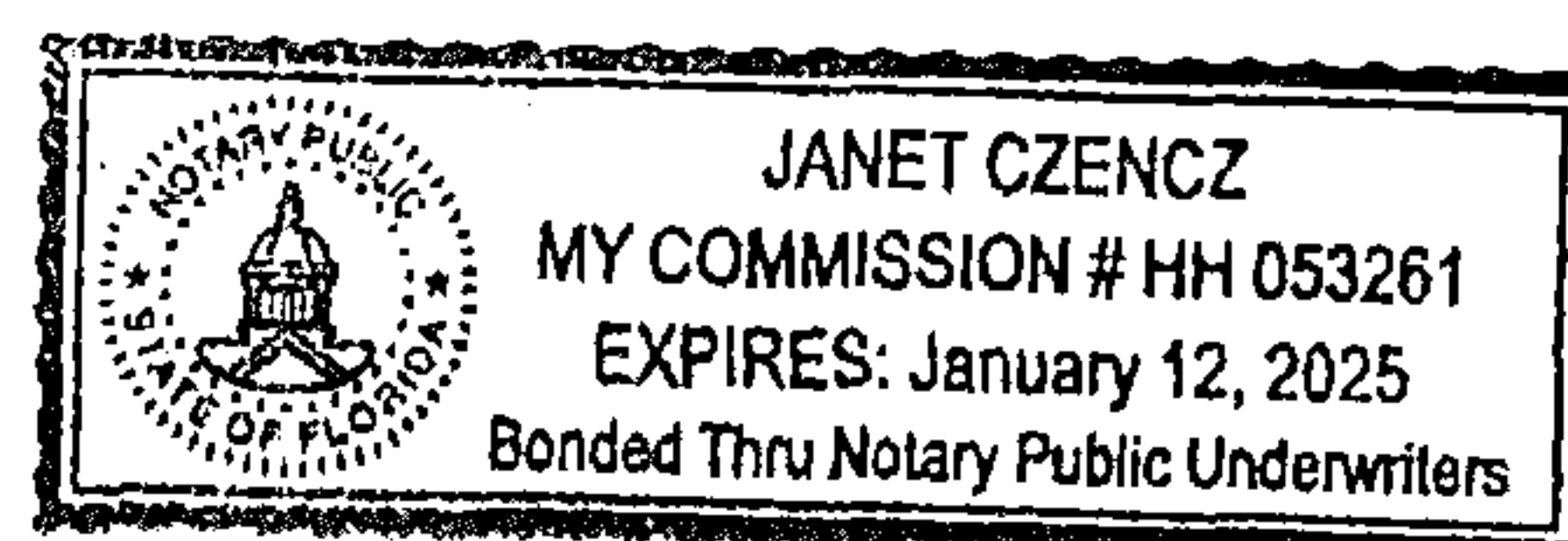


EXHIBIT A**LEGAL DESCRIPTION****TRACT A**

A parcel of land situated in the Northwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 5, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commencing at a found 2" capped pipe to be the Northwest Corner of the Southeast 1/4 of the Southwest 1/4 of Section 5, Township 19 South, Range 1 West, Shelby County, Alabama, said point lying on the Easterly line of Lot 11 of EAGLE TRACE - PHASE I as recorded in Map Book 29, page 142 in the office of the Judge of Probate, Shelby County, Alabama, said point also being the Southwest corner of A RESUBDIVISION OF THE VILLAGE AT LEE BRANCH as recorded in Map Book 31, pages 130A and 130B in the office of the Judge of Probate, Shelby County, Alabama; thence run North 88°55'06", East along the North line of said 1/4-1/4 section and the South line of A RESUBDIVISION OF THE VILLAGE AT LEE BRANCH as recorded in Map Book 31, pages 130A and 130B in the office of the Judge of Probate, Shelby County, Alabama, for a distance of 553.73 feet to the Northwest corner of Lot 1A, RESURVEY OF LOT 1 OF THE VILLAGE AT LEE BRANCH SECTOR I - PHASE 3 as recorded in Map Book 42, page 56 in the office of the Judge of Probate, Shelby County, Alabama; thence run South 00°00'00" West along the West line of said Lot 1A for a distance of 234.72 feet to the Southwest corner of said Lot 1A and the POINT OF BEGINNING; thence run North 88°55'06" East along the South line of said Lot 1A for a distance of 433.23 feet to a corner of said Lot 1A; thence run South 00°28'01", East along the West line of said Lot 1A for a distance of 388.46 feet to a point on the Northerly right of way line of Farley Lane of PLAT FOR THE DEDICATION OF A PORTION OF THE RIGHT OF WAY OF FARLEY LANE as recorded in Map Book 42, page 10 in the office of the Judge of Probate, Shelby County, Alabama; thence run South 88°58'49", West along the Northerly right of way line of said Farley Lane for a distance of 436.40 feet to a point on the Easterly right of way line of Farley Court of RESURVEY OF LOT 1 OF THE VILLAGE AT LEE BRANCH SECTOR I - PHASE 3 as recorded in Map Book 42, page 56 in the office of the Judge of Probate, Shelby County, Alabama; thence run North 00°00'00", East along the Easterly right of way line of said Farley Court for a distance of 388.02 feet to the POINT OF BEGINNING.

TRACT B

A parcel of land situated in the Northwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 5, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commencing at a found 2" capped pipe to be the Northwest Corner of the Southeast 1/4 of the Southwest 1/4 of Section 5, Township 19 South, Range 1 West, Shelby County, Alabama, said point lying on the Easterly line of Lot 11 of EAGLE TRACE - PHASE I as recorded in Map Book 29, page 142 in the