


QUITCLAIM DEED


20140224000049270 1/12 \$267.50
Shelby Cnty Judge of Probate, AL
02/24/2014 10:50:52 AM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned **TP LAND COMPANY, LLC**, an Alabama limited liability company, hereby remises, conveys and forever QUITCLAIMS to **SAUNDERS BRIDGE HOMEOWNERS ASSOCIATION, INC.**, an Alabama not for profit corporation (hereinafter called "Grantee"), the following described real estate situated in Shelby County, Alabama, to-wit:

See Exhibits A-1, A-2, A-3 and A-4 for the legal description of the land conveyed.

Subject to all easement, restrictions, covenants and encumbrances of record.

Grantor does hereby further assign, remise, convey and QUITCLAIM to Grantee all of Grantor's rights under that certain (A) Conservation Easement dated December 20, 2007 and recorded as Instrument No. 20071228000580850 in the records of the Shelby County, Alabama Probate Court, (B) Conservation Easement dated January 31, 2008 and recorded as Instrument No. 20080409000144260 in the records of the Shelby County, Alabama Probate Court, (C) that certain Conservation Easement dated December 30, 2009 and recorded as Instrument No. 20091230000477140 in the records of the Shelby County, Alabama Probate Court, and (D) Conservation Easement and Declaration of Restrictions and Covenants dated December 15, 2013 and recorded as Instrument No. 20131219000484650 in the records of the Shelby County, Alabama Probate Court. Grantee by accepting this Quitclaim Deed does hereby assume all obligations of Grantor under each of the above referenced conservation easements.

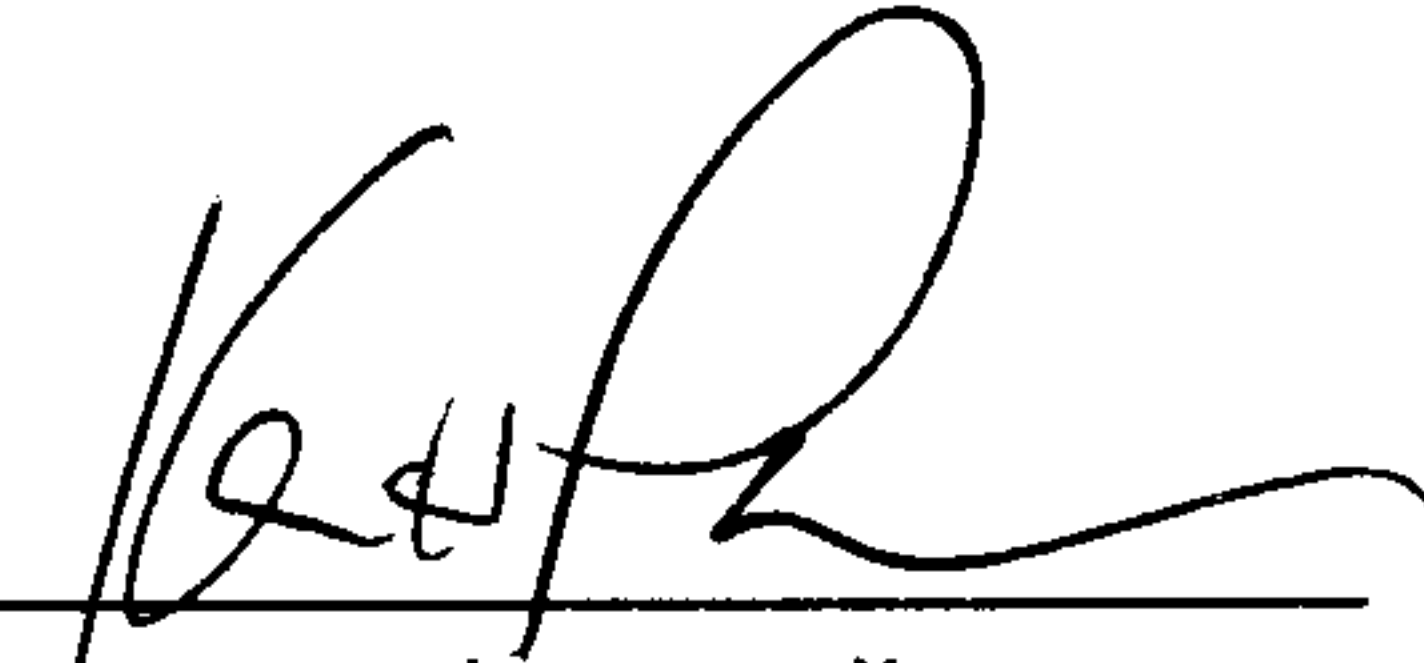
Shelby County, AL 02/24/2014
State of Alabama
Deed Tax: \$220.50

TO HAVE AND TO HOLD to said GRANTEE, forever.

Given under my hand and seal, this 1st day of January, 2014.

TP LAND COMPANY, LLC

By: _____



Kenneth H. Polk
Its Managing Member

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kenneth H. Polk, whose name as Managing Member of TP Land Company, LLC, a limited liability company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents thereof, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal, this the 1st day of January, 2014.


