

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Highway 280 East, Suite 160  
Birmingham, AL 35223

Send Tax Notice To:  
Courtside Development, Inc.  
2700 Hwy. 280 E., Ste. 425  
Birmingham, AL 35223

STATE OF ALABAMA )  
COUNTY OF SHELBY )  
STATUTORY WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **Ten and 00/100 (\$10.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Park Homes, LLC, an Alabama limited liability company**, (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Courtside Development, Inc., an Alabama corporation**, (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

**COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 1 WEST, SHELBY COUNTY ALABAMA; THENCE RUN N03°38'10"E ALONG THE WEST LINE OF SAID QUARTER-QUARTER SECTION FOR 1,602.44 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE RUN N78°44'28" E FOR 169.84 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF BROOK HIGHLAND DRIVE; THENCE RUN S11°15'32"E AND ALONG SAID RIGHT OF WAY LINE FOR 25.64 FEET; THENCE RUN S78°44'28"W AND ALONG SAID RIGHT OF WAY LINE FOR 32.00 FEET TO THE POINT OF BEGINNING OF A CURVE TO THE LEFT; SAID CURVE HAVING A RADIUS OF 698.33 FEET AND A CHORD BEARING OF S31°14'46"E, AND RUN ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE FOR 487.31 FEET TO A POINT ON THE WESTERLY EASEMENT LINE OF CLUB WAY, A PRIVATE ROAD, AND THE POINT OF BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 289.40 FEET AND A CHORD BEARING OF S45°58'38"W , AND RUN ALONG THE ARC OF SAID CURVE AND ALONG SAID EASEMENT LINE 114.00 FEET TO THE POINT OF BEGINNING OF A CURVE TO THE LEFT; SAID CURVE HAVING A RADIUS OF 309.48 FEET, AND A CHORD BEARING OF S52°19'33"W AND RUN ALONG THE ARC OF SAID CURVE AND ALONG SAID EASEMENT LINE 53.33 FEET; THENCE RUN N42°36'38"W FOR 62.99 FEET; THENCE N40°47'15"W FOR 135.05 FEET; THENCE RUN N31°35'11"W FOR 134.86 FEET; THENCE RUN N23°40'11"W FOR 134.87 FEET; THENCE RUN N01°40'10"W FOR 26.11 FEET; THENCE RUN N04°17'49"W FOR 104.92 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED. SAID PARCEL CONTAINING 2.01 ACRES MORE OR LESS.**

Subject To:

Ad valorem taxes for 2013 and subsequent years not yet due and payable until October 1, 2013.  
Existing covenants and restrictions, easements, building lines and limitations of record.

Preparer of this instrument makes no representations as to the status of the property conveyed herein.

This conveyance is made with the express reservation and condition that by acceptance of this deed, the Grantees, for themselves and on behalf of their heirs, administrators, executors, successors, assigns, contractors, permittees, licensees and lessees, hereby release and forever discharge Grantor, its successors and assigns, from any and all liability, claims and causes of action whether arising at law (by contract or in tort) or in equity with respect to damage or destruction of property and injury to or death of any person located in, on, or under the surface of or over lands herein conveyed, as the case may be, which are caused by, or arise as a result of, past or future soil, subsoil or other conditions (including without limitation, sinkholes, underground mines, and limestone formations) under or on the Property, whether contiguous or non-contiguous. The Grantee(s) agree(s) that he (she) (they) is (are) acquiring the Property "AS IS", without any representation or warranty on the part of Grantor other than as to title. Further, the Grantee, its successors and assigns hereby acknowledges that the Grantor shall not be liable for and no action shall be asserted against Grantor in connection with any drainage easements, ditches or pipes or drainage problems associated therewith and that Grantee has inspected the same and accepts the property along with all drainage easements, ditches or pipes in its present "AS IS" condition. For purposes of this paragraph the term Grantor shall mean and refer to (i) the partners, agents and employees of Grantor; (ii) the officers, directors, employees and agents of general partners of Grantor or partners thereof; (iii) any successors or assigns of Grantor; and (iv) any successors and assigns of Grantor's interest in the Property. This covenant and agreement shall run