office of the Judge of Probate, Shelby County, Alabama, said point also being the Southwest corner of A RESUBDIVISION OF THE VILLAGE AT LEE BRANCH as recorded in Map Book 31, pages 130A and 130B in the office of the Judge of Probate, Shelby County, Alabama, said point also being the POINT OF BEGINNING; thence run North 88°55'06", East along the North line of said 1/4-1/4 section and the South line of said A RESUBDIVISION OF THE VILLAGE AT LEE BRANCH as recorded in Map Book 31, pages 130A and 130B in the office of the Judge of Probate, Shelby County, Alabama for a distance of 503.72 feet to a point on the Westerly right of way line of Farley Court of RESURVEY OF LOT 1 OF THE VILLAGE AT LEE BRANCH SECTOR I - PHASE 3 as recorded in Map Book 42, page 56 in the office of the Judge of Probate, Shelby County, Alabama; thence run South 00°00'00" West along the Westerly right of way line of Said Farley Court for a

distance of 603.81 feet to a point on the Northerly right of way line of said Farley Court; thence run North 90°00'00", West along the Northerly right of way line of said Farley Court for a distance of 7.50 feet to a point on the Westerly right of way line of said Farley Court; thence run South 00°00'00", West along the Westerly right of way line of said Farley Court for a distance of 19.00 feet to a point on the Northerly right of way line of Farley Lane of PLAT FOR THE DEDICATION OF A PORTION OF THE RIGHT OF WAY OF FARLEY LANE as recorded in Map Book 42, page 10 in the Office of the Judge of Probate, Shelby County, Alabama; thence run South 88°58'49" West along the Northerly right of way line of said Farley Lane for a distance of 293.74 feet to a point on a curve to the left, having a central angle of 33°06'51", a radius of 215.00 feet, a chord bearing of South 72°25'23" West and a chord of 122.54 feet; thence run in a Southeasterly direction along the arc of said curve and also along the Northerly right of way line of said Farley Lane for a distance of 124.26 feet to a point on the South line of the Northwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 5, Township 19 South, Range 1 West, Shelby County, Alabama; thence run South 89°01'27" West along the South line of said 1/4-1/4-1/4 section for 78.79 feet to the Southwest corner of Northwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 5, Township 19 South, Range 1 West, Shelby County, Alabama, said iron also being the Southeast corner of Lot 1 of EAGLE TRACE - PHASE 1 as recorded in Map Book 29, page 142 in the office of the Judge of Probate, Shelby County, Alabama; thence run North 00°35'54" West along the West line of said 1/4-1/4-1/4 section and the East line of said EAGLE TRACE - PHASE 1 as recorded in Map Book 29, page 142 in the office of the Judge of Probate, Shelby County, Alabama for 656.90 feet to the POINT OF BEGINNING.