Notary Public

My Commission Expires: 1/18/2016



20140224000049270 2/12 \$267.50
Shelby Cnty Judge of Probate, AL
02/24/2014 10:50:52 AM FILED/CERT

EXHIBIT A-1
LEGAL DESCRIPTION
(Saunders Bridge Property)

PARCEL A

Part of the NW ¼, SW ¼ of Section 26, Township 18S, Range 1E, Shelby County, Alabama, being more particularly described as follows:

Beginning at an existing 3" iron cap being the locally accepted northwest corner of said Section 23 run an angle of S 00d 30' 06" for a distance of 1337.26 feet found rebar locally accepted SW Corner NE ¼, SW ¼ Sec 23, T18S,R1E, thence turn an angle to the right of 70d 58' 01" for a distance of 1394.89, thence turn an angle to the right of 198d 21' 15" for a distance of 118.68 feet, thence turn an angle to the right of 193d 49' 28" for a distance of 146.92 feet, thence turn an angle to the left of 98d 14' 22" for a distance of 445.17 feet, thence turn an angle to the right of 72d 18' 41" for a distance of 666.34', thence a left arc of L = 238.75' D = 07d 18' 16" then along Twin Pines Road (a private road) for a distance of 324.10 feet, thence a left arc of L = 501.28' D = 03d 32' 02" CH = 501.2' then along Twin Pines Road (a private road) for a distance of 28.85 feet, thence a left arc of L = 135.37' D = 25d 25' 50" CH = 134.26 then along Twin Pines Road (a private road) for a distance of 515.64 feet, thence a right arc of L = 35.08' D = 80d 24' 21" R = 25.00, thence a left arc of L = 134.37' D = 25d 14' 31" CH = 133.28' along Saunders Bridge Circle (60' Private Road) for 46.13 feet, thence a right arc of L = 186.85' D = 43d 41' 47" CH = 182.35', thence a left arc of L = 573.88' D = 97d 16' 50" CH = 507.39', thence along Saunders Bridge Circle (60' private road) 355.00 feet, thence a left arc of L = 466.29' D = 87d 35' 41" CH = 422.19', thence turn right an angle of 68d 18' 33 " then a left arc of L = 407.64', D = 17d 25' 01" CH = 406.07' along Saunders Bridge Circle (60' Private Road) for 111.66 feet, thence turn an angle to the right of 145d 43' 19 ' for a distance of 237.76 feet, thence turn an angle to the right of 70d 07' 35" E for a distance of 434.21 feet, thence turn an angle to the north of S90d 56' 36"W run in a northerly direction for a distance of 1322.88 + 249.97 feet to a found 4" angle iron generally accepted SW corner SW ¼, SW ¼ Sec 23, thence turn an angle to the left of S268d 52' 46" W and run in a westerly direction for a distance of 1347.84 + 402.8 feet; found T-Post locally accepted NE Corner SW ¼, SW ¼ Sec 23, T18S,R1E , more or less, to the point of beginning. Containing 61.03 acres, more or less.

PARCEL B

Part of the NW ¼, SW ¼ of Section 26, Township 18S, Range 1E, Shelby County, Alabama, being more particularly described as follows:

Beginning at a found angle iron being the locally accepted southeast corner NW ¼ of said Section 26 run in an northerly direction along the east line of said Section 23 for a distance of 1503.28 feet, thence turn a left angle of 53d 29' 54" for a distance of 502.07 feet, thence turn a right angle 84d 50' 53" for a distance of 199.91 feet, thence turn a left angle of 90d 00' 00" for a distance of 202.06 feet, thence a left arc of L = 193.10' D = 07d 53' 17" CH = 192.94', thence a left arc of L = 205.07' D = 08d 22' 37" CH = 204.88',

thence a left arc of $L = 37.54'$ $D = 07d\ 03'07''$ $CH = 37.52'$, thence a left arc of $L = 20.17'$ $D = 46d\ 13'07''$ $R = 25.00'$, thence a left arc of $L = 70.83'$ $D = 61d\ 29'15''$ $CH = 67.48'$, thence a right arc of $L = 67.50'$ $D = 58d\ 35'40''$ $CH = 64.59'$, thence a left arc of $L = 20.17'$ $D = 46d\ 13'07''$ $R = 25.00'$, thence a left arc of $L = 35.17'$ $D = 06d\ 36'26''$ $CH = 35.15'$, thence a left arc of $L = 157.56'$ $D = 36d\ 50'46''$ $CH = 154.86'$, thence a right arc of $L = 71.50'$ $D = 13d\ 25'52''$ $CH = 71.33'$, thence a left arc of $L = 45.44'$ $D = 08d\ 32'12''$ $CH = 45.40'$, thence a left arc of $L = 128.58'$ $D = 30d\ 04'12''$ $CH = 127.11'$, thence a right arc of $L = 123.73'$ $D = 23d\ 14'33''$ $CH = 122.88'$, thence a right arc of $L = 94.57'$ $D = 17d\ 45'55''$ $CH = 94.19'$, thence a left arc of $L = 145.51'$ $D = 28d\ 25'56''$ $CH = 144.02'$, thence a right arc of $L = 49.41'$ $D = 08d\ 34'46''$ $CH = 49.37'$, thence a left arc of $L = 83.37'$ $D = 14d\ 28'29''$ $CH = 83.15'$, thence a right arc of $L = 88.07'$ $D = 07d\ 00'29''$ $CH = 88.01'$ thence for a distance of 153.13 feet + 250.01 feet, thence a right arc of $L = 126.8'$ $D = 11d\ 31'56''$ $CH = 126.59'$ thence for a distance of 41.91 feet, thence a left arc of $L = 20.32'$ $D = 46d\ 34'03''$ $R = 25.00'$, thence a left arc of $L = 44.70'$ $D = 46d\ 34'03''$ $CH = 43.48'$ thence a distance of 221.54 feet, thence turn an angle to the left of $164d\ 30'00''$ thence a distance of 227.82 feet to found T POST locally accepted SW corner NW $\frac{1}{4}$ sec 26 T18S, R1E, thence turn an angle to the left of $89d\ 36'39''$ for a distance of 2694.37 feet more or less, to the point of beginning. Containing 64.42 acres, more or less.

