


[Pine Mountain Preserve Improvement District No. Twelve]

STATE OF ALABAMA)
)
SHELBY COUNTY)

NOTICE OF ASSESSMENT OF REAL PROPERTY


20080307000093920 1/6 \$.00
Shelby Cnty Judge of Probate, AL
03/07/2008 08:51:06AM FILED/CERT

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. 2007-12-18-572 (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. Twelve (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.

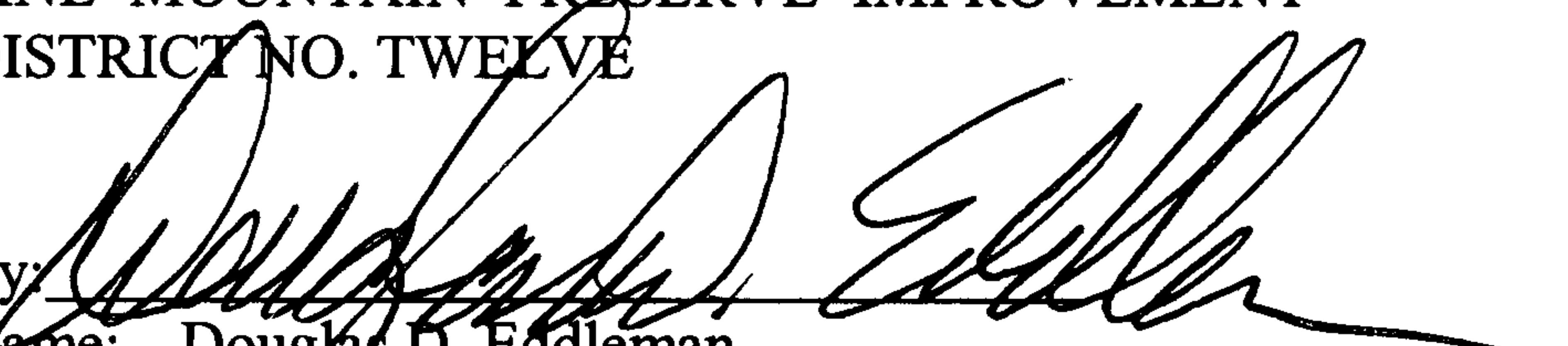
4. The assessments shall be payable as provided by the District and shall remain in effect, subject to the Enabling Law, until all indebtedness of the District payable from and secured by a pledge of the assessments shall have been paid in full.


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. Twelve has caused this instrument to be executed and delivered by an officer thereof duly authorized thereunto.

PINE MOUNTAIN PRESERVE IMPROVEMENT
DISTRICT NO. TWELVE

By: 
Name: Douglas D. Eddleman
Its: Chairman


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

Dana O. Scelsi
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



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EXHIBIT A

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

Pine Mountain Preserve - Tract 12

Part of Section 17, part of the East ¼ of Section 18 and part of the Northwest ¼ of Section 20, all in Township 19 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

