

This Instrument prepared by:
Marjorie O. Dabbs, Esq.
King, Drummond & Dabbs, LLC
4000 Eagle Point Corporate Drive, Suite 180
Birmingham, Alabama 35242

Send Tax Notice to:
Two Mountains, LLC
2200 Resource Drive
Birmingham, AL 35242

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, the undersigned, TWO MOUNTAINS, LLC, an Alabama limited liability company ("Grantor") does hereby grant, bargain, sell and convey unto TWIN MOUNTAINS, LLC, an Alabama limited liability company ("Grantee"), its successors and assigns, all its right, title, and interest in the real estate described on Exhibit A attached hereto and made a part hereof, together with any and all buildings, improvements, fixtures, and appurtenances thereon or appertaining thereto. This conveyance is made subject to those items set forth in Exhibit A.

TO HAVE AND TO HOLD, to the said Grantee, and the successors and assigns of Grantee, forever.

And said Grantor does for itself, and for the successors and assigns of Grantor, covenant with said Grantee, and the successors and assigns of Grantee, that Grantor is lawfully seized in fee simple of the Property, that the Property is free from all encumbrances, except as noted above, that Grantor has a good right to sell and convey the same as aforesaid, and that Grantor will, and the successors and assigns of Grantor shall, warrant and defend the same to the said Grantee, and the successors and assigns forever of Grantee, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this 27th day of December, 2012.

"GRANTOR:"


TWO MOUNTAINS, LLC, an Alabama
limited liability company

By:


Connor Farmer, Jr.

Its:

Authorized Member


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STATE OF ALABAMA)

JEFFERSON COUNTY)

Shelby County, AL 01/03/2013
State of Alabama
Deed Tax: \$1375.00

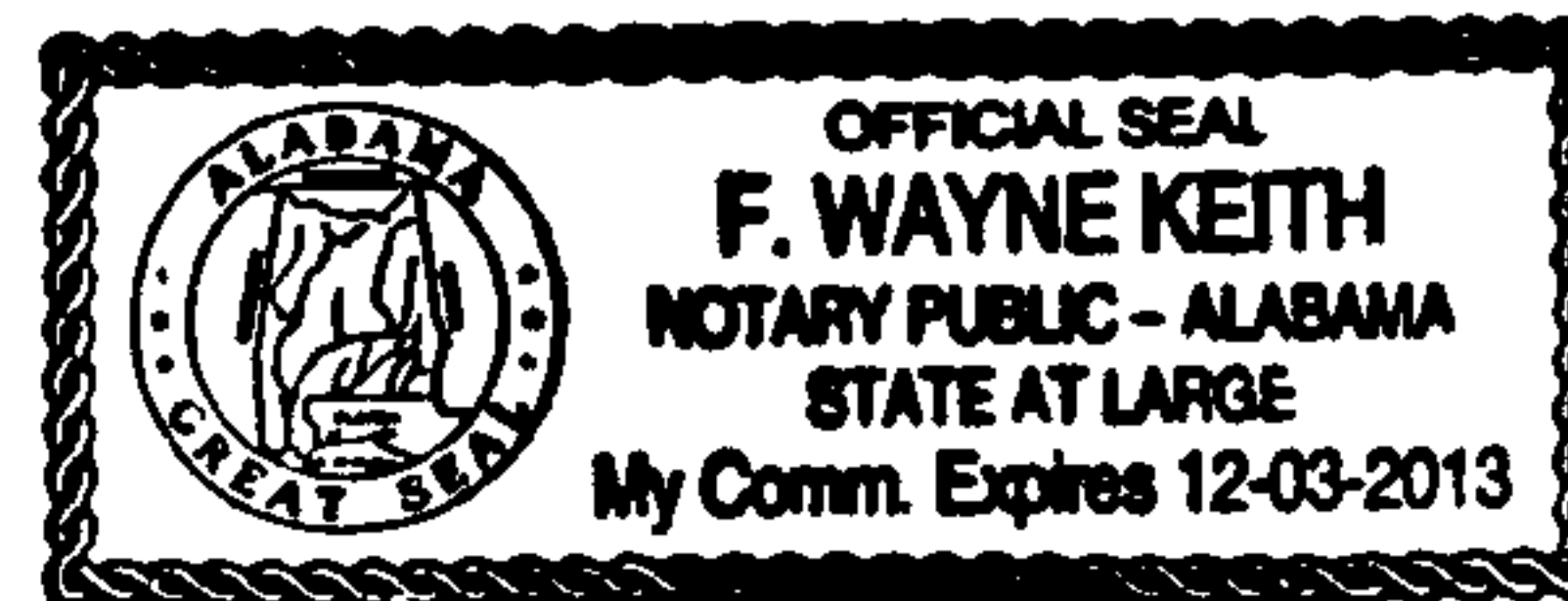
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Connor Farmer, Jr., whose name as Authorized Member of Two Mountains, LLC, an Alabama limited liability

