

[Pine Mountain Preserve Improvement District No. Thirteen]

STATE OF ALABAMA )  
 )  
SHELBY COUNTY )

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. 2007-12-18-573 (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. Thirteen (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.

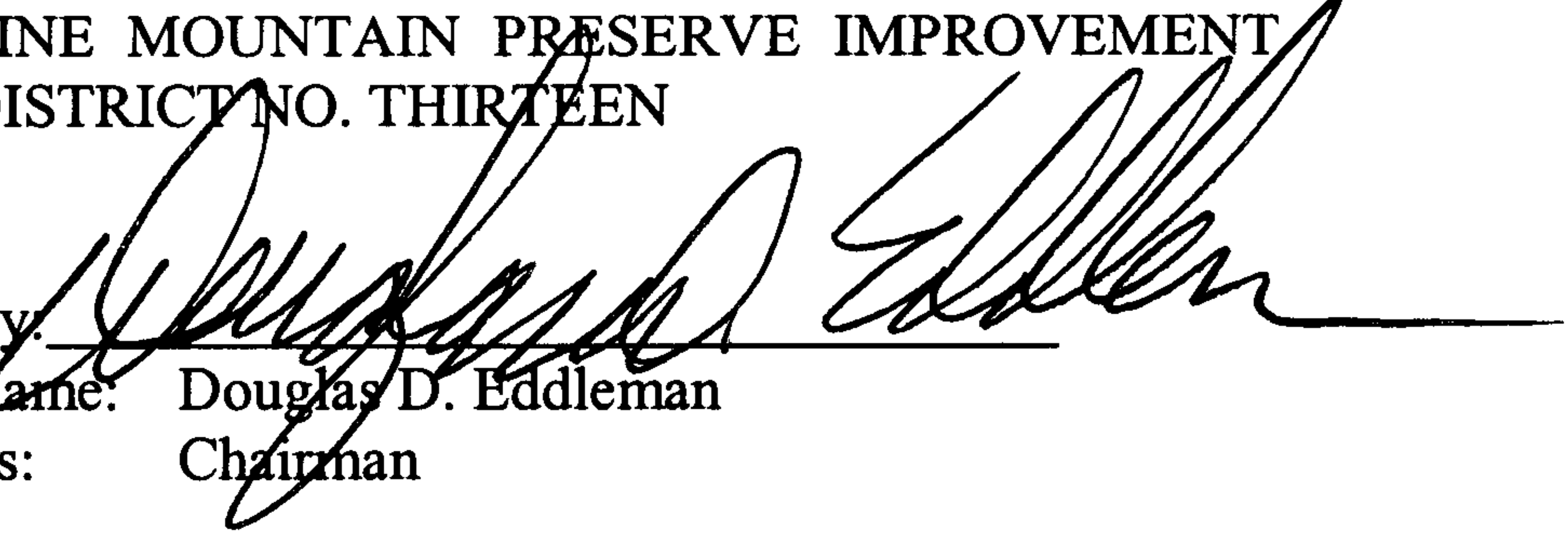
4. The assessments shall be payable as provided by the District and shall remain in effect, subject to the Enabling Law, until all indebtedness of the District payable from and secured by a pledge of the assessments shall have been paid in full.


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.

  
20080307000093930 2/6 \$.00  
Shelby Cnty Judge of Probate, AL  
03/07/2008 08:51:07AM FILED/CERT

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

PINE MOUNTAIN PRESERVE IMPROVEMENT  
DISTRICT NO. THIRTEEN

By:   
Name: Douglas D. Eddleman  
Its: Chairman

  
20080307000093930 3/6 \$.00  
Shelby Cnty Judge of Probate, AL  
03/07/2008 08:51:07AM FILED/CERT

STATE OF ALABAMA )

SHELBY COUNTY )

20080307000093930 4/6 \$.00  
Shelby Cnty Judge of Probate, AL  
03/07/2008 08:51:07AM FILED/CERT

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



20080307000093930 5/6 \$.00  
Shelby Cnty Judge of Probate,AL  
03/07/2008 08:51:07AM FILED/CERT

EXHIBIT A

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



**Pine Mountain Preserve – Tract 13**

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

From the Northwest corner of Section 9, Township 19 South, Range 1 East, Shelby County, Alabama, run in an Easterly direction along the North line of said Section 9 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 to the point of beginning; thence continue in a Southeasterly direction along the last mentioned course for a distance of 943.31 feet; thence turn an angle to the right of  $59^{\circ} 42' 22''$  and run in a Southwesterly direction for a distance of 599.84 feet to the point of beginning of a curve, said curve being concave in a Northwesterly direction and having a central angle of  $13^{\circ} 19' 32''$  and a radius of 5018.65 feet; thence turn an angle to the right and run in a Southwesterly direction along the arc of said curve for a distance of 1167.21 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 558.81 feet to the point of beginning of a new curve, said latest curve being concave in a Northwesterly direction and having a central angle of  $22^{\circ} 28' 40''$  and a radius of 799.16 feet; thence turn an angle to the right and run in a Southwesterly direction along the arc of said curve for a distance of 313.52 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 213.31 feet to the point of beginning of another curve, said latest curve being concave in a Southeasterly direction and having a central angle of  $50^{\circ} 37' 38''$  and a radius of 899.76 feet; thence turn an angle to the left and run in a Southwesterly direction along the arc of said curve for a distance of 795.04 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 800.76 feet to the point of beginning of another curve, said curve being concave in a Southeasterly direction and having a central angle of  $29^{\circ} 28' 05''$  and a radius of 800.00 feet; thence turn an angle to the left and run in a Southwesterly direction along the arc of said curve for a distance of 411.45 feet; thence turn an angle to the right ( $75^{\circ} 15' 58''$  from the chord of last mentioned curve) and run in a Northwesterly direction for a distance of 463.54 feet to the point of beginning of a curve, said curve being concave in a Southerly direction and having a central angle of  $45^{\circ} 51' 13''$  and a radius of 700.00 feet; thence turn an angle to the left and run in a Westerly and Southwesterly 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 a Southwesterly direction along the line tangent to the end of said curve for a distance of 451.24 feet to the point of beginning of another curve, said latest curve being concave in a Northwesterly direction and having a central angle of  $12^{\circ} 11' 34''$  and a radius of 1000.00 feet; thence turn an angle to the right and run in a Southwesterly direction along the arc of said curve for a distance of 212.80 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 162.81 feet; thence turn an angle to the right of  $90^{\circ}$  and run in a Northwesterly direction for a distance of 625.20 feet; thence turn an angle to the right of  $69^{\circ} 37' 23''$  and run in a Northeasterly direction for a distance of 1586.92 feet; thence turn an angle to the right of  $18^{\circ} 09' 05''$  and run in a Northeasterly direction for a distance of 5139.57 feet, more or less, to the point of beginning. Containing 143.16 acres, more or less.