

This instrument prepared by:
Clayton T. Sweeney
Attorney at Law
2700 Highway 280 East, Suite 160
Birmingham, Alabama 35223

Send Tax Notice To:
Courtside at Brook Highland Association,
Inc.
2700 Highway 280 Suite 425
Birmingham, Alabama 35223

State of Alabama }
Shelby County }

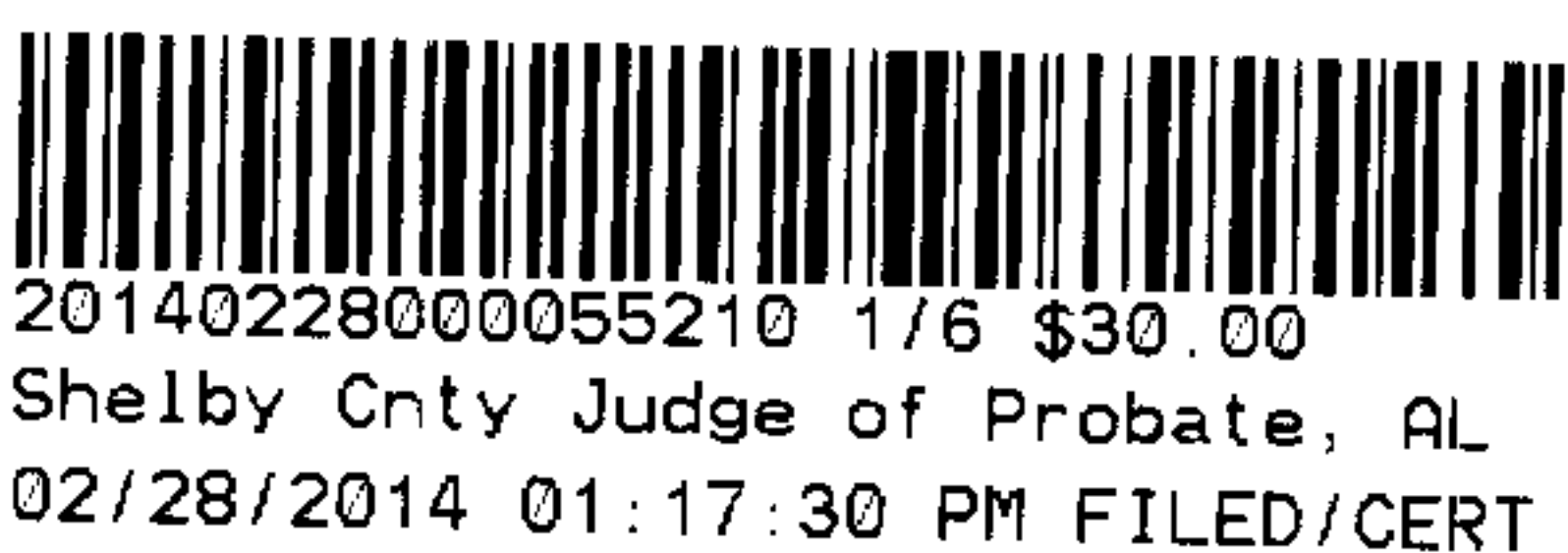
STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the payment of **To Clear Title** and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Grantor, **EDDLEMAN PROPERTIES, INC.**, an Alabama corporation (the "Grantor"), does by these presents, grant, bargain, sell and convey unto the undersigned Grantee, **COURTSIDE AT BROOK HIGHLAND ASSOCIATION, INC.**, an Alabama non-profit corporation (the "Grantee"), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit “A” attached hereto and made a part hereof for legal description

Said conveyance is also made subject to:

1. Property taxes for the current year and thereafter.
2. Easements, restrictions and reservations of record.
3. Declaration of agreements, covenants, restrictions, easements, and conditions as set forth in the Declaration of Condominium of Courtside at Brook Highland, a condominium, as recorded in Instrument Number 20020521000241450, in the Probate Office of Shelby County, Alabama, as amended by the Amendment thereto recorded as Instrument Number 200251000223920 and as amended by the Amendment thereto recorded as Instrument Number 20020521000241460 in said Probate Office and as further amended by the Corrective Amendment recorded as Instrument Number 20020521000241470 in said Probate Office (the "Courtside Declaration").
4. Rights of parties in land and all Common Elements as set forth in the Courtside Declaration.
5. By-Laws, rules, regulations, restrictions, covenants, and miscellaneous provisions of By-Laws of Courtside at Brook Highland Association, Inc. as recorded as Exhibit B to the Courtside Declaration in the Probate Office of Shelby County, Alabama (the "Courtside By-Laws").
6. Provisions and powers as set forth in the Articles of Incorporation of Courtside at Brook Highland Association, Inc. recorded in Instrument Number 2001-29968, in the Probate Office of Shelby County, Alabama (the "Courtside Articles").
7. Easement to Alabama Power Company recorded in Real 207, page 380; Real 220, Page 521; and Real 220, Page 532.
8. Reciprocal Easement Agreement between AmSouth Bank, N.A., as ancillary Trustee for NCNB National Bank of North Carolina as Trustee for the Public Employees Retirement System of Ohio and Eddleman and Associates, as set out in Instrument dated April 14, 1987 and recorded in Real 125, Page 249.
9. Brook Highland Common Property Declaration of Covenants, Conditions and Restrictions as set out in Real 307, Page 950.
10. Declaration of Protective Covenants for the “Watershed Property”, which provides, among other things, for an Association to be formed to assess and maintain the Watershed Maintenance Areas, etc. of the development, as set out in Instrument recorded in Real 194, page 54.
11. Drainage Agreement between AmSouth Bank, N.A., as ancillary trustee for NCNB National Bank of North Carolina, as Trustee of the Public Employees Retirement System of Ohio and Eddleman and Associates, as set out in Instrument recorded in Real 125, Page 238.



12. Easement for sanitary sewer lines and water lines in favor of The Water Works and Sewer Board of the City of Birmingham as recorded in Real 194, page 1.
13. Reciprocal Easement Agreement between AmSouth Bank, N.A., as ancillary Trustee for NCNB National Bank of North Carolina as Trustee for the Public Employees Retirement System of Ohio and Billy and Douglas Eddleman, as set out in Instrument No. 1993-32011 and Real 220, Page 339.
14. Agreement concerning Electric Service to NCNB/Brook Highland and Alabama Power Company as recorded in Real 306, Page 119.
15. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 121, Page 294 and Deed Book 28, Page 581.
16. Easement Agreement recorded in Instrument No. 2002510000223870.
17. Restrictive Covenants as recorded in Real 181, page 995.
18. Restrictions, limitations and conditions as recorded in Map Book 23, Page 91,
19. Release of damages as recorded in Instrument No. 1998-15836.

This conveyance is made with the express reservation and condition that the Grantees, for themselves and on behalf of their heirs, administrators, executors, successors, assigns, contractors, permittees, licensees and lessees, hereby release and forever discharge Courtside Development, Inc. and/or Eddleman Properties, Inc., 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. Grantee acknowledges that it has made its own independent inspections and investigations of the hereinabove described land and is purchasing the Property in reliance upon such inspections and investigations thereof. For purposes of this paragraph, Courtside Development, Inc. and/or Eddleman Properties, Inc. shall mean and refer to (i) the officers, directors and employees of Courtside Development, Inc. and/or Eddleman Properties, Inc., and (ii) any successors and assigns of Courtside Development, Inc. and/or Eddleman Properties, Inc.

Further, the property conveyed herein was designated as Common Areas and Easements 1 and 2 and has been dedicated for use as common area on the recorded plats of Courtside in Map Book 28, Page 103, Map Book 37, Page 78 and Map Book 39, Page 148, as recorded in the Probate Office of Shelby County, Alabama. This conveyance is given to clear title to the Common Area property conveyed herein.


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

IN WITNESS WHEREOF, the Grantor and Grantee have set their signatures and seals, this the 10th day of January, 2014.

