

This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Mountainside Sports, LLC
4303 Granada Street
Alexandria, VA 22309

20140602000165600
GENERAL WARRANTY DEED 06/02/2014 02:54:48 PM
DEEDS 1/4

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ninety-Seven Thousand And No/100 Dollars (\$97,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Little Gem Coal Company, an Alabama corporation, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Mountainside Sports, LLC, an Alabama limited liability company (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

No Dollars And No/100 Dollars (\$0.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on May 23, 2014.

Little Gem Coal Company, an Alabama corporation
BY: *Fred B. Smith*
Fred B. Smith, President and Treasurer

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Fred B. Smith, whose name as President and Treasurer of Little Gem Coal 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 of the conveyance, he, as such President and Treasurer and with full authority, executed the same voluntarily for and as the act of said Corporation.

Given under my hand and official seal on the 23rd day of May, 2014.

Cassy Leeann Dailey
Notary Public
Commission Expires:

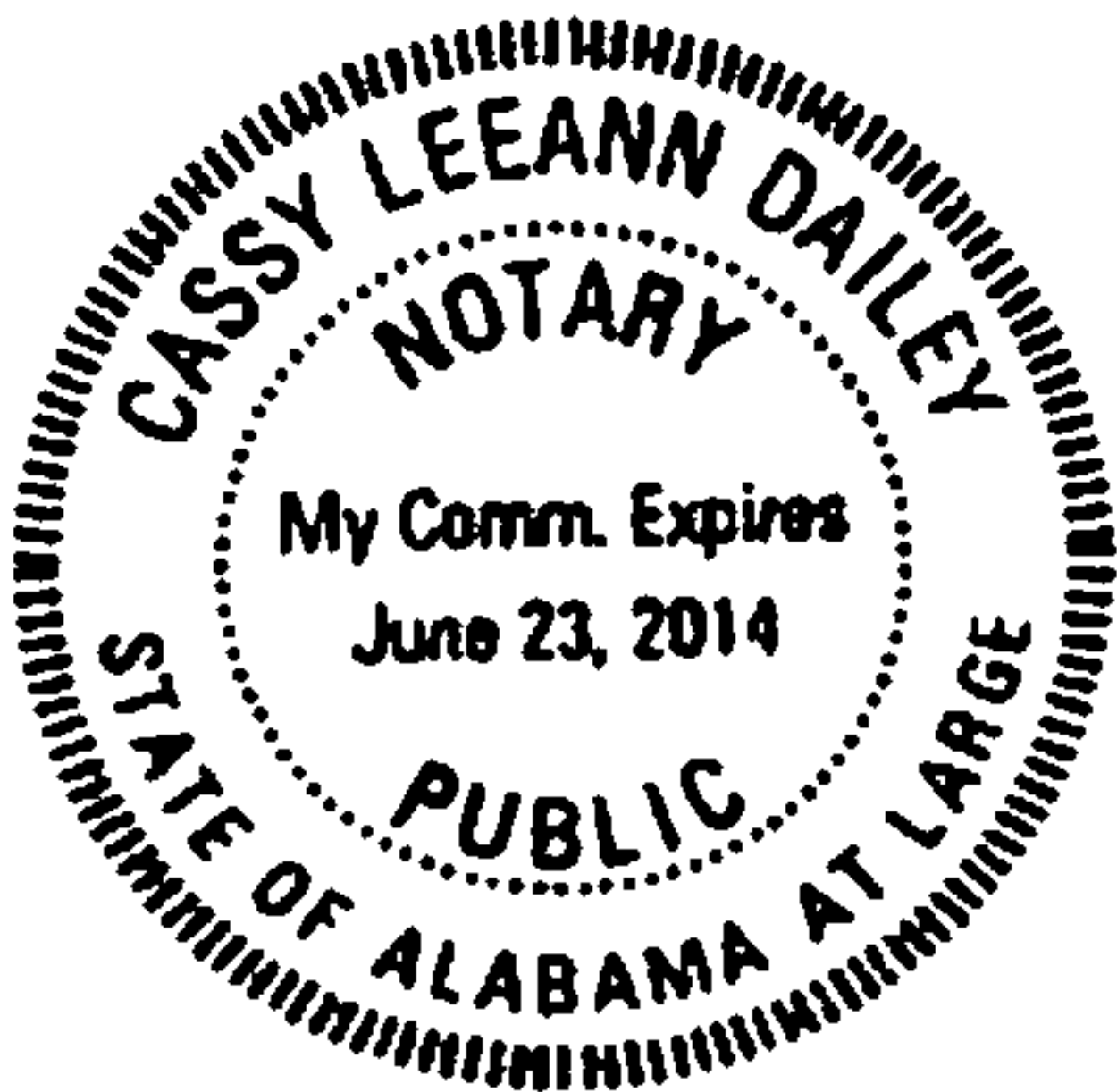


EXHIBIT "A"

