


[Pine Mountain Preserve Improvement District No. Nine]

STATE OF ALABAMA )  
 )  
SHELBY COUNTY )

  
20080307000093890 1/6 \$.00  
Shelby Cnty Judge of Probate, AL  
03/07/2008 08:51:03AM 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. 2007-12-18-569 (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. Nine (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.

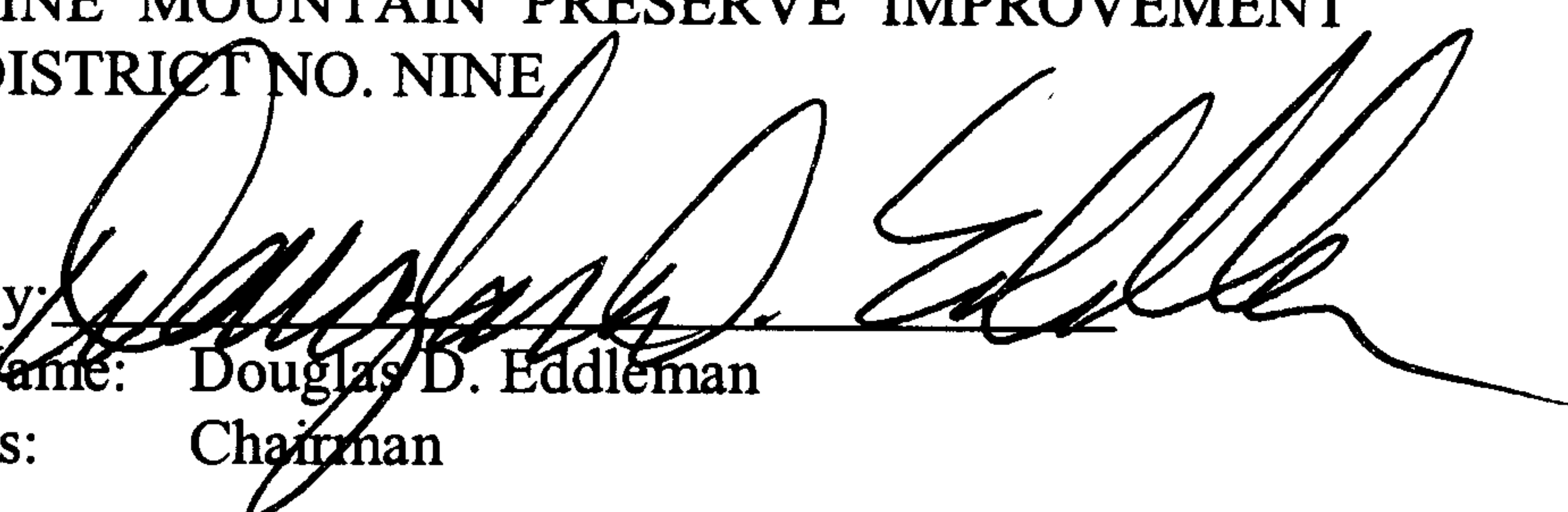
5. Further information concerning the assessments may be obtained from the offices of the District at Eddleman Properties, Inc., 2700 Highway 280, Birmingham, Alabama 35223.

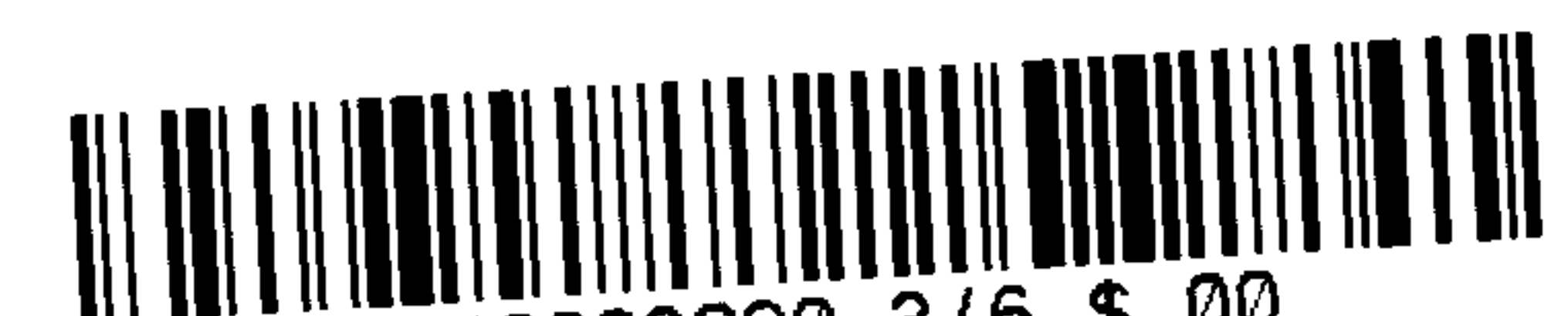


20080307000093890 2/6 \$.00  
Shelby Cnty Judge of Probate, AL  
03/07/2008 08:51:03AM FILED/CERT

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

PINE MOUNTAIN PRESERVE IMPROVEMENT  
DISTRICT NO. NINE

By:   
Name: Douglas D. Eddleman  
Its: Chairman

  
20080307000093890 3/6 \$.00  
Shelby Cnty Judge of Probate, AL  
03/07/2008 08:51:03AM FILED/CERT

STATE OF ALABAMA )

SHELBY COUNTY )

20080307000093890 4/6 \$.00  
Shelby Cnty Judge of Probate, AL  
03/07/2008 08:51:03AM FILED/CERT

The undersigned notary public certifies that Douglas D. Eddleman, whose name as Chairman of Pine Mountain Preserve Improvement District No. Nine, 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.

Donna O. Sebi  
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. Nine

  
20080307000093890 5/6 \$.00  
Shelby Cnty Judge of Probate, AL  
03/07/2008 08:51:03AM FILED/CERT



  
20080307000093890 6/6 \$.00  
Shelby Cnty Judge of Probate, AL  
03/07/2008 08:51:03AM FILED/CERT

**Pine Mountain Preserve – Tract 9**

Part of Section 8, part of Section 9 and also part of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 17, all in Township 19 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Beginning at the Northwest corner of Section 9, Township 19 South, Range 1 East, run in an Easterly direction along the North line of said Section for a distance of 1979.51 feet; thence turn an angle to the right of  $78^{\circ} 43' 55''$  and run in a Southeasterly direction for a distance of 2552.34 feet; thence turn an angle to the right of  $69^{\circ} 33' 39''$  and run in a Southwesterly direction for a distance of 5139.57 feet; thence turn an angle to the right of  $93^{\circ} 22' 12''$  and run in a Northwesterly direction for a distance of 593.15 feet; thence turn an angle to the left of  $51^{\circ} 57' 35''$  and run in a Northwesterly direction for a distance of 480.08 feet; thence turn an angle to the right of  $36^{\circ} 36' 25''$  and run in a Northwesterly direction for a distance of 369.84 feet; thence turn an angle to the right of  $48^{\circ} 45' 46''$  and run in a Northerly direction for a distance of 288.89 feet; thence turn an angle to the right of  $45^{\circ} 38' 19''$  and run in a Northeasterly direction for a distance of 2100.75 feet; thence turn an angle to the left of  $60^{\circ} 25' 51''$  and run in a Northwesterly direction for a distance of 2786.97 feet to a point on the North line of Section 8; thence turn an angle to the right of  $100^{\circ} 44' 58''$  and run in an Easterly direction along the North line of said Section 8 for a distance of 1723.78 feet, more or less, to the point of beginning. Containing 367.54 acres, more or less.