GRANTOR:
EDDLEMAN PROPERTIES, INC.

By: _____

Douglas D. Eddleman
Its: President


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Shelby Cnty Judge of Probate, AL
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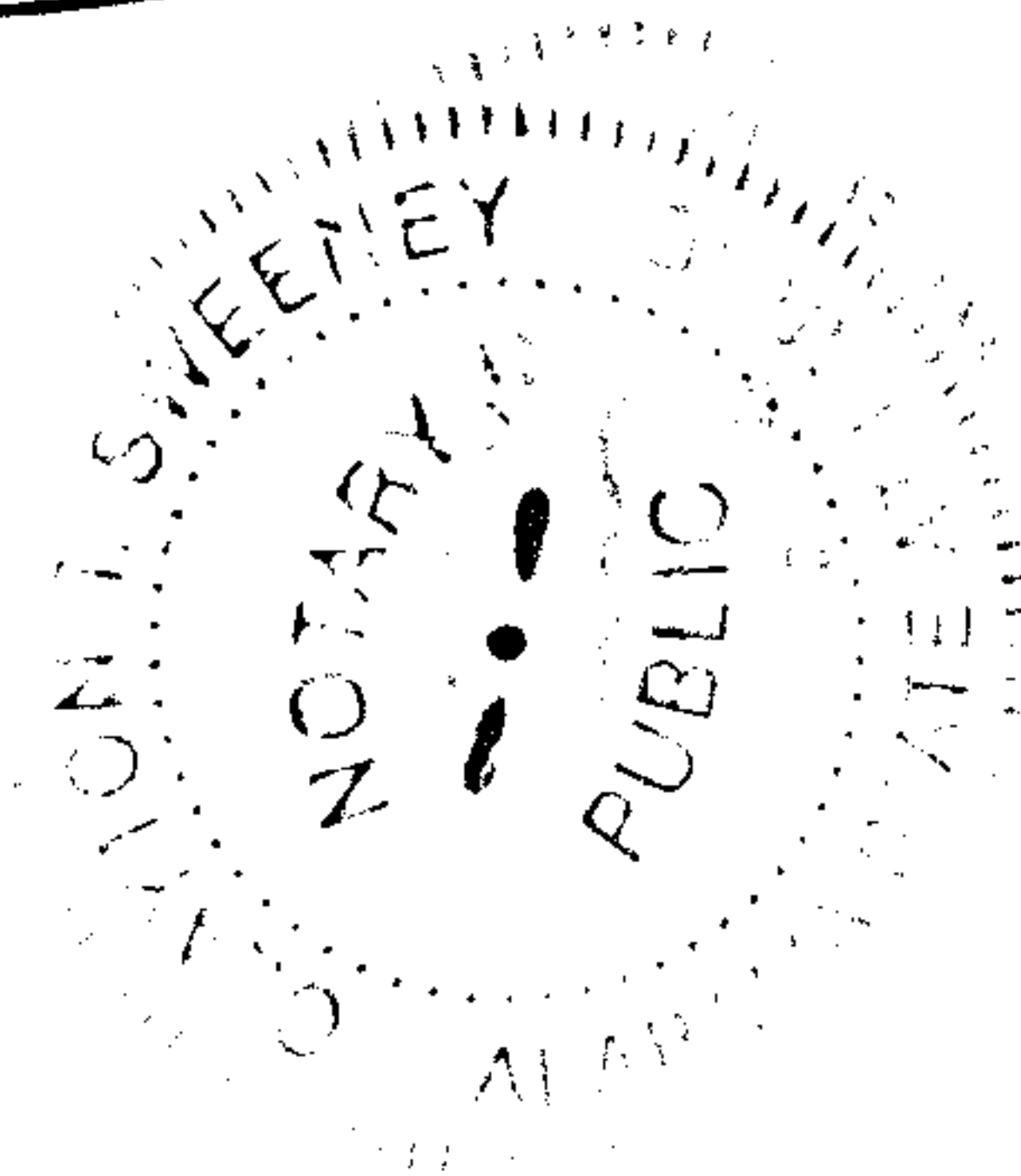
STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Douglas D. Eddleman, whose name as President of **EDDLEMAN PROPERTIES, INC.**, an Alabama corporation, 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 conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 10th day of January, 2014.