LESS AND EXCEPT the following described parcels:

1. Lot 1 of The Village at Lee Branch Sector 1 - Phase 3, as shown on the map recorded in Map Book 41, page 9i5, in the Office of the Judge of Probate of Shelby County, Alabama. Now known as Lot 1A of a Resurvey of Lot 1 of The Village at Lee Branch, Sector 1, Phase 3, as recorded in Map Book 42, page 56, in the Probate Office of Shelby County, Alabama.
2. That certain public right of way known as Farley Lane as depicted on that certain plat recorded in Map Book 42, page 10, in the Probate Office of Shelby County, Alabama.
3. That certain public right of way known as Farley Court as depicted on that certain plat recorded in Map Book 42, page 56, in the Probate Office of Shelby County, Alabama.

Tracts A and B above being more particularly described by ALTA/NSPS survey prepared by Derek S. Meadows with Gonzalez-Strength & Associates, Inc. dated 8/30/2023, as follows:

Parcel 1:

A parcel of land being an acreage parcel located in the Southeast Quarter of the Southwest Quarter of Section 5, Township 19 South, Range 1 West, Shelby County, Alabama, said parcel being more particularly described as follows:

Begin at a found 2 inch capped pipe, said point marking the Southwest corner of Lot 1B, Resurvey of the Village At Lee Branch, as recorded in Map Book 31, Page 130A & 130B, in the Probate Office of Shelby County, Alabama, said point also lying on the Eastern line of Lot 11, Eagle Trace – Phase 1, as recorded in Map Book 29, Page 142, in the Probate Office of Shelby County, Alabama; thence run North 88 degrees 56 minutes 38 seconds East along the South line of said Lot 1B and along the South line of Lot 1A of Resurvey of Lot 1 The Village At Lee Branch Sector 1 Phase 2, as recorded in Map Book 43, Page 66A & 66B in the Probate Office of Shelby County, Alabama for a distance of 503.72 feet to a set 5/8 inch capped rebar stamped CA-560LS, said point lying on the Western Right of Way of Farley Court (R.O.W. Varies); thence leaving said Lot line run South 00

degrees 00 minutes 16 seconds East along said Farley Court right of way for a distance of 603.52 feet to a found capped rebar stamped SSI; thence run North 88 degrees 58 minutes 11 seconds West along said Right of Way for a distance of 7.50 feet to a found capped rebar stamped SSI; thence run South 00 degrees 06 minutes 21 seconds West along said right of way for a distance of 19.02 feet to a found capped rebar stamped CA-560LS, said point lying on the Northern Right of Way of Farley Lane (60' R.O.W.); thence leaving said Farley Court Right of way run South 88 degrees 58 minutes 25 seconds West along said Farley Lane Right of way for a distance of 293.61 feet to a found 1/2 inch rebar, said point lying on a curve to the left, said curve having a radius of 215.00 feet, a central angle of 33 degrees 08 minutes 18 seconds, a chord bearing of South 72 degrees 27 minutes 06 seconds West, a chord distance of 122.62 feet; thence run along the arc of said curve and along said Farley Lane Right of way for a distance of 124.35 feet to a found capped rebar stamped JACKINS; thence run South 88 degrees 54 minutes 59 seconds West along said right of way for a distance of 78.86 feet to a found capped rebar stamped JACKINS, said point lying on the Southeast corner of Lot 1, of said Eagle Trace – Phase 1 subdivision; thence leaving said Farley Lane Right of way run North 00 degrees 35 minutes 41 seconds West along the Eastern line of Lots 1 through 11 of said Eagle Trace – Phase 1 Subdivision for a distance of 656.88 feet to the POINT OF BEGINNING.