company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he as such Authorized Member and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal this 27th day of December, 2012.

{Notarial Seal}

Notary Public F Wayne Keith
My Commission Expires: 12/3/13



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EXHIBIT "A" - LEGAL DESCRIPTION

A parcel of land lying in Southwest 1/4 of Section 1; the Southeast 1/4 of Section 10; the Northwest 1/4 of Section 12; the Northeast 1/4 of Section 12; the Northeast 1/4 of Section 11; the Northwest 1/4 of Section 11; the Southeast 1/4 of Section 11; the Southwest 1/4 of Section 11; the Northwest 1/4 of Section 14; the Southeast 1/4 of Section 15; the Southwest 1/4 of Section 15; the Northeast 1/4 of Section 15; the Southeast 1/4 of the Northwest 1/4 of Section 15; the East 1/2 of the Southeast of Section 16; and the Northwest 1/4 of the Northwest 1/4, Section 22; all in Township 20 South, Range 2 West being more particularly described as follows

Begin at the southwest corner of Southeast quarter of the Southeast quarter of Section 16, Township 20 South, Range 2 West, Shelby County, Alabama; thence run in a northerly direction for a distance of 424.29 feet to a found 1 inch solid bar; thence run in a northeasterly direction along the 720 contour for a distance of 2870 feet more or less to a found KBW rebar; thence turn an interior angle to the left of 122° 04' 19" and run in an easterly direction for a distance of 738.86 feet to a found KBW rebar; thence turn an interior angle to the right of 87° 42' 18" and run in a northerly direction for a distance of 629.24 feet to an existing KBW rebar; thence run in a north easterly direction along the 720 contour for a distance of 936 feet more or less to a found KBW rebar; thence run in an easterly direction for a distance of 674.94 feet to an existing KBW rebar; thence turn an interior angle to the right of 91° 08' 49" and run in a northerly direction for a distance of 356.66 feet to an existing KBW rebar; thence run in a north easterly direction along the 720 contour for a distance of 6554.19 feet to an existing rebar being on the southerly boundary of Lot 114 Oaklyn Hills Phase 2, Map Book 30 Page 17; thence run in an easterly direction for a distance of 84.74 feet to an existing rebar; thence turn an interior angle to the left of 201° 50' 06" and run in an easterly direction along the south boundary of Oaklyn Hills Phase 2 for a distance of 280.05 feet to existing rebar; thence turn an interior angle to the left of 217° 54' 50" and run in a north easterly direction for a distance of 263.44 feet to an existing rebar; thence turn an interior angle to the left of 150° 21' 09" and run in a north easterly direction along the south boundary of Oaklyn Hills Phase 2 for a distance of 286.07 feet to an existing rebar; thence turn an interior angle to the left of 195° 56' 45" and run in a northeasterly direction along the south boundary of Oaklyn Hills for a distance of 148.31 feet to an existing rebar; thence turn an interior angle to the left of 199° 26' 14" and run along the south boundary of Oaklyn Hills for a distance of 273.15 feet to an existing rebar; thence turn an interior angle to the left of 151° 57' 53" and run in a northeasterly direction along south boundary of Oaklyn Hills for a distance of 610.36 feet to an existing rebar; thence turn an interior angle to the left of 174° 42' 26" and run along the south boundary of Oaklyn Hills for a distance of 104.82 feet and existing rebar; thence turn an interior angle to the left of 197° 31' 30" and run in a north easterly direction for a distance of 199.58 feet to an existing rebar; thence turn an interior angle to the left of 154° 55' 48" and run in a northeasterly direction along the south boundary of Oaklyn Hills for a distance of 342.17 feet to an existing rebar; thence turn an interior angle to the left of 199° 40' 34" and run in a north easterly direction along the south boundary of Oaklyn Hills for a distance of 567.24 feet to an existing rebar; thence turn an interior angle to the left of 180° 04' 13" and run a north easterly direction along south boundary of Oaklyn Hills for a distance of 442.63 feet to an existing rebar; thence turn an interior angle to the right of 174° 14' 37" and run in a north easterly direction along the south boundary of Oaklyn Hills for a distance of 342.82 feet to an existing rebar; thence turn an interior angle to the right of 150° 25' 47" and run in a north easterly direction along the south boundary of Oaklyn Hills for a distance of 530.60 feet to an existing Weygand rebar; thence turn an interior angle to the left of 130° 49' 34" and run in a north easterly direction for a distance of 320.46 feet to an existing Weygand rebar being on the south westerly right-of-way of Shelby County Rd., #36; thence turn an interior angle to the left of 109° 19' 49" and run along the arc of a curve to the left having a radius of 887.40 feet and a length of 88.04 feet to an existing rebar; thence run in a south easterly direction tangent to aforementioned curve for a distance of 47.00 feet to an existing rebar; thence continue in a south easterly direction along the arc of a curve to the left having a radius of 977.67 feet for a distance of 189.19 feet to an existing concrete monument; thence continue in a south easterly direction tangent to aforementioned curve for a distance of 174.34 feet to an existing rebar; thence turn an interior angle to the left of 180° 22' 03" and run in a south easterly direction for a distance of 177.75 feet to an