Notary Public
My Commission Expires: 6/5/2015

Courtside at Brook Highland
Common Areas 1 and 2




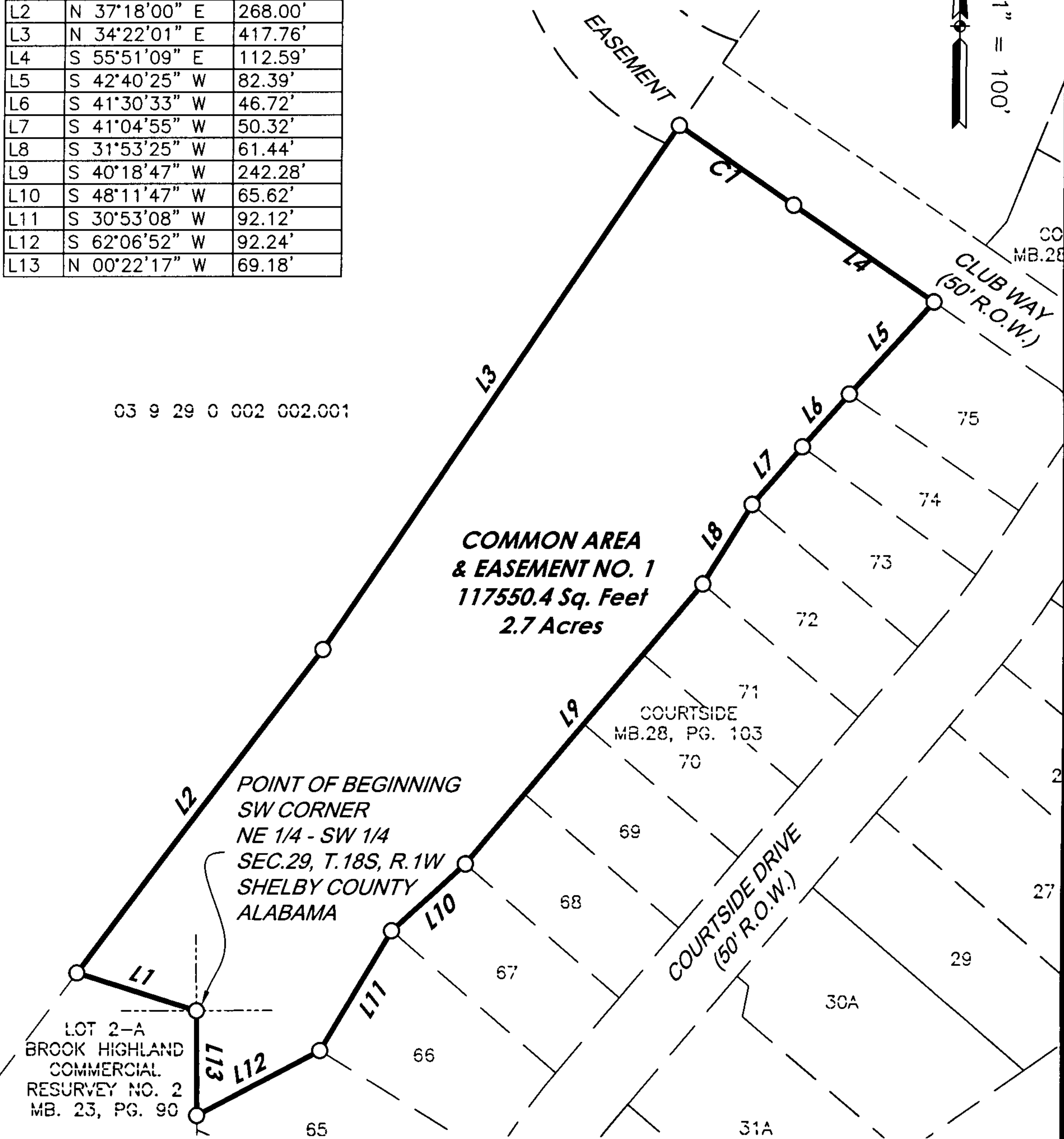

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Shelby Cnty Judge of Probate, AL
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EXHIBIT "A"