LESS AND EXCEPT:

Out Parcel 1

From centerpoint for Out Parcel 1 located at $33d\ 26'\ 27.20''$ N, $86d\ 30'\ 36.07''$ W, go 147.58 ft @ $N\ 75d22'07''$ W, then 208.71 ft @ $S\ 30d22'07''$ E, then 208.71 at $N\ 59d37'53''$ E, then 208.71 @ $N\ 30d22'07''$ W, then 208.71 @ $S\ 59d37'53''$ W.

Out Parcel 2

From centerpoint for Out Parcel 2 located at $33d\ 26'\ 17.04''$ N, $86d\ 30'\ 57.93''$ W, go 147.58 ft @ $N\ 66d45'42''$ E, then 208.71 ft @ $S\ 21d45'42''$ E, then 208.71 at $N\ 68d14'18''$ E, then 208.71 @ $N\ 21d45'42''$ W, then 208.71 @ $S\ 68d14'18''$ W.

Out Parcel 3

From centerpoint for Out Parcel 3 located at $33d\ 26'\ 47.46''$ N, $86d\ 30'\ 47.70''$ W, go 147.58 ft @ $N\ 77d35'22''$ W, then 208.71 ft @ $S\ 32d35'22''$ E, then 208.71 at $N\ 57d54'48''$ E, then 208.71 @ $N\ 32d25'22''$ W, then 208.71 @ $S\ 57d54'48''$ W.

Out Parcel 4

From centerpoint for Out Parcel 4 located at $33d\ 26'\ 52.04''$ N, $86d\ 30'\ 38.35''$ W, go 147.58 ft @ $N\ 66d09'19''$ E, then 208.71 ft @ $S\ 21d09'48''$ E, then 208.71 at $N\ 68d50'12''$ E, then 208.71 @ $N\ 21d09'48''$ W, then 208.71 @ $S\ 68d50'12''$ W.

**EXHIBIT A-2
LEGAL DESCRIPTION**

PARCEL I

Part of the NW Corner of Section 26, Township 18S, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Beginning at a found 4" angle iron being the locally accepted southwest corner of Section 23, Township 18S, Range 1 East, run at an angle of S 00°37'22" E for a distance of 247.96 feet, thence left at an angle of 109°21' for a distance of 430.73', thence turn left at an angle of 211°39' for a distance of 259.85', thence turn right at an angle of 104°21' for a distance of 81.42', thence turn right at an angle of 132°10' for a distance of 33.10', thence turn right at an angle of 131°27' for a distance of 141.20', thence turn left at an angle of 200°41' for a distance of 226.89', thence turn an arc to the left of L = 388.05' R = 680.00' D = 33°, thence S 25°23'07" W for a distance of 394.51' feet, thence turn an arc to the left of L = 84.49' R = 518.06' D = 9°, thence turn an angle of N 76°34'54" W for a distance of 75.25', thence turn left an angle of 130°35' for a distance of 222.02', thence turn left at an angle of 116°.01' for a distance of 167.86', thence turn left at an angle of 91°29' for a distance of 226.13, thence turn S 2°48'28" W for a distance of 143.35', thence turn an arc left of L=257.47' R=1054.53' D=14°, thence an arc right of L=16.03' R=26.35' D=44°, then an arc left of L=131.05' R=55.84' D=135°, thence turn S 14°03'21" for a distance of 220.33', then turn right an angle of 104°53' for a distance of 308.52', thence turn right at an angle of 89°54' for a distance of 1659.52', thence turn right an angle of 135°0' for a distance of 441.26', then turn left an angle of 225.02' for 147.26' more or less, to the point of beginning. Containing 18.692 acres, more or less.

PARCEL II

Part of the NE Corner of Section 26, Township 18S, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Beginning at a found angle iron being the locally accepted southeast corner of said Section 26 run in a northerly direction at an angle of N 00d 12'22" W for a distance of 1889.74', thence turn left at an angle of 98°52' for a distance of 380.72', thence turn an arc to the right L=142.89' R=66.69' D=123°, thence turn N 23°12'36" W for a distance of 621.52', thence turn right an angle of 60°30' for a distance of 438.91', thence turn left an angle of 241.30' a distance of 315.54', thence turn right an angle of 175°54' a distance of 90.63', thence turn right an angle of 137°04' a distance of 309.62', thence turn left an angle of 198°15' a distance of 182.96', then turn left an angle of 199°52' a distance of 225.77', thence turn right an angle of 178°37' a distance of 173.86', thence turn right an angle of 159°57' a distance of 220.45', thence turn left an angle of 204°23' a distance of 173.96', thence turn right an angle of 165°03' a distance of 52.65', thence turn right an angle of 169°20' a distance of 182.42', thence turn left an angle of 196°55' a distance of 80.26', thence turn right an angle of 125.04' for a distance of 381.17', then turn right an angle of 89°57' a distance of 1177.71', then turn right an angle of 91°03' a distance of 1346.72', then turn left an angle of 269°10' a distance of 931.47', to the point of beginning. Containing 34.990 acres, more or less.