existing rebar; thence continue in a south easterly direction along a curve to the left having a radius of 1682.03 feet for an arc length of 369.30 feet to an existing rebar; thence continue in a south easterly direction tangent to aforementioned curve for a distance of 113.33 feet to an existing rebar; thence continue in a south easterly and easterly direction along a curve to the left having a radius of 1111.42 feet for an arc distance of 574.02 feet to an existing rebar; thence continue in an easterly direction tangent to aforementioned curve for a distance of 533.36 feet to an existing concrete monument; thence turn an Interior angle to the left of 91° 53 minutes 39 seconds and run in a southerly direction for a distance of 9.57 feet to an existing concrete monument; thence turn an angle to the right of 91° 27'05" and run in an easterly direction for a distance of 1208.88 feet to an existing #5 rebar, also being in the northern corner of lot 3 Bencreek Subdivision Sector 1 as recorded in Map Book 36, Page 23, Shelby County, Alabama; thence leaving said right of way of Shelby County Rd., #36 run in a southwesterly direction for a distance of 4549.64 feet to a found Weygand rebar; thence turn an interior angle to the left of 144° 06' 10" run in a westerly direction for a distance of 647.44 feet to an existing axle; thence turn an interior angle to the right of 88° 00' 42" and run in a southerly direction for a distance of 409.71 feet to a found Arrington Rebar; thence turn and interior angle to the left of 118° 13' 29" and run in a south easterly direction for a distance of 1312.51 feet to an existing Weygand rebar; thence turn an interior angle to the right of 156° 50' 47" and run in a south westerly direction for a distance of 297.98 feet to a found Arrington rebar; thence turn an interior angle to the right of 197° 42' 08" and run in a south westerly direction for a distance of 1340.32 feet to an existing Weygand rebar; thence turn an interior angle to the left of 168° 25' 33" and run in a southwesterly direction for a distance of 227.79 feet to an existing Weygand rebar; thence turn an interior angle to left of 193° 21' 18" and run in a southwesterly direction for a distance of 1025.03 feet to an existing Weygand rebar; thence turn an interior angle to the left of 200° 59' 49" and run in a southwesterly direction for a distance of 131.04 feet to an existing Weygand rebar; thence turn an interior angle to the left of 158° 55' 36" and run in a southwesterly direction for a distance of 553.81 feet to an existing Weygand rebar; thence turn an interior angle to the left of 181° 17' 41" and run in a southwesterly direction for a distance of 1673.89 feet to an existing Arrington rebar; thence turn an interior angle to the right of 127° 02' 47" and run in a southerly direction for a distance of 727.10 feet to a found Weygand rebar being the Southeast corner of the Southeast quarter of the Northeast quarter of Section 15, Township 20 South., Range 2 West; thence turn an interior angle to the left of 88° 14' 09" and run in a westerly direction for a distance of 907.77 feet to an existing rebar being on the 700 contour line; thence run in a southwesterly direction along the 700 contour line for a distance of 5943 feet more or less to a concrete monument; thence run in a northerly direction for a distance of 1573.49 feet to a Pine Heart being the Southwest corner of the Southwest quarter of the Southwest quarter of Section 15, Township 20 South., Range 2 West; thence turn an interior angle to the right of 90° 27' 47" and run in a westerly direction for a distance of 1322.56 feet more or less to the point of beginning.