NOTE: THIS IS NOT A SURVEY

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	92.05'	4334.29'	1°13'01"	S 55°14'38" E	92.05'

LINE	BEARING	DISTANCE
L1	N 72°42'58" W	83.54'
L2	N 37°18'00" E	268.00'
L3	N 34°22'01" E	417.76'
L4	S 55°51'09" E	112.59'
L5	S 42°40'25" W	82.39'
L6	S 41°30'33" W	46.72'
L7	S 41°04'55" W	50.32'
L8	S 31°53'25" W	61.44'
L9	S 40°18'47" W	242.28'
L10	S 48°11'47" W	65.62'
L11	S 30°53'08" W	92.12'
L12	S 62°06'52" W	92.24'
L13	N 00°22'17" W	69.18'



LEGAL DEScriptoin: COMMON AREA & EASEMENT NO. 1

A TRACT OF LAND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA; THENCE RUN NORTH 72°42'58" WEST FOR 83.54 FEET TO THE SOUTHWEST CORNER OF COMMON AREA AND EASEMENT, ACCORDING TO THE SURVEY OF COURTSIDE, AS RECORDED IN MAP BOOK 28, PG. 103, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; THENCE RUN NORTH 37°18'00" EAST ALONG THE WEST LINE OF SAID LOT FOR 268.00 FEET; THENCE RUN NORTH 34°22'01" EAST ALONG THE WEST LINE OF SAID LOT FOR 417.76 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CLUB WAY AND A NON TANGENT CURVE TO THE LEFT WITH A RADIUS OF 4334.29 FEET, AND A CHORD BEARING OF SOUTH 55°14'38" EAST, AND A CHORD LENGTH OF 92.05 FEET; THENCE RUN ALONG SAID ARC AND SAID ROAD RIGHT-OF-WAY FOR 92.05 FEET; THENCE RUN SOUTH 55°51'09" EAST ALONG SAID ROAD RIGHT-OF-WAY FOR 112.59 FEET TO THE MOST NORTHERLY CORNER OF LOT 75, ACCORDING TO THE SURVEY OF COURTSIDE, AS RECORDED IN MAP BOOK 28, PAGE 103, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; THENCE RUN SOUTH 42°40'25" WEST ALONG THE WEST LINE OF LOT 75 OF SAID SURVEY FOR 82.39 FEET TO THE MOST NORTHERLY CORNER OF LOT 74 OF SAID SURVEY; THENCE RUN SOUTH 41°30'33" WEST ALONG THE WEST LINE OF LOT 74 OF SAID SURVEY FOR 46.72 FEET TO THE MOST NORTHERLY CORNER OF LOT 73 OF SAID SURVEY; THENCE RUN SOUTH 41°04'55" WEST ALONG THE WEST LINE OF LOT 73 OF SAID SURVEY FOR 50.32 FEET TO THE MOST NORTHERLY CORNER OF LOT 72 OF SAID SURVEY; THENCE RUN SOUTH 31°53'25" WEST ALONG THE WEST LINE OF LOT 72 OF SAID SURVEY FOR 61.44 FEET TO THE MOST NORTHERLY CORNER OF LOT 71 OF SAID SURVEY; THENCE RUN SOUTH 40°18'47" WEST ALONG THE WEST LINE OF LOTS 68 THRU 71 OF SAID SURVEY FOR 242.28 FEE TO THE MOST NORTHERLY CORNER OF LOT 67 OF SAID SURVEY; THENCE RUN SOUTH 48°11'47" WEST ALONG THE WEST LINE OF LOT 67 OF SAID SURVEY FOR 65.62 FEET TO THE MOST NORTHERLY CORNER OF LOT 66 OF SAID SURVEY; THENCE RUN SOUTH 30°53'08" WEST ALONG THE WEST LINE OF LOT 66 OF SAID SURVEY FOR 92.12 FEET TO THE MOST NORTHERLY CORNER OF LOT 65 OF SAID SURVEY; THENCE RUN SOUTH 62°06'52" WEST ALONG THE WEST LINE OF LOT 65 OF SAID SURVEY FOR 92.24 FEET TO A POINT ON THE WEST LINE OF LOT 65 OF SAID SURVEY; THENCE RUN NORTH 00°22'17" WEST FOR 69.18 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 117550.39 SQ. FT. OR 2.70 ACRES MORE OR LESS.



