


[Pine Mountain Preserve Improvement District No. Six]

STATE OF ALABAMA )  
 )  
SHELBY COUNTY )

  
20080307000093860 1/6 \$.00  
Shelby Cnty Judge of Probate, AL  
03/07/2008 08:51:00AM 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. 2007-12-18-566 (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. Six (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.

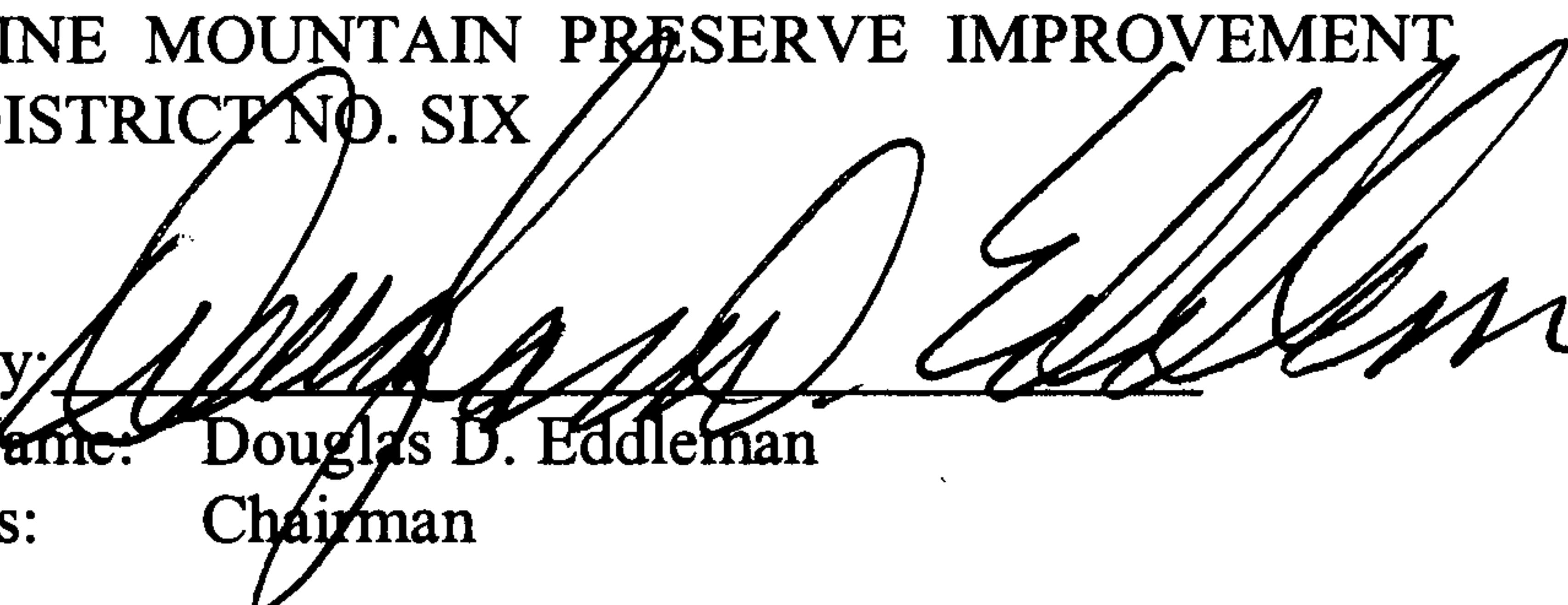
5. Further information concerning the assessments may be obtained from the offices of the District at Eddleman Properties, Inc., 2700 Highway 280, Birmingham, Alabama 35223.