Less and except any part owned by Shelby County Water Works as conveyed in Instrument 20061020000520160 and as shown and set out on the survey of Ray Weygand with Weygand Surveying, Inc. dated 12/18/2012.

Less and except any part owned by Pelham Water Works as conveyed in Instrument 20050601000236630 and as shown and set out on the survey of Ray Weygand with Weygand Surveying, Inc. dated 12/18/2012.



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This conveyance is made subject to the following:

Easements to Plantation Pipeline Company as recorded in Deed Book 112, Page 226 (Section 15); Deed Book 112, Page 231 (Section 22); Deed Book 253, Page 324 (Section 14, 15, 16 & 22), Deed Book 255, Page 537 (Section 15 & 16); Deed Book 112, page 219 (Section 16); in Probate Office.

Easements to Colonial Pipeline Company as recorded in Deed Book 283, Page 716 (Section 14 & 22); Deed Book 222, page 637 (Section 14 & 22); In Probate Office

Easement to Level 3 LLC as recorded in Instrument 2000-4822 (Section 16); Instrument 2000-4823 (Section 15); Instrument 2000-4824 (Section 22), In the Probate Office of Shelby County, Alabama.

Easements to Shelby County as recorded in Instrument 20061020000520130 (Section 11 & 12); Instrument 20061020000520140 (Section 22); Instrument 20061020000520150 (Section 15); and by Lis Pendens Notice recorded in Instrument 20060707000325520, in the Probate Office of Shelby County, Alabama.

Transmission line permits to Alabama Power Company as recorded in Deed Book 165, page 105 (Section 1); Instrument 20050801000387580 (Section 15 & 16); in Probate Office of Shelby County Alabama.

Easements to Alabama Power Company as recorded in Real Book 299, Page 370 (Section 14), in Probate Office of Shelby County Alabama.

Rights of way to Shelby County as recorded in Deed Book 39, Page 469 (Section 1); Deed Book 229, Page 489 (Section 1 & 12); and Deed Book 229, Page 492 (Section 1 & 12); Deed Book 180, Page 544 (Section 10); Deed Book 180, Page 569 (Section 10); Deed Book 180, Page 593 (Section 10); Deed Book 181, Page 295 (Section 10); in the Probate Office of Shelby County, Alabama.

Title to minerals underlying caption lands with mining rights and privileges belonging thereto as reserved in Deed Book 19, Page 204 (Section 12 & 22); Deed Book 26, Page 544 (as to Section 1, 11 & 15); Deed Book 41, Page 540 (Section 1 & 11); Deed Book 47, Page 486 (as to Section 1); Deed Book 47, Page 487 (Section 11) Deed Book 47, Page 488 (Section 11); Deed Book 64, Page 319 (as to Section 1, 11 & 15) Deed Book 348, Page 391 (Section 14); Deed Book 41, Page 453 (Section 15); Deed Book 56, Page 392 (Section 15); and Deed Book 132, page 436 (Section 11, 10 & 15) in the Probate Office of Shelby County, Alabama.



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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Two Mountains, LLC

Grantee's Name Twin Mountains, LLC

Mailing Address 120 Bishop Circle
Pelham, AL 35124

Mailing Address 2200 Resource Drive
Birmingham, AL 35242

Property Address: metes and bound
Shelby County, AL

Date of Sale: December 27, 2012
Total Purchase Price \$1,375,000.00

or

Actual Value \$

or

Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☒ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

1. Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.
2. Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.
3. Property address - the physical address of the property being conveyed, if available.
4. Date of Sale — the date on which interest to the property was conveyed.
5. Total purchase price - the total amount paid for the purchase of the property, both real and personal being conveyed by the instrument offered for record.
6. Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessors current market value.
7. If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: December 27, 2012

Two Mountains, LLC-grantor

☐ Unattested

x

Sign

(verified by) Connor Farmer-Member

Twin Mountains, LLC-grantee

Sign

(verified by) Donovan H. Gravlee-Member