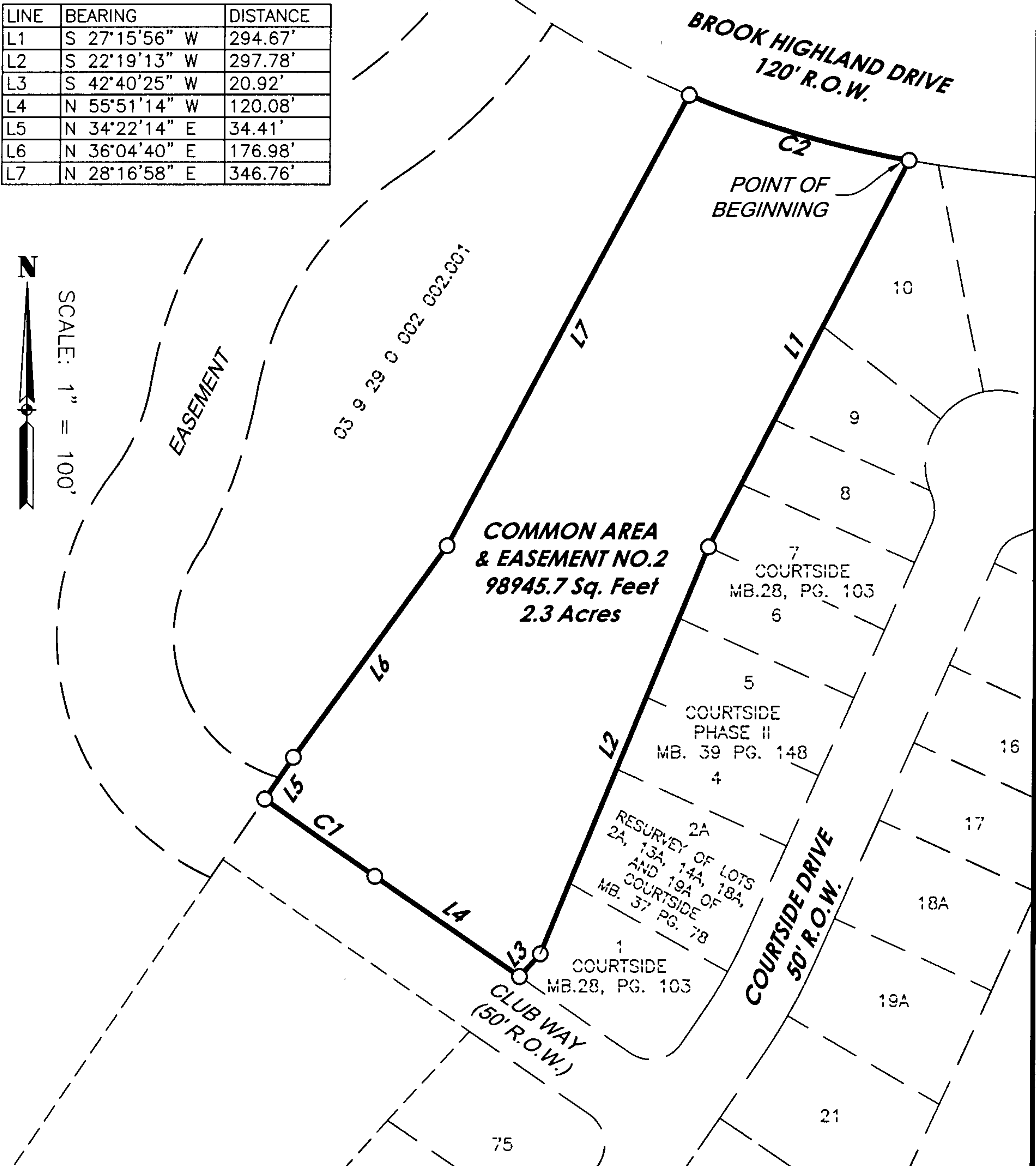
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EXHIBIT "A" continued