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

PINE MOUNTAIN PRESERVE IMPROVEMENT  
DISTRICT NO. SIX


By:   
Name: Douglas D. Eddleman  
Its: Chairman



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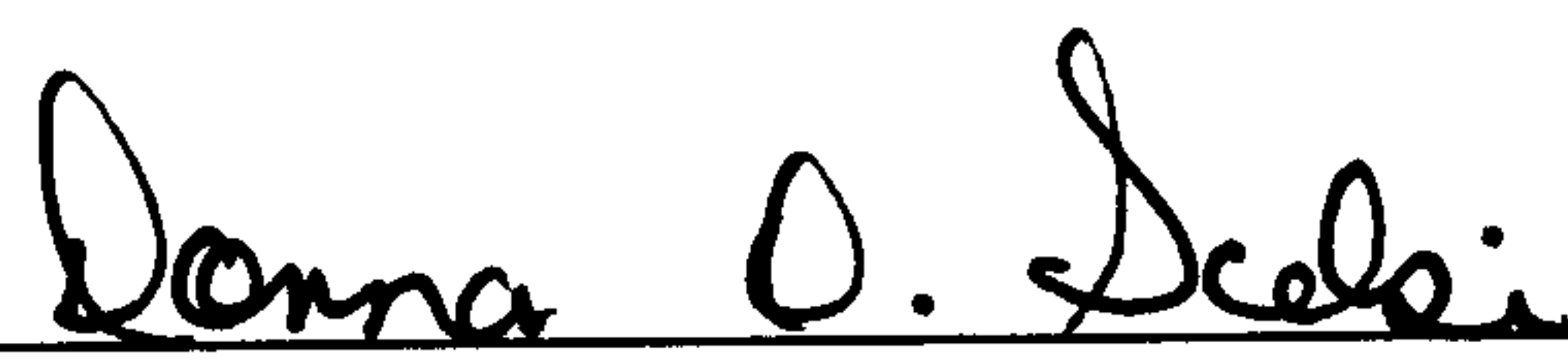
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The undersigned notary public certifies that Douglas D. Eddleman, whose name as Chairman of Pine Mountain Preserve Improvement District No. Six, a public corporation, is signed to the foregoing notice, and who is known to me to be such officer, acknowledged 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 21<sup>st</sup> 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 5<sup>th</sup> Avenue North, Suite 1100  
Birmingham, Alabama 35203  
(205) 244-5204

EXHIBIT A

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

  
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**Pine Mountain Preserve – Tract 6**

Part of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 17, part of the South  $\frac{1}{2}$  of Section 18, part of Section 19, part of the West  $\frac{1}{4}$  of Section 20 and part of the North  $\frac{1}{4}$  of Section 30, all in Township 19 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northwest corner of Section 19, Township 19 South, Range 1 East, Shelby County, Alabama, and run in a Southerly direction along the West line of said Section for a distance of 1289.96 feet to the point of beginning; thence turn an angle to the left of  $125^{\circ} 01' 50''$  and run in a Northeasterly direction for a distance of 6250.32 feet; thence turn an angle to the right of  $120^{\circ} 03' 43''$  and run in a Southeasterly direction for 3820.34 feet to the point of beginning of a curve, said curve being concave in a Southeasterly direction and having a central angle of  $8^{\circ} 3' 58''$  and a radius of 4658.80 feet; thence turn an angle to the right ( $44^{\circ} 47' 53''$  to the chord of said curve) and run in a Southwesterly direction along the arc of said curve for a distance of 655.86 feet to the point of ending of said curve; thence run in a Southwesterly direction along the line tangent to the end of said curve for a distance of 610.40 feet to the point of beginning of a new curve, said new curve being concave in a Northwesterly direction and having a central angle of  $27^{\circ} 51' 25''$  and a radius of 1096.76 feet; thence turn an angle to the right and run in a Southwesterly direction along the arc of said curve for a distance of 533.24 feet to the point of ending of said curve; thence run in a Southwesterly direction along the line tangent to the end of said curve for a distance of 1938.09 feet to the point of beginning of a new curve, said latest curve being concave in a Southeasterly direction and having a central angle of  $49^{\circ} 02' 18''$  and a radius of 1200.00 feet; thence turn an angle to the left and run in a Southwesterly direction along the arc of said curve for a distance of 1027.06 feet to the point of ending of said curve; thence run in a Southwesterly direction along the line tangent to the end of said curve for a distance of 761.05 feet; thence turn an angle to the right of  $85^{\circ} 16' 46''$  and run in a Northwesterly direction for a distance of 157.78 feet; thence turn an angle to the right of  $78^{\circ} 30' 04''$  and run in a Northerly direction for a distance of 1402.74 feet; thence turn an angle to the left of  $0^{\circ} 23' 47''$  and run in a Northerly direction for a distance of 881.08 feet; thence turn an angle to the left of  $0^{\circ} 1' 34''$  and run in a Northerly direction for a distance of 105.02 feet; thence turn an angle to the left of  $0^{\circ} 3' 55''$  and run in a Northerly direction for a distance of 350.30 feet; thence turn an angle to the left of  $93^{\circ} 34' 29''$  and run in a Southwesterly direction for a distance of 1519.79 feet; thence turn an angle to the right of  $94^{\circ} 21' 37''$  and run in a Northerly direction for a distance of 1321.79 feet, more or less, to the point of beginning. Containing 443.33 acres, more or less.