

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

SEND TAX NOTICE TO:
Mountainside Sports, LLC,
an Alabama Limited Liability Company
341 Willow Glenn Court
Alabaster, AL 35007

GENERAL WARRANTY DEED

20140722000225430
07/22/2014 03:47:08 PM
DEEDS 1/4

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Thirty-Three Thousand And No/100 Dollars (\$33,000.00) 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 July 14, 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 14th day of July, 2014.

Cassy L. Dailey
Notary Public
Commission Expires:



EXHIBIT "A"

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

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PARCEL I

Begin at a 2 inch open top found locally accepted to be the Northwest corner of the Northeast quarter of the Northwest quarter of said Section 5, thence run an assumed bearing of South 88 degrees 17 minutes 46 seconds East along the North line of said quarter-quarter for a distance of 338.54 feet to an iron pin set with a SSI cap on the Northwesterly right of way line of Shelby County Highway #221, also being on a curve to the left, having a central angle of 06 degrees 02 minutes 21 seconds, a radius of 545.00 feet, a chord bearing of South 38 degrees 19 minutes 21 seconds West and a chord of 57.42 feet; thence run in a Southwesterly direction along said right of way line and also along the arc of said curve for a distance of 57.44 feet to an iron pin set with a SSI cap; thence run South 35 degrees 18 minutes 10 seconds West along said right of way line for a distance of 116.96 feet to an iron pin set with a SSI cap; thence run South 28 degrees 33 minutes 43 seconds West along said right of way line for a