NOTE: THIS IS NOT A SURVEY

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	91.87'	4284.29'	1°13'43"	N 55°14'17" W	91.87'
C2	155.79'	698.62'	12°46'37"	S 73°37'57" E	155.47'

LINE	BEARING	DISTANCE
L1	S 27°15'56" W	294.67'
L2	S 22°19'13" W	297.78'
L3	S 42°40'25" W	20.92'
L4	N 55°51'14" W	120.08'
L5	N 34°22'14" E	34.41'
L6	N 36°04'40" E	176.98'
L7	N 28°16'58" E	346.76'



LEGAL DESCRIPTOIN: COMMON AREA AND EASEMENT NO.2

A TRACT OF LAND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF COMMON AREA 2 AND EASEMENT, AND A POINT ON THE NORTH LINE OF LOT 10, ACCORDING TO THE SURVEY OF COURTSIDE, AS RECORDED IN MAP BOOK 28, PG. 103, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; THENCE RUN SOUTH 27°15'56" WEST ALONG THE WEST LINE OF LOTS 7 THRU 10 OF SAID SURVEY FOR 294.67 FEET TO THE MOST NORTHERLY CORNER OF LOT 6 OF SAID SURVEY; THENCE RUN SOUTH 22°19'13" WEST ALONG THE WEST LINE OF OF LOTS 1, AND 6 OF SAID SURVEY, AND LOTS 4, AND 5, ACCORDING TO THE SURVEY OF COURTSIDE PHASE II, AS RECORDED IN MAP BOOK 39, PG. 148, AND LOT 2A, ACCORDING TO THE RESURVEY OF LOTS 2A, 13A, 14A, 18A, AND 19A OF COURTSIDE, AS RECORDED IN MAP BOOK 37, PAGE 78, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA FOR 297.78 FEET TO A POINT ON THE WEST LINE OF LOT 1 OF SAID SURVEY; THENCE RUN SOUTH 42°40'25" WEST ALONG THE WEST LINE OF LOT 1 OF SAID SURVEY FOR 20.92 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1 OF SAID SURVEY, AND A POINT ON THE NORTHERLY RIGHT-OF-WAY OF CLUB WAY; THENCE RUN NORTH 55°51'14" WEST ALONG SAID ROAD RIGHT-OF-WAY FOR 120.08 FEET TO A CURVE TO THE RIGHT WITH A RADIUS OF 4284.29 FEET; A CHORD BEARING OF NORTH 55°14'17" WEST, AND A CHORD LENGTH OF 91.87 FEET; THENCE RUN ALONG SAID ARC AND SAID ROAD RIGHT-OF-WAY FOR 91.87 FEET TO THE SOUTHWEST CORNER OF COMMON AREA 2 OF SAID SURVEY; THENCE RUN NORTH 34°22'14" EAST ALONG THE WEST LINE OF COMMON AREA FOR 34.41 FEET; THENCE RUN NORTH 36°04'40" EAST ALONG THE NORTH LINE OF SAID COMMON AREA FOR 176.98 FEET; THENCE RUN NORTH 28°16'58" EAST ALONG THE NORTH LINE OF COMMON AREA FOR 346.76 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BROOK HIGHLAND DRIVE, AND A NON TANGENT CURVE TO THE LEFT WITH A RADIUS OF 698.62 FEET, A CHORD BEARING OF SOUTH 73°37'57", AND A CHORD LENGTH OF 155.47 FEET, THENCE RUN ALONG SAID ARC AND SAID ROAD RIGHT-OF-WAY FOR 155.79 FEET TO THE POINT OF BEGINNING.