20140224000049270 5/12 \$267.50
Shelby Cnty Judge of Probate, AL
02/24/2014 10:50:52 AM FILED/CERT

Exhibit "A" - 3

PROPERTY DESCRIPTION

TRACT 1

Commence at a found rebar and cap marking the Southwest corner of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 23, Township 18 South, Range 1 East, Shelby County, Alabama and run in an Easterly direction along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 322.71 feet to a point; thence deflect $90^{\circ}00'$ right and leaving said $\frac{1}{4}$ - $\frac{1}{4}$ line run in a Southerly direction a distance of 406.05 feet to the Point of Beginning of the herein described parcel; thence deflect $122^{\circ}12'14''$ left and run in a Northeasterly direction a distance of 166.72 feet to the beginning of a curve to the right having a radius of 7967.50 feet, and a central angle of $3^{\circ}32'02''$; thence run in a Northeasterly direction along the arc of the last described curve a distance of 491.41 feet to the point of tangency; thence run tangent to the last described curve in a Northeasterly direction a distance of 28.85 feet to the beginning of a curve to the right having a radius of 1712.72 feet and a central angle of $7^{\circ}18'16''$; thence run in a Northeasterly direction along the arc of the last described curve a distance of 218.35 feet to the point of tangency; thence run tangent to the last described curve a distance of 270.64 feet to a point; thence turn an interior angle of $101^{\circ}35'53''$ and run to the right in a Southeasterly direction a distance of 190.63 feet to a point on the edge of a lake; thence turn an interior angle of $98^{\circ}47'08''$ and following the meander of the edge of said lake for a distance of 811 feet, more or less, run to the right in a Southwesterly direction a distance of 680.87 feet to a point on the edge of said lake; thence turn an interior angle of $154^{\circ}14'25''$ and continuing along the meander of the edge of said lake for a distance of 542 feet more or less, run to the right in a Southwesterly direction a distance of 520.71 feet to a point; thence turn an interior angle of $106^{\circ}12'53''$ and leaving said lake run to the right in a Northwesterly a distance of 253.23 feet to the Point of Beginning, containing 8.4 acres, more or less.

TRACT 2

Beginning at the Southeast corner of Lot 25 Saunders Bridge 1st Sector, as recorded in Map Book 38, Page 38A – 38D, Shelby County, Alabama and run in an Westerly direction along northerly Right of Way line of Saunders Bridge Road along the arc of a curve to the left having a central angle of $28^{\circ}25'56''$ and a chord distance of 177.49 feet to a point of reverse curve to the right having a central angle of $23^{\circ}03'15''$ and a chord distance of 107.91 feet; thence continue along the arc of said curve and Right of Way line a distance of 108.64 feet to a point of reverse curve to the left having a central angle of $7^{\circ}00'29''$ and a chord distance of 95.35 feet; thence continue along the arc of said curve and Right of Way line a distance of 95.40 feet to a point; thence continue along the tangent of said curve and Right of Way line in a Northwesterly direction a distance of 403.13 feet to a point on a curve to the right having a central angle of $11^{\circ}31'56''$ and a chord distance of 114.53 feet; thence run in a Northwesterly direction along the arc of said curve and Right of Way line a line a distance of 114.73 feet to a point; thence run along the tangent of said curve and Right of Way line in a Northwesterly direction a distance of 19.27 feet to a point on a curve to the right having a central angle of $92^{\circ}04'52''$ and a radius of

50.00 feet; thence continue along the arc of said curve and Right of Way line in a Northwesterly direction a distance of 80.36 feet to a point on a curve to the right having a central angle of $7^{\circ}36'44''$ and a chord distance of 152.59 feet; thence continue along the arc of said curve and Right of Way line in a Northeasterly direction a distance of 152.70 feet to the point; thence continue along the tangent of said curve and Right of Way line in a Northeasterly direction a distance of 199.35 feet to a point on a curve to the right having a central angle of $3^{\circ}40'00''$ and a chord distance of 94.05 feet; thence run along the arc of said curve and Right of Way line in a Northeasterly direction a distance of 94.07 feet to a point; thence deflect $90^{\circ}00'00''$ from the tangent of the last described curve a distance of 210.70 feet to a point; thence turn an interior angle of $114^{\circ}53'31''$ and run to the right in a Southeasterly direction a distance of 69.63 feet to a point on the edge of a lake; thence turn an interior angle of $90^{\circ}42'42''$ and following the meander of the edge of said lake, run in a Southwesterly direction a distance of 133.05 feet to a point on the edge of said lake; thence turn an interior angle of $218^{\circ}15'52''$ and continuing along the meander of the edge of said lake, run to the right in a Southwesterly direction a distance of 64.06 feet to a point on the edge of said lake; thence turn an interior angle of $300^{\circ}19'06''$ and following along the meander of the edge of said lake for a distance of 199 feet, more or less, run to the right in a Southeasterly direction a distance of 227.73 feet to a point on the edge of said lake; thence turn an interior angle of $210^{\circ}37'15''$ and following along the meander of the edge of said lake for a distance of 461 feet, more or less, run to the right in a Northeasterly direction a distance of 387.66 feet to a point on the edge of said lake; thence turn an interior angle of $142^{\circ}23'15''$ and following along the meander of the edge of said lake for a distance of 222 feet, more or less, run to the right in a Southeasterly direction a distance of 173.82 feet to a point on the edge of said lake and the easterly line of lot 25; thence turn an interior angle of $127^{\circ}14'02''$ and leaving said lake run to the right in a Southerly direction along said easterly line a distance of 206.65 feet to the Point of Beginning, containing 5.94 acres, more or less.