A parcel of land situated in the West half of Section 5, Township 22 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the Southwest corner of the East half of the Southwest quarter of the Northwest quarter of said Section 5, thence run an assumed bearing of North 00 degrees 00 minutes 00 seconds East along the East line of said East half for a distance of 1316.83 feet to a 2 inch open top found at the Northwest corner of said East half; thence run South 88 degrees 14 minutes 30 seconds East along the North line of said East half for a distance of 660.03 feet to a 2 inch open to found at the Northeast corner of said Southwest quarter of the Northwest quarter; thence run North 00 degrees 34 minutes 15 seconds West for a distance of 649.85 feet to an iron pin set with a SSI cap on the Southerly right of way line of Shelby County Highway #22, also being on a curve to the left, having a central angle of 03 degrees 35 minutes 05 seconds, a radius of 1363.89 feet, a chord bearing of South 85 degrees 12 minutes 25 seconds East and a chord of 85.32 feet; thence run in a Southeasterly direction along said right of way line and also along the arc of said curve for a distance of 85.33 to an iron pin set with a SSI cap; thence run South 03 degrees 29 minutes 30 seconds East for a distance of 159.00 feet to a found 2 inch cap; thence run North 86 degrees 30 minutes 30 seconds East for a distance of 100.00 feet to an iron pin set with a SSI cap; thence run North 03 degrees 29 minutes 30 seconds West for a distance of 151.33 feet to an iron pin set with a SSI cap on the Southerly right of way line of Shelby County Highway #22, also being on a curve to the left, having a central angle of 00 degrees 10 minutes 47 seconds, a radius of 1363.89 feet, a chord bearing of North 88 degrees 41 minutes 48 seconds East and a chord of 4.28 feet; thence run in a Northeasterly direction along said right of way line and also along the arc of said curve for a distance of 4.28 to an iron pin set with a SSI cap; thence run North 88 degrees 36 minutes 24 seconds East along said right of way line for a distance of 139.58 feet to an iron pin set with a SSI cap on a curve to the right, having a central angle of 55 degrees 22 minutes 29 seconds, a radius of 195.40 feet, a chord bearing of South 63 degrees 42 minutes 21 seconds East and a chord of 181.58 feet; thence run in a Southeasterly direction along said right of way line and also along the arc of said curve for a distance of 188.85 to an iron pin set with a SSI cap; thence run South 36 degrees 01 minutes 07 seconds East along said right of way line for a distance of 98.65 feet to an iron pin set with a SSI cap; thence run South 56 degrees 28 minutes 49 seconds West for a distance of 132.37 feet to an iron pin set with a SSI cap; thence run North 11 degrees 04 minutes 11 seconds West for a distance of 11.80 feet to a found axle disturbed and replaced by an iron pin set with a SSI cap; thence run North 87 degrees 34 minutes 08 seconds West for a distance of 174.90 feet to a found axle; thence run South 11 degrees 09 minutes 51 seconds East for a distance of 214.18 feet to a found axle; thence run South 09 degrees 00 minutes 38 seconds West for a distance of 221.28 feet to a found 1.5 inch open top; thence run South 00 degrees 54 minutes 14 seconds West for a distance of 150.00 feet to an iron pin set with a SSI cap; thence run South 11 degrees 47 minutes 18 seconds East for a distance of 103.52 feet to a PK nail found; thence run South 04 degrees 37 minutes 04 seconds East for a distance of 114.97 feet to an iron pin set with a SSI cap; thence run South 86 degrees 35 minutes 37 seconds West for a distance of 63.17 feet to an iron pin set with a SSI cap; thence run South 29 degrees 46 minutes 39 seconds East for a distance of 223.10 feet to an iron pin set with a SSI cap; thence run South 68 degrees 20 minutes 06 seconds East for a distance of 114.63 feet to a 1.5 inch open top found; thence run South 31 degrees 34 minutes 34 seconds East for a distance of 162.37 feet to a 2 inch open top found; thence run South 24 degrees 41 minutes 17 seconds East for a distance of 88.00 feet to an iron pin set with a SSI cap; thence run North 58 degrees 45 minutes 57 seconds East for a distance of 160.00 feet to an iron pin set with a SSI cap on the Westerly right of way line of Shelby County Highway #22, also being on a curve to the left having a central angle of 12 degrees 38 minutes 33 seconds, a radius of 321.00 feet, a chord bearing of South 38 degrees 58 minutes 21 seconds East and a chord of 70.69 feet; thence run in a Southeasterly direction along said right of way line and also along the arc of said curve for a distance of 70.83 to an iron pin set with a SSI cap; thence run North 83 degrees 50 minutes 32 seconds West for a distance of 60.20 feet to an iron pin set with a SSI cap; thence run South 23 degrees 03 minutes 28 seconds West for a distance of 115.30 feet to an iron pin set with a SSI cap; thence run South 57 degrees 11 minutes 04 seconds East for a distance of 191.10 feet to a fence post found; thence run South 36 degrees 18 minutes 17 seconds West for a distance of 5.50 feet to a fence post found; thence run South 53 degrees 42 minutes 02 seconds East for a distance of 109.69 feet to a fence post found on the Westerly right of way line of Dogwood Circle; thence run South 19 degrees 48 minutes 22 seconds East along said right of way for a distance of 24.82 feet to a found Rail Road spike; thence run North 52 degrees 53 minutes 20 seconds West for a distance of 129.92 feet to an iron pin found with a RCF cap; thence run South 37 degrees 40 minutes 25 seconds West for a distance of 115.00 feet to an iron pin found with a RCF cap; thence run South 52 degrees 43 minutes 24 seconds East for a distance of 180.39 feet to a rebar found; thence run North 63 degrees 19 minutes 03 seconds West for a distance of 22.11 feet to an iron pin set with a SSI cap; thence run South 08 degrees 54 minutes 55 seconds West for a distance of 113.31 feet to an iron pin set with a SSI cap; thence run South 63 degrees 19 minutes 03 seconds East for a distance of 168.90 feet to an iron pin set with a SSI cap; thence run South 24 degrees 18 minutes 23 seconds West for a distance of 156.35 feet to a rebar found; thence run South 46 degrees 04 minutes 29 seconds East for a distance of 168.40 feet to a 1 inch crimp found; thence run South 71 degrees 15 minutes 11 seconds East for a distance of 38.04 feet to a 1 inch flat bar found on the Northerly right of way line of Shelby County Highway #221; thence run South 57 degrees 57 minutes 06 seconds West along said right of way for a distance of 24.18 feet to a power pole at corner; thence run North 48 degrees 24 minutes 22 seconds West for a distance of 208.13 feet to a 1 inch bar found; thence run South 68 degrees 50 minutes 49 seconds West for a distance of 282.35 feet to an iron pin set with a SSI cap; thence run South 32 degrees 05 minutes 29 seconds East for a distance of 299.23 feet to an iron pin set with a SSI cap on the Northerly right of way line of Scott Road; thence run South 80 degrees 03 minutes 57 seconds West along said right of way line for a distance of 56.94 feet to an iron pin set with a SSI cap on a curve to the left, having a central angle of 23 degrees 52 minutes 33 seconds, a radius of 315.00 feet, a chord bearing of South 68 degrees 07 minutes 41 seconds West and a chord of 130.32 feet; thence run in a Southwesterly direction along said right of way line and also along the arc said curve for a distance of 131.26 to an iron pin set with a SSI cap; thence run South 56 degrees 11 minutes 24 seconds West along said right of way line for a distance of 190.87 feet to an iron pin set with a SSI cap on a curve to the right,