SAID TRACT OF LAND CONTAINING 98945.72 SQ. FT. OR 2.27 ACRES MORE OR LESS.



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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	<u>Eddleman Properties, Inc.</u> 2700 Highway 280 Suite 425 Birmingham, AL 35223	Grantee's Name	<u>Courtside at Brook Highland Association, Inc.</u> 2700 Highway 280 Suite 425 Birmingham, AL 35223
Mailing Address		Mailing Address	
Property Address	<u>Metes and bounds</u>	Date of Sale	<u>January 10, 2014</u>
 20140228000055210 6/6 \$30.00 Shelby Cnty Judge of Probate, AL 02/28/2014 01:17:30 PM FILED/CERT		Total Purchase Price	\$ _____
		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)

- | | |
|--|--|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input checked="" type="checkbox"/> Other |
| <input type="checkbox"/> Closing Statement | <u>To clear title and convey Common Area property to HOA</u> |

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.

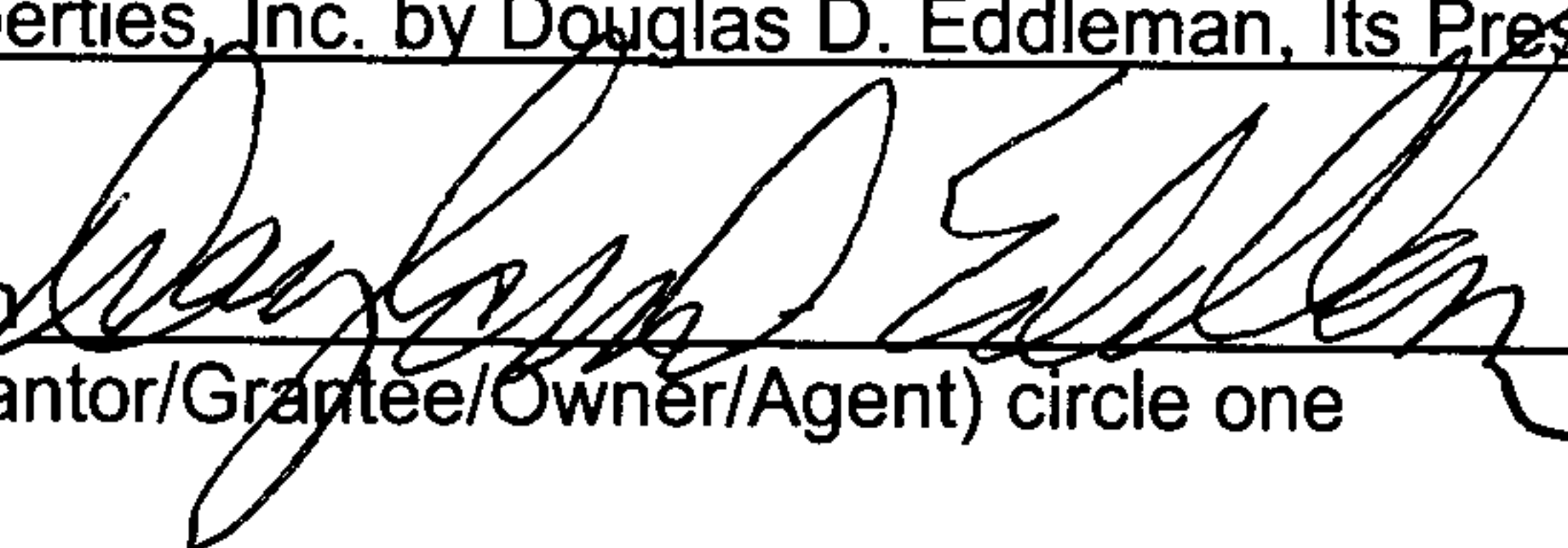
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 Eddleman Properties, Inc. by Douglas D. Eddleman, Its President

Unattested
(verified by)

Sign 
(Grantor/Grantee/Owner/Agent) circle one **Form RT-1**