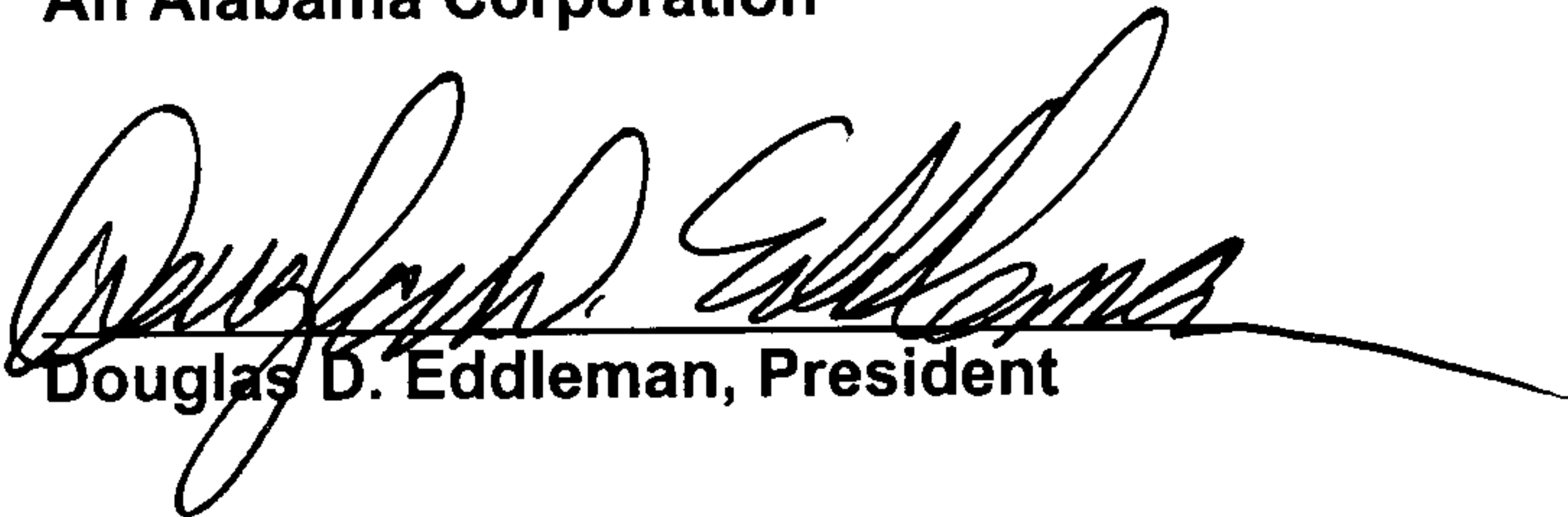


with the land conveyed hereby as against Grantee, and all persons, firms, trusts, partnerships, limited partnerships, corporations, or other entities holding under or through Grantee.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

IN WITNESS WHEREOF, said GRANTOR has hereunto set their hand and seal this the 5<sup>th</sup> day of April, 2013.