Exhibit A-4

(See legal descriptions on following 3 pages)



20140224000049270 8/12 \$267.50
Shelby Cnty Judge of Probate, AL
02/24/2014 10:50:52 AM FILED/CERT

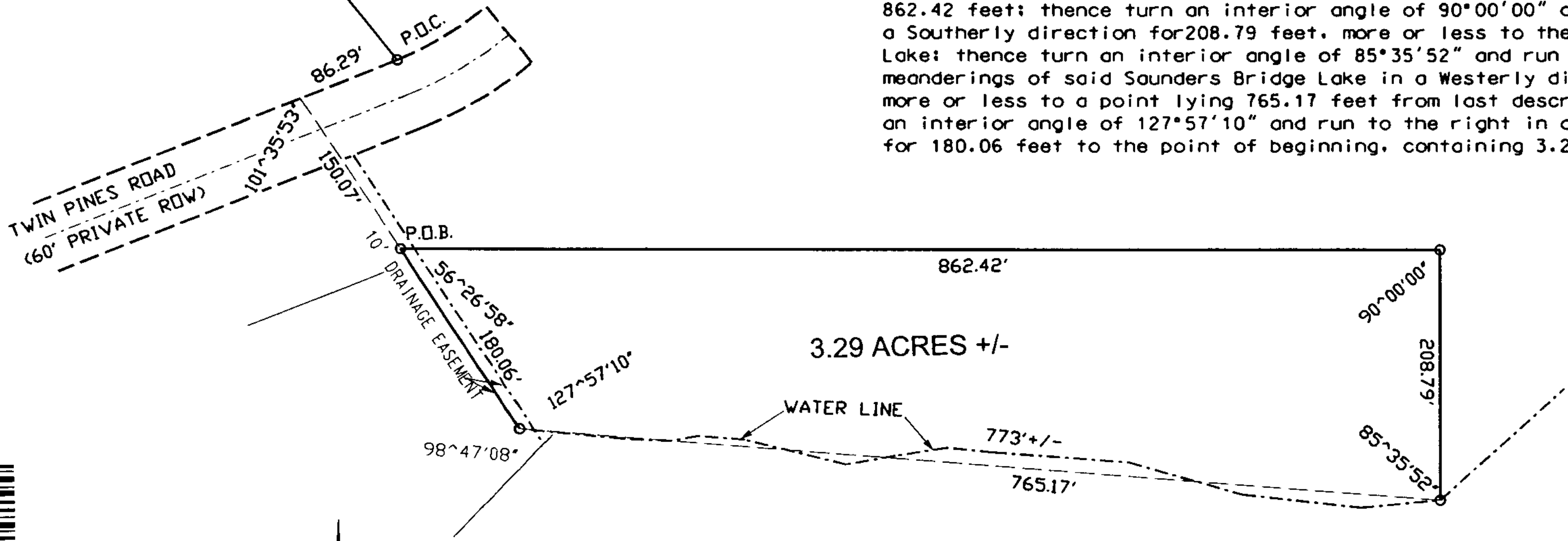
STATE OF ALABAMA
SHELBY COUNTY

LOT 35

SAUNDERS BRIDGE SUBDIVISION
1ST SECTOR
Map Book 38, Page 38A-38D

A parcel of land situated in the West one-half of the Southeast quarter of Section 23, Township 18 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southernmost corner of Lot 35 according to the survey and plat of Saunders Bridge 1st Sector as recorded in Map Book 38, Pages 38A thru 38D in the Probate Office of Shelby County, Alabama, said point lying on the Northerly right of way of Twin Pines Road, a private 60' right of way; thence run in a Southwesterly direction along said right of way for 86.29 feet; thence turn a deflection angle to the left of $101^{\circ}35'53''$ and run in a Southeasterly direction for 150.07 feet to the Point of Beginning of the herein described parcel; thence turn a deflection angle to the left of $56^{\circ}26'58''$ and run in an Easterly direction for 862.42 feet; thence turn an interior angle of $90^{\circ}00'00''$ and run to the right in a Southerly direction for 208.79 feet, more or less to the edge of Saunders Bridge Lake; thence turn an interior angle of $85^{\circ}35'52''$ and run to the right along the meanderings of said Saunders Bridge Lake in a Westerly direction for 773 feet, more or less to a point lying 765.17 feet from last described point; thence turn an interior angle of $127^{\circ}57'10''$ and run to the right in a Northwesterly direction for 180.06 feet to the point of beginning, containing 3.29 acres, more or less.



