


[Pine Mountain Preserve Improvement District No. Five]

STATE OF ALABAMA)
)
SHELBY COUNTY)


20080307000093850 1/6 \$.00
Shelby Cnty Judge of Probate, AL
03/07/2008 08:50:59AM FILED/CERT

NOTICE OF ASSESSMENT OF REAL PROPERTY

February 21, 2008

Notice is hereby given, pursuant to Chapter 99A of Title 11 of the Code of Alabama 1975 (the "Enabling Law"), as follows:

1. The Town of Westover, Alabama (the "Municipality") has, pursuant to the Enabling Law and Resolution No. 2007-12-18-565 (the "Resolution") duly adopted by the governing body of the Municipality at a regular meeting thereof on December 18, 2007 upon the petition of Pine Mountain Preserve Improvement District No. Five (the "District"), provided for the assessment of the real property described on Exhibit A hereto (the "Assessed Property") for the purpose of acquiring, constructing and installing capital improvements for the benefit of the Assessed Property as more particularly provided in the Resolution, which assessments shall be initially as follows for each lot within the District, and shall be subject to adjustment, to provide for the assessment of unplatted land within the District at the time such land is platted and the ultimate use thereof becomes known, pursuant to the assessment methodology set forth in the Special Assessment Report dated October 25, 2007 by Wrathell, Hart, Hunt and Associates, LLC (the "Assessment Report") as adopted and approved by the Municipality pursuant to the Resolution:


<u>Land Use</u>	Annual Debt Service
	Assessment Per <u>Unit/Acre</u>
Single Family Estate	\$1,609.99
Single Family 100-110	1,134.91
Single Family 80-99	967.75
Single Family 60-79	879.77
Single Family 40-59	791.80
Single Family <40	703.82
Multifamily	413.49
Commercial/Office	17,428.33

2. Pursuant to the Enabling Law, a copy of the Resolution and the Assessment Report is on file with the Office of the Town Clerk of the Municipality and available for inspection.

3. Pursuant to the Enabling Law, each assessment (a) shall constitute, from and after December 18, 2007, a lien on the property assessed in the amount of the assessment, subject to adjustment as provided in the Assessment Report and to foreclosure as provided in the Enabling Law, and (b) shall have priority over all other liens, other than liens for ad valorem taxes.

4. The assessments shall be payable as provided by the District and shall remain in effect, subject to the Enabling Law, until all indebtedness of the District payable from and secured by a pledge of the assessments shall have been paid in full.

5. Further information concerning the assessments may be obtained from the offices of the District at Eddleman Properties, Inc., 2700 Highway 280, Birmingham, Alabama 35223.


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IN WITNESS WHEREOF, Pine Mountain Preserve Improvement District No. Five has caused this instrument to be executed and delivered by an officer thereof duly authorized thereunto.

PINE MOUNTAIN PRESERVE IMPROVEMENT
DISTRICT NO. FIVE

By: 


Name: Douglas D. Eddleman

Its: Chairman


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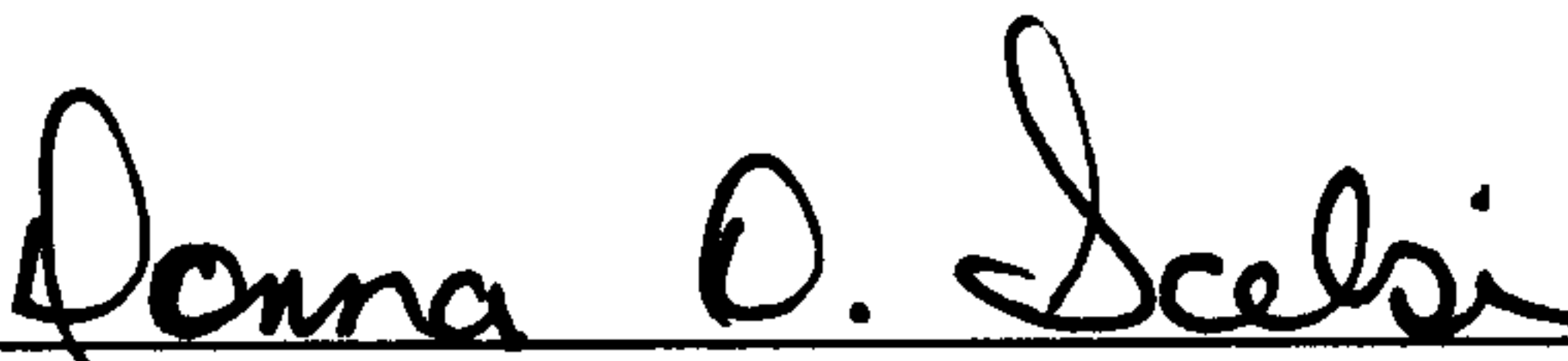
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SHELBY COUNTY)