Parcel 2:

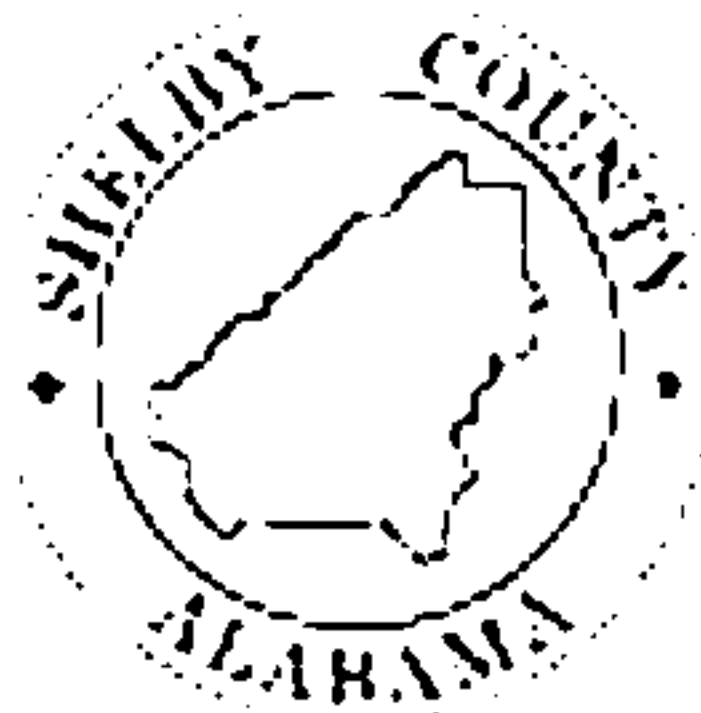
A parcel of land being an acreage parcel located in the Southeast Quarter of the Southwest Quarter of Section 5, Township 19 South, Range 1 West, Shelby County, Alabama, said parcel being more particularly described as follows:

Begin at a found capped rebar stamped SSI, said point marking a Southeast corner of Lot 1A, Resurvey of Lot 1 of the Village At Lee Branch Sector 1 – Phase 3, as recorded in Map Book 42, Page 56, in the Probate Office of Shelby County, Alabama; thence run South 00 degrees 28 minutes 43 seconds East along a Western line of said Lot 1A for a distance of 388.43 feet to a found capped rebar stamped SSI, said point lying on the Northern Right of Way of Farley Lane (60' R.O.W.); thence leaving said Lot line run South 88 degrees 59 minutes 49 seconds West along said Farley Lane right of way for a distance of 436.45 feet to a found capped rebar stamped SSI, said point lying on the Eastern right of way of Farley Court (R.O.W. Varies); thence leaving said Farley Lane right of way run North 00 degrees 01 minutes 17 seconds East along said Farley Court right of way for a distance of 388.04 feet to a found capped rebar stamped SSI; thence leaving said Farley Court right of way run North 88 degrees 56 minutes 23 seconds East for a distance of 433.07 feet to the POINT OF BEGINNING.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. **All taxes for the year 2024 and subsequent years, not yet due and payable.**
2. **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.**
3. **Easement to Alabama Power Company recorded in Instrument 20100817000263070, in the Probate Office of Shelby County, Alabama. (As to Parcel I)**
4. **Agreement of Covenants, Conditions, Restrictions and Grant of Easement appearing of recorded in Instrument 20100129000029100 as assigned in Instrument 20101290000029120, in the Probate Office of Shelby County, Alabama.**
5. **Cost-Sharing Agreement dated 1/1/14, by and between PERA LEE BRANCH, Inc. and Rushmore Lee Branch, LLC, filed for record 9/17/14, recorded in Instrument 20140917000291230, in the Probate Office of Shelby County, Alabama.**



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/05/2023 08:15:22 AM
\$215.00 PAYGE
20231205000350510

Allie S. Bayl