having a central angle of 07 degrees 02 minutes 21 seconds, a radius of 1337.25 feet, a chord bearing of South 59 degrees 42 minutes 35 seconds West and a chord of 164.19 feet; thence run in a Southwesterly direction along said right of way line and also along said curve for a distance of 164.29 to an iron pin set with a SSI cap on a compound curve to the right, having a central angle of 28 degrees 17 minutes 16 seconds, a radius of 503.00 feet, a chord bearing of South 77 degrees 22 minutes 23 seconds West and a chord of 245.82 feet, thence run in a Southwesterly direction along said right of way line and also along said curve for a distance of 248.34 to an iron pin set with a SSI cap; thence run North 88 degrees 28 minutes 59 seconds West along said right of way line for a distance of 145.76 feet to an iron pin set with a SSI cap on a curve to the left, having a central angle of 41 degrees 05 minutes 13 seconds, a radius of 230.00 feet, a chord bearing of South 70 degrees 58 minutes 24 seconds West and a chord of 161.42 feet, thence run in a Southwesterly direction along said right of way line and also along said curve for a distance of 164.93 to an iron pin set with a SSI cap; thence run South 50 degrees 25 minutes 48 seconds West for a distance of 129.09 feet to an iron pin set with a SSI cap; thence run North 18 degrees 11 minutes 51 seconds West for a distance of 1081.46 feet to the point of beginning.

20140602000165600 06/02/2014 02:54:48 PM DEEDS 3/4

Real Estate Sales Validation Form

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

Grantor's Name Little Gem Coal Company, an
Alabama corporationMailing Address 101 Mountain Ave
Biham AL 35213Grantee's Name Mountainside Sports, LLC, an
Alabama limited liability companyMailing Address 4303 Granada St
Alexandria, VA 22304Property Address Acreage
Montevallo, AL 35115Date of Sale May 23, 2014
Total Purchase Price \$97,000.00or
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

Grantor's name and mailing address - Little Gem Coal Company, an Alabama corporation, , .

Grantee's name and mailing address - Mountainside Sports, LLC, an Alabama limited liability company, , .

Property address - Acreage, Montevallo, AL 35115

Date of Sale - May 23, 2014.

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 with 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: May 23, 2014

Sign

Agent

Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/02/2014 02:54:48 PM
\$120.00 JESSICA
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