From the Northeast corner of Section 18, Township 19 South, Range 1 East, Shelby County, Alabama, run in a Westerly direction along the North line of said Section 18 for a distance of 374.67 feet; thence turn an angle to the left of 93° 28' 38" and run in a Southerly direction for a distance of 1193.02 feet; thence turn an angle to the right of 61° 19' 07" and run in a Southwesterly direction for a distance of 347.39 feet; thence turn an angle to the left of 9° 15' 21" and run in a Southwesterly direction for a distance of 2755.12 feet; thence turn an angle to the left of 46° 56' 21" and run in a Southerly direction for a distance of 686.01 feet; thence turn an angle to the left of 35° 12' 39" and run in a Southeasterly direction for a distance of 605.40 feet; thence turn an angle to the left of 90° and run in a Northeasterly direction for a distance of 2585.21 feet to the point of beginning; thence turn an angle to the left of 59° 56' 17" and run in a Northwesterly direction for a distance of 262.95 feet; thence turn an angle to the right of 67° 56' 14" and run in a Northeasterly direction for a distance of 2912.17 feet; thence turn an angle to the right of 85° 42' and run in a Southeasterly direction for a distance of 444.51 feet; thence turn an angle to the left of 90° and run in a Northeasterly direction for a distance of 162.81 feet to a point of beginning of a curve, said curve being concave in a Northwesterly direction and having a central angle of 12° 11' 34" and a radius of 1000.00 feet; thence turn an angle to the left and run in a Northeasterly direction along the arc of said curve for a distance of 212.80 feet to the point of ending of said curve; thence run in a Northeasterly direction along the line tangent to the end of said curve for a distance of 451.24 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 45° 51' 13" and a radius of 700.00 feet; thence turn an angle to the right and run in a Northeasterly and Easterly direction along the arc of said curve for a distance of 560.21 feet to the point of ending of said curve; thence run in an Easterly direction along the line tangent to the end of said curve for a distance of 463.54 feet to a point on a curve, said curve being concave in an Easterly direction and having a central angle of 18° 58' 45" and a radius of 800.00 feet; thence turn an angle to the right (80° 30' 37" to the chord of said curve) and run in a Southerly and Southeasterly direction along the arc of said curve for a distance of 265.0 feet to the point of ending of said curve; thence run in a Southeasterly direction along the line tangent to the end of said curve for a distance of 156.04 feet to the point of beginning of a new curve, said latest curve being concave in a Northeasterly direction and having a central angle of 16° 01' 05" and a radius of 800.00 feet; thence turn an angle to the left and run in a Southeasterly direction along the arc of said curve for a distance of 223.65 feet to the point of ending of said curve; thence run in a Southeasterly direction along the line tangent to the end of said curve for a distance of 306.80 feet to the point of beginning of a new curve, said new curve being concave in a Westerly direction and having a central angle of 31° 31' 25" and a radius of 400.00 feet; thence turn an angle to the right and run in a Southeasterly and Southerly direction along the arc of said curve for a distance of 220.08 feet to the point of ending of said curve; thence continue in a Southerly direction along the line tangent to the end of said curve for a distance of 178.35 feet to the point of beginning of another curve, said new curve being concave in a Northeasterly direction and having a central angle of 24° 36' 29" and a radius of 300.00 feet; thence turn an angle to the left and run in a Southerly and Southeasterly direction along the arc of said curve for a distance of 128.85 feet to the point of ending of said curve; thence continue in a Southeasterly direction along the line tangent to the end of said curve for a distance of 188.90 feet to the point of beginning of another curve, said latest curve being concave in a Southwesterly direction and having a central angle of 27° 39' 08" and a radius of 300.00 feet; thence turn an angle to the right and run in a Southeasterly and Southerly direction along the arc of said curve for a distance of 144.79 feet to the point of ending of said curve; thence continue in a Southerly direction along the line tangent to the end of said curve for a distance of 61.53 feet to the point of beginning of another curve, said latest curve being concave in an Easterly direction and having a central angle of 27° 16' 49" and a radius of 300.00 feet; thence turn an angle to the left and run in a Southerly and Southeasterly direction along the arc of said curve for a distance of 142.84 feet to the point of ending of said curve; thence continue in a Southeasterly direction along the line tangent to the end of said curve for a distance of 93.60 feet; thence turn an angle to the right of 90° and run in a Southwesterly direction for a distance of 1945.31 feet to the point of beginning of a curve, said curve being concave in a Southeasterly direction and having a central angle of 22° 01' 51" and a radius of 3000.00 feet; thence turn an angle to the left and run in a Southwesterly direction along the arc of said curve for a distance of 1153.53 feet to a point of reverse curve, said latest curve being concave in a Northwesterly direction and having a central angle of 18° 24' 26" and a radius of 3000.00 feet; thence turn an angle to the right and run in a Southwesterly direction along the arc of said curve for a distance of 963.79 feet to another point of reverse curve, said newest curve being concave in a Southeasterly direction and having a central angle of 39° 40' 20" and a radius of 1495.55 feet; thence turn an angle to the left and run in a Southwesterly direction along the arc of said curve for a distance of 1035.54 feet to another point of reverse curve, said newest curve being concave in a Northwesterly direction and having a central angle of 23° 51' 40" and a radius of 2265.19 feet; thence turn an angle to the right and run in a Southwesterly direction along the arc of said curve for a distance of 943.35 feet; thence turn an angle to the right (130° 30' 28" from the chord of last mentioned curve) and run in a Northwesterly direction for a distance of 3820.34 feet, more or less, to the point of beginning. Containing 316.18 acres, more or less.


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