Courtside Development, Inc.  
An Alabama Corporation


  
Douglas D. Eddleman, President

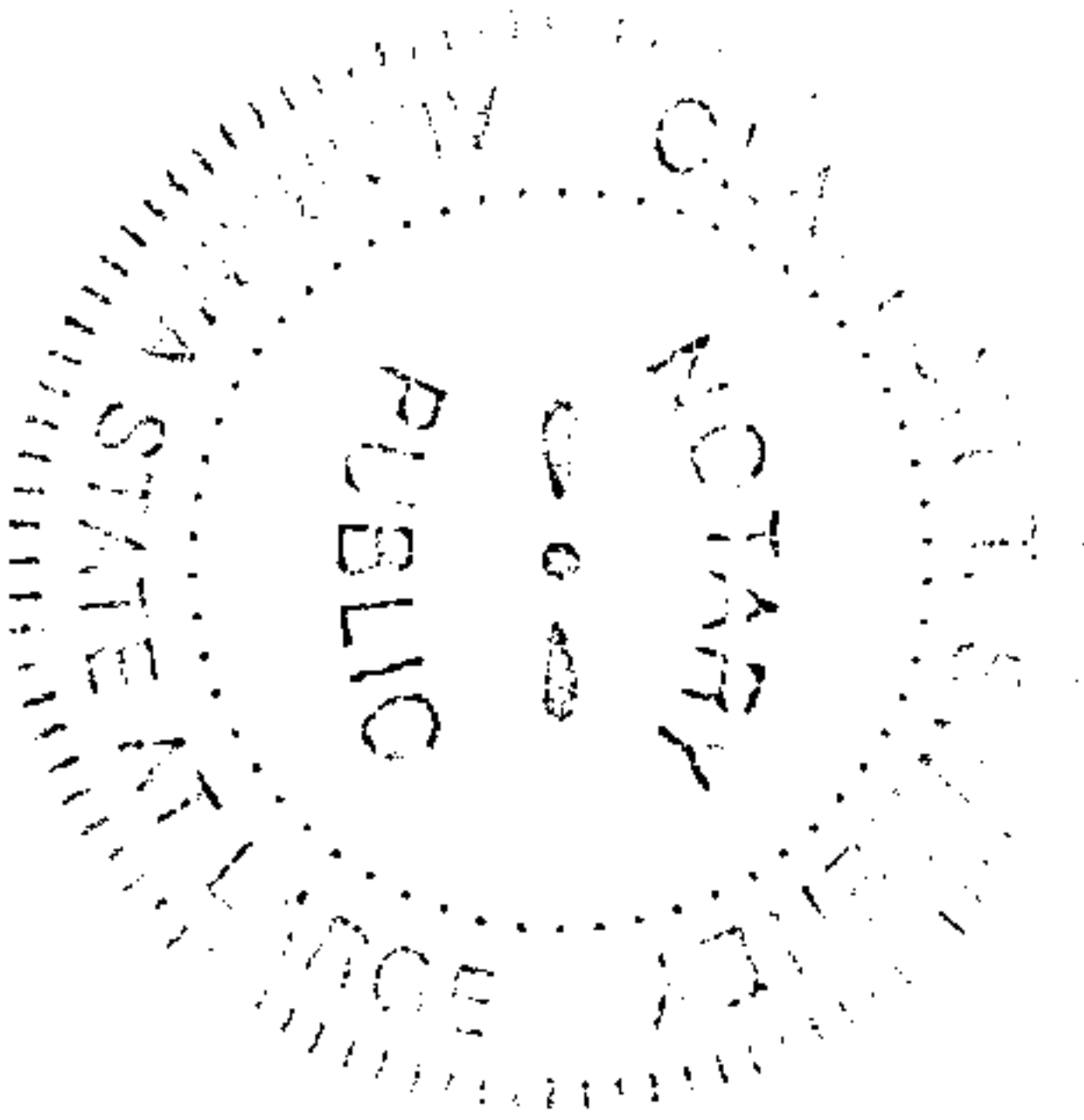
STATE OF ALABAMA                    )  
  :  
COUNTY OF JEFFERSON            )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Douglas D. Eddleman, President of Courtside Development, Inc., an Alabama corporation, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he, in his capacity as such Officer, executed the same voluntarily for and as the act of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 5<sup>th</sup> day of April, 2013.

  
NOTARY PUBLIC  
My Commission Expires: 6-5-2015

  
20130408000144470 2/3 \$128.00  
Shelby Cnty Judge of Probate, AL  
04/08/2013 01:21:11 PM FILED/CERT



## Real Estate Sales Validation Form

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

Grantor's Name Park Homes, LLC  
Mailing Address 2700 Hwy 280 E, Ste. 425  
Birmingham, AL 35223

Grantee's Name Courtside Development, Inc.  
Mailing Address 2700 Hwy 280 E, Ste. 425  
Birmingham, AL 35223

Property Address Vacant Land

Date of Sale April 5, 2013  
Total Purchase Price \$

or  
Actual Value \$

or  
Assessor's Market Value \$ 109,537.50

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 Tax Assessor's Records

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

### Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

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.

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 assessor's current market value.

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 \_\_\_\_\_

Print Park Homes, LLC  
by Douglas D. Eddleman, Managing Member

☐ Unattested

Sign   
(Grantor/Grantee/Owner/Agent) circle one

  
20130408000144470 3/3 \$128.00  
Shelby Cnty Judge of Probate, AL  
04/08/2013 01:21:11 PM FILED/CERT

Form RT-1