20140224000049270 9/12 \$267.50
Shelby Cnty Judge of Probate, AL
02/24/2014 10:50:52 AM FILED/CERT



Prepared by:




Hatch Mott
MacDonald

1800 International park drive
suite 210
Birmingham, AL 35243
Ph. 205-939-1119

THIS MAP WAS PREPARED USING INFORMATION
FROM PLAT OF SAUNDERS BRIDGE 1st sector as
recorded in map book 38, page 38a-38d
and does not represent a boundary survey
by HATCH MOTT MACDONALD

Map Showing a
CONSERVATION AREA
for
SAUNDERS BRIDGE

Situated in the northwest quarter of
Section 26, Twp. 18 South, Range 1 East,
Shelby County, Alabama

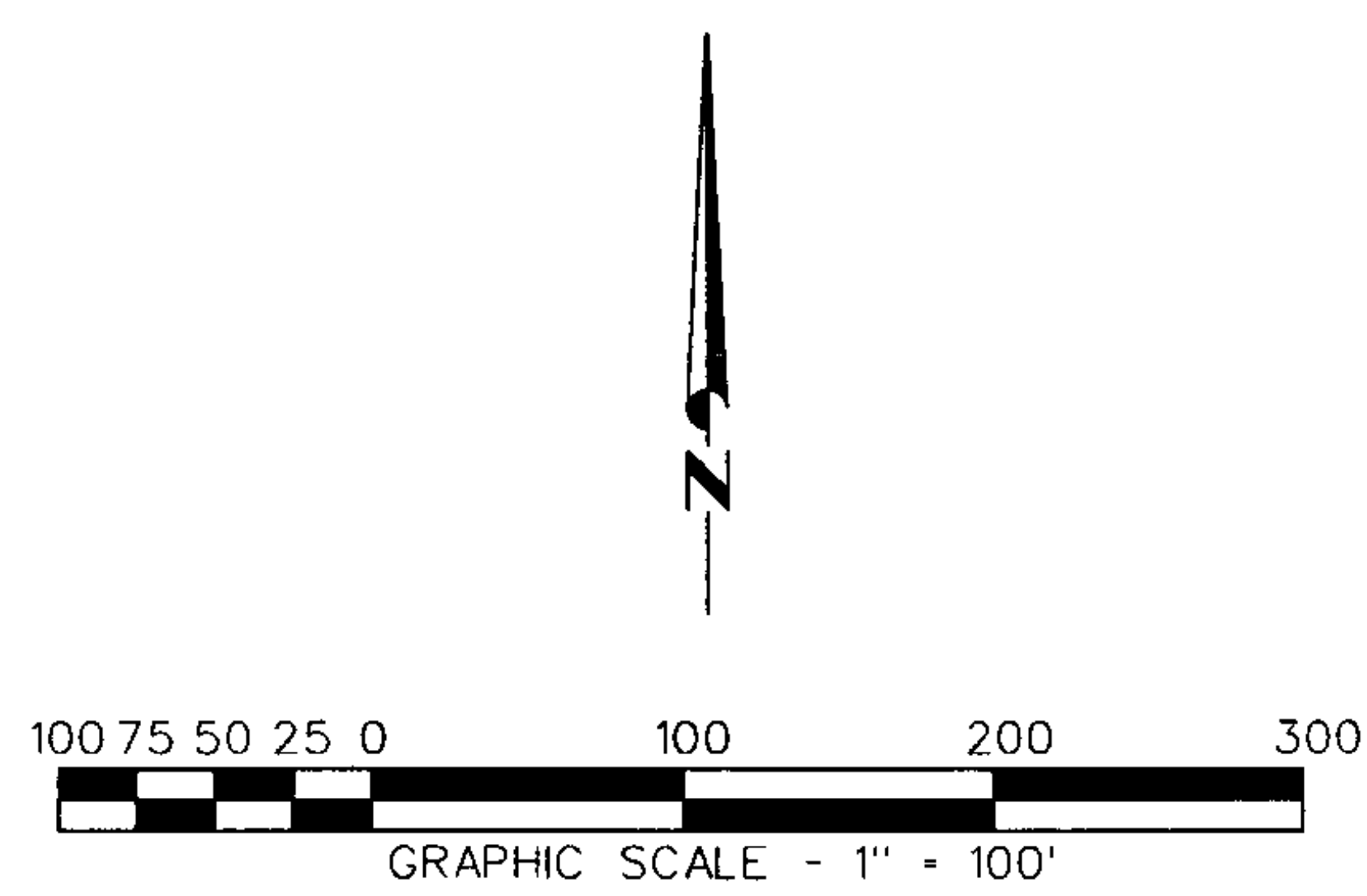
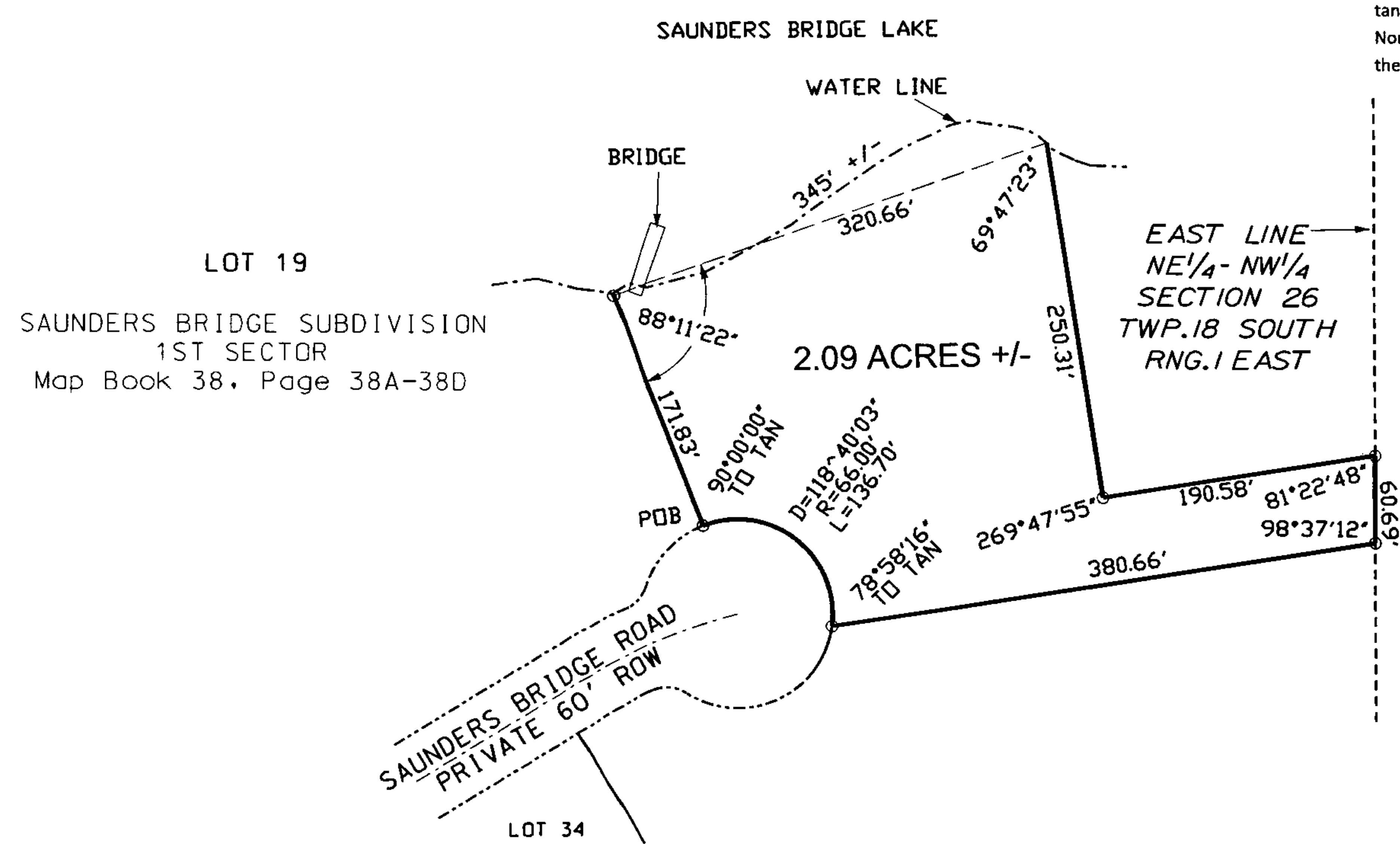
Prepared by:
 **Hatch Mott MacDonald** 1800 International Park Drive
Suite 210
Birmingham, AL 35243
Ph. 205-939-1119