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The undersigned notary public certifies that Douglas D. Eddleman, whose name as Chairman of Pine Mountain Preserve Improvement District No. Five, a public corporation, is signed to the foregoing notice, and who is known to me to be such officer, acknowledged before me on this date that, being informed of the contents of such notice, he, in his capacity as such officer and with full authority, executed the same voluntarily on the day the same bears date as and for the act of the said public corporation.

GIVEN under my hand and official seal this 21st day of February 2008.



Notary Public

NOTARIAL SEAL

My commission expires: _____

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Feb 2, 2011
BONDED THRU NOTARY PUBLIC UNDERWRITERS

This instrument prepared by:

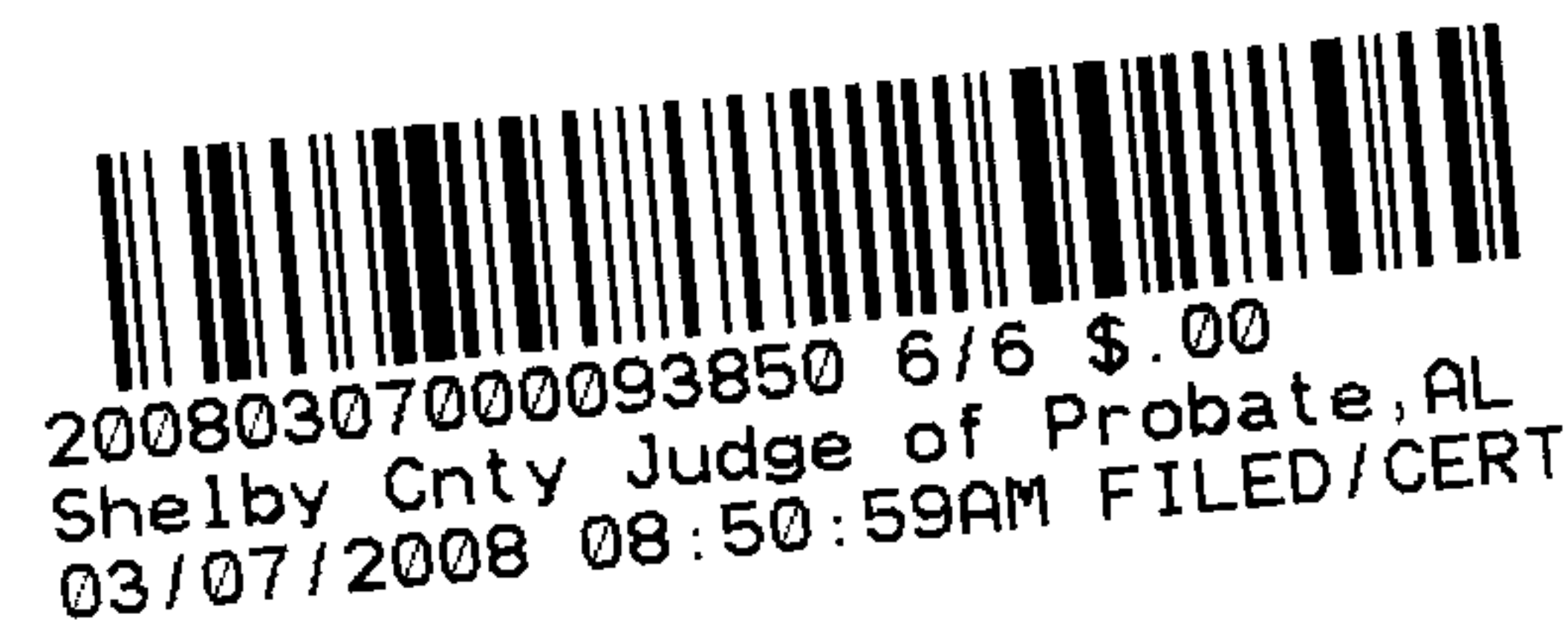
Heyward C. Hosch
Walston, Wells & Birchall, LLP
One Federal Place
1819 5th Avenue North, Suite 1100
Birmingham, Alabama 35203
(205) 244-5204

