



**Exhibit "A"**  
**Legal Description**

A Parcel of land situated in the SW 1/4 of Section 3, Township 18 South, Range 1 East, Shelby County, Alabama, and being more particularly described as follows:

Parcel I:

Commence at the Southeast Corner of the Southeast 1/4 of the Southwest 1/4 of Section 3, Township 18 South, Range 1 East; thence North 03 deg. 02 min. 11 sec. East a distance of 90.56 feet to the POINT OF BEGINNING; thence North 03 deg. 02 min. 11 sec. East a distance of 548.77 feet; thence North 49 deg. 31 min. 10 sec. West a distance of 1763.77 feet to a point in the centerline of a 60 foot easement; thence South 63 deg. 36 min. 53 sec. West along said centerline a distance of 491.34 feet; thence South 41 deg. 44 min. 41 sec. East a distance of 1000.16 feet; thence South 56 deg. 11 min. 56 sec. East a distance of 1308.28 feet to the POINT OF BEGINNING.

Parcel II:

A non-exclusive sixty foot wide private access easement the centerline of which is described as follows: Commence at the Northeast corner of the Northwest 1/4 of the Southeast 1/4 of Section 3, Township 18 South, Range 1 East, Shelby County, Alabama, and run thence North 85 deg. 55 min. 35 sec. West along the North line of said 1/4-1/4 a distance of 476.76 feet to a point; thence run South 75 deg. 09 min. 08 sec. West a distance of 873.71 feet to a point in the centerline of a sixty foot wide access easement and the point of beginning of the centerline of the easement being described; thence run South 70 deg. 31 min. 14 sec. West 636.77 feet to a point; thence run South 70 deg. 20 min. 55 sec. West 427.02 feet to a point; thence run South 63 deg. 34 min. 43 sec. West 976.73 feet to the P.C. of the curve to the left having a central angle of 23 deg. 53 min. 11 sec. and a radius of 175.00 feet; thence run along the arc distance of 72.96 feet to the P.T. of said curve; thence run South 39 deg. 41 min. 32 sec. West 320.28 feet to the P.C. of a curve to the right having a central angle of 34 deg. 19 min. 29 sec. and a radius of 175.00 feet; thence run along the arc of said curve an arc distance of 104.84 feet to the P.T. of said curve; thence run South 74 deg. 01 min. 01 sec. West 706.79 feet to the P.C. of a curve to the left having a central angle of 48 deg. 59 min. 37 sec. and a radius of 200.00 feet; thence run along the arc of said curve an arc distance of 171.02 feet to the P.T. of said curve; thence run South 25 deg. 01 min. 24 sec. West a distance of 213.53 feet to the centerline of Alabama Highway No. 25 and the end of required easement. LESS AND EXCEPT any part of Highway 25 right of way that lies within the above described easement.



  
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Shelby Cnty Judge of Probate, AL  
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## ADDENDUM "B"

Rights of others in and to the sixty (60) foot wide access easement, together with the responsibility for 1/11<sup>th</sup> of the cost of maintenance of said easement.

### BUILDING AND USE RESTRICTIONS

- The parcel conveyed may not be subdivided.
- There may be only one dwelling constructed on this parcel and it can be constructed no closer than 100 feet to the closest boundary line of the sixty (60) foot wide access easement.
- No structure may be constructed closer than 100 feet to any property boundary line.
- Minimum square footage of a home is to be 2500 square feet of heated and cooled area on the ground or first floor.
- Exterior finishes of all structures are to blend with the natural surroundings and be similar to that used for the primary dwelling.
- No metal buildings of any type will be permitted.
- Metal roofs will be permitted only as long as color and style blend with the natural surroundings.
- No mobile or modular homes of any type will be permitted.
- Fencing along the access easement may be only wood, plastic or similar material, but in no event may wire be employed.
- Business activity is limited to an in-house activity with no more than three (3) employees.
- No commercial greenhouses will be permitted, and those for personal use must be constructed in a location and setting so as not to be directly visible from the access easement.
- Horses and/or cattle will be permitted, but can not exceed a combined total of ten (10) head on this parcel.

THE BUILDING AND USE RESTRICTIONS SHALL CONSTITUTE COVENANTS  
RUNNING WITH THE LAND.

*JAR*  
*JR*

*E.C.R.*

  
20140507000136680 3/4 \$153.00  
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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 Southern Land Partners, LLC

Grantee's Name Jeff Radford  
Erin Radford

Mailing Address 2500 Acton Road  
Birmingham, AL 35243

Mailing Address 119 Birch Creek Drive  
Birmingham, AL 35242

Property Address Shoal Ridge Drive  
Leeds, AL 35094

Date of Sale May 5, 2014



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Total Purchase Price \$ 130,000.00

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 – Tax assessor's market value
- Deed

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 \_\_\_\_\_

Southern Land Partners, LLC  
Print by: James A. Stroud, Member

\_\_\_\_\_  
Unattested

\_\_\_\_\_  
(verified by)

Sign James A. Stroud  
(Grantor/Grantee/Owner/Agent) circle one

CLAYTON T. SWEENEY, ATTORNEY AT LAW