THIS MAP WAS PREPARED USING INFORMATION
FROM PLAT OF SAUNDERS BRIDGE 1st sector as
recorded in map book 38, page 38A-38D
and does not represent a boundary survey
by HATCH MOTT MACDONALD

STATE OF ALABAMA
SHELBY COUNTY

A parcel of land situated in the Northwest quarter of Section 26, Township 18 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Begin at the Southeast corner of Lot 19 according to the survey and plat of Saunders Bridge 1st Sector as recorded in Map Book 38, Pages 38A thru 38D in the Probate Office of Shelby County, Alabama; thence run in a Northwesterly direction along the East line of said Lot 19 for 171.83 feet to a point on the Southerly edge of Saunders Bridge Lake; thence turn an interior angle of 88°11'22" and run to the right in a Northeasterly direction along the meandering of said lake for 345 feet, more or less, to a point lying 320.66 feet from last described point; thence turn an interior angle of 69°47'23" and, leaving said lake, run in a Southeasterly direction for 250.31 feet; thence urn an interior angle of 269°47'55" and run to the left in a Northeasterly direction for 190.58 feet to the east line of the Northeast quarter of the Northwest quarter of Section 26, Township 18 South, Range 1 East; thence turn an interior angle of 81°22'48" and run to the right in a Southerly direction along said east line for 60.69 feet; thence turn an interior angle of 98°37'12" and run to the right in a Southwesterly direction for 380.66 feet to the right of way of Saunders Bridge Road, a private right of way; thence turn an interior angle of 78°58'16" to the tangent of a curve to the left having a central angle of 118°40'03" and a radius of 66.00 feet and run in a Northerly to Westerly direction along the arc of said curve and along said right of way for 136.70 feet to the point of beginning; containing 2.09 acres, more or less.



Map Showing a
CONSERVATION AREA
for
SAUNDERS BRIDGE
Situatd in the northwest quarter of
Section 26, Twp. 18 South, Range 1 East,
Shelby County, Alabama

20140224000049270 10/12 \$267.50
Shelby Cnty Judge of Probate, AL
02/24/2014 10:50:52 AM FILED/CERT

1800 International park drive
suite 210
Birmingham, Al. 35243
Ph. 205-939-1119

D=52°48'53"
R=25.00'
L=23.04'

90°00'00"
TO TAN

D=76°17'33"
R=57.4500'
L=326.23'

69.52'

204°47'01"

D=105°37'45"
R=66.00'
L=121.68'

D=52°48'53"
R=25.00'
L=23.04'

353.23'

159°35'30"

180.39'

160°47'42"

164°23'42"

184°48'10"

67°21'55"

86.66'

51.74'

322.47'

225°35'40"

159.50'

92°24'26"

214.13'

166.06'

P.O.C.

P.O.B.