EXHIBIT A

Description of Real Property
of
Pine Mountain Preserve Improvement District No. Five



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Pine Mountain Preserve – Tract 5

Part of the West $\frac{1}{2}$ of Section 30, Township 19 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Beginning at an existing $\frac{1}{2}$ " iron rebar being the locally accepted Southwest corner of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 30, Township 19 South, Range 1 East, Shelby County, Alabama, run in a Northerly direction along the accepted West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 660.99 feet to an existing axel; thence turn an angle to the right of $2^{\circ} 41' 25''$ and run in a Northerly direction for a distance of 523.27 feet to an existing $\frac{1}{2}$ " iron rebar; thence turn an angle to the left of $0^{\circ} 2' 28''$ and run in a Northerly direction for a distance of 317.48 feet; thence turn an angle to the left of $0^{\circ} 00' 15''$ and run in a Northerly direction for a distance of 392.89 feet; thence turn an angle to the right of $0^{\circ} 1' 11''$ and run in a Northerly direction across Old Highway # 280 for a distance of 80.75 feet; thence turn an angle to the right of $0^{\circ} 2' 2''$ and run in a Northerly direction for a distance of 669.06 feet; thence turn an angle to the right of $90^{\circ} 55' 26''$ and run in an Easterly direction for a distance of 220.15 feet; thence turn an angle to the right of $11^{\circ} 17' 29''$ and run in a Southeasterly direction for a distance of 366.01 feet; thence turn an angle to the right of $96^{\circ} 08' 36''$ and run in a Southwesterly direction for a distance of 337.43 feet; thence turn an angle to the left of $79^{\circ} 50' 53''$ and run in a Southeasterly direction for a distance of 19.35 feet; thence turn an angle to the right of $84^{\circ} 37' 59''$ and run in a Southwesterly direction for a distance of 360.88 feet to a point on a curve, said curve being the Northerly right-of-way line of Old Highway # 280 and being concave in a Southwesterly direction and having a central angle of $3^{\circ} 3' 37''$ and a radius of 2362.96 feet; thence turn an angle to the right ($81^{\circ} 33' 26''$ to the chord of said curve) and run in a Northwesterly direction along the arc of said curve and along the North right-of-way line of said Old Highway # 280 for a distance of 126.21 feet; thence turn an angle to the left ($91^{\circ} 31' 48''$ from the chord of last mentioned curve) and run in a Southwesterly direction across Old Highway # 280 for a distance of 80.0 feet to a point on the South right-of-way line of said Old Highway # 280; thence turn an angle to the left of $13^{\circ} 10' 30''$ and run in a Southerly direction for a distance of 419.73 feet; thence turn an angle to the left of $74^{\circ} 31' 13''$ and run in a Southeasterly direction for a distance of 251.94 feet; thence turn an angle to the right of $74^{\circ} 59' 06''$ and run in a Southerly direction for a distance of 630.37 feet; thence turn an angle to the left of $70^{\circ} 47' 51''$ and run in a Southeasterly direction for a distance of 345.44 feet; thence turn an angle to the right of $70^{\circ} 29' 54''$ and run in a Southerly direction for a distance of 401.56 feet; thence turn an angle to the left of $70^{\circ} 29' 50''$ and run in a Southeasterly direction for a distance of 299.71 feet; thence turn an angle to the right of $70^{\circ} 31' 21''$ and run in a Southerly direction for a distance of 362.84 feet to a point on the North right-of-way line of New U.S. Highway 280; thence turn an angle to the right of $98^{\circ} 01' 47''$ and run in a Northwesterly direction along said North right-of-way line of U.S. Highway 280 for a distance of 223.91 feet to the point of beginning of a curve, said curve being concave in a Southwesterly direction and having a central angle of $1^{\circ} 59' 22''$ and a radius of 22,955.61 feet; thence turn an angle to the left and run in a Northwesterly direction along the arc of said curve for a distance of 797.06 feet; thence turn an angle to the right ($80^{\circ} 04' 47''$ from the chord of last mentioned curve) and run in a Northerly direction for a distance of 91.21 feet, more or less, to the point of beginning. Less and except an 80 foot right-of-way for Old Highway # 280. All containing 34.1 acres, more or less.