4.16 ACRES +/-

LOT 18

SAUNDERS BRIDGE SUBDIVISION
1ST SECTOR
Map Book 38, Page 38A-38D

Commence at the Northwest corner of Lot 18 according to the survey and plat of Saunders Bridge 1st Sector as recorded in Map Book 38, Pages 38A thru 38D in the Probate Office of Shelby County, Alabama; thence run in an Easterly direction along the North line of said Lot 18 for 166.06 feet to the Point of Beginning of the herein described parcel; thence continue along last described course and along said North line for 159.50 feet; thence turn an interior angle of 225°35'40" and run to the right in a Southeasterly direction along the Northeasterly line of said lot 18 for 322.47 feet; thence turn an interior angle of 67°21'55" and run to the left in a Northeasterly direction for 86.68 feet; thence turn an interior angle of 184°48'10" and run to the right in a Northeasterly direction for 51.74 feet; thence turn an interior angle of 164°23'42" and run to the left in a Northeasterly direction for 49.93 feet; thence turn an interior angle of 160°47'42" and run to the left in a Northwesterly direction for 180.39 feet; thence turn an interior angle of 159°35'30" and run to the left in a Northwesterly direction for 353.23 feet to the Southeasterly right of way of Saunders Bridge Road, a private right of way; thence turn an interior angle of 90°14'36" and run to the left in a Southwesterly direction along said right of way for 203.92 feet to the beginning of a tangent curve to the left having a central angle of 52°48'53" and a radius of 25.00 feet; thence run along the arc of said curve in a Southwesterly direction and along said right of way for 23.04 feet to the beginning of a tangent curve to the right having a central angle of 105°37'45" and a radius of 66.00 feet; thence run along the arc of said curve in a Southwesterly to Westerly direction and along said right of way for 121.68 feet to the beginning of a tangent curve to the left having a central angle of 52°48'53" and a radius of 25.00 feet; thence run along the arc of said curve in a Westerly direction and along said right of way for 23.04 feet; thence turn an interior angle of 90°00'00" from the tangent of the last described curve and run to the left in a Southeasterly direction for 69.52 feet; thence turn an interior angle of 204°47'01" and run to the right in a Southerly direction for 214.13 feet to the point of beginning, containing 4.16 acres, more or less.

Situated in the northwest quarter of
Section 26, Twp. 18 South, Range 1 East,
Shelby County, Alabama



20140224000049270 11/12 \$267.50
Shelby Cnty Judge of Probate, AL
02/24/2014 10:50:52 AM 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 TP Land Company, LLC
Mailing Address 2000 Morris Ave, Ste. 1300
Birmingham, AL 35203

Grantee's Name Saunders Bridge HOA, Inc.
Mailing Address 2000 Morris Ave., Ste. 1300
Birmingham, AL 35203

Property Address N/A Unimproved Land Subject to
Conservation Easements

Date of Sale January 1, 2014
Total Purchase Price \$ N/A
or
Actual Value \$ 220,500

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

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).

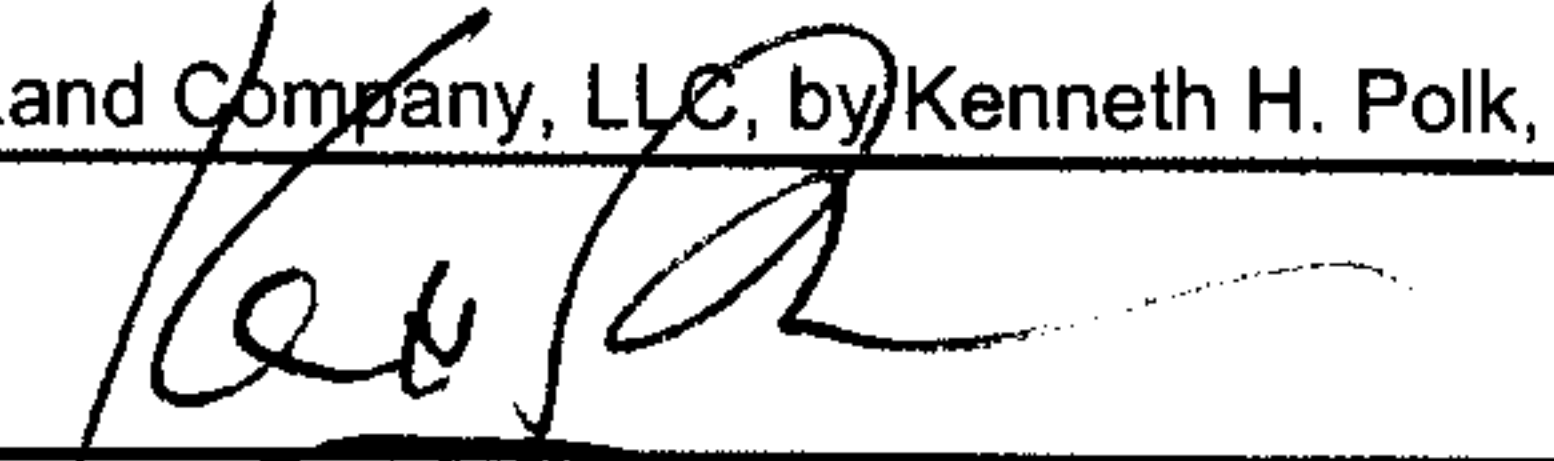
Date January 1, 2014

Print TP Land Company, LLC, by Kenneth H. Polk, Manager

☒ Unattested


(verified by)

Sign


(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20140224000049270 12/12 \$267.50
Shelby Cnty Judge of Probate, AL
02/24/2014 10:50:52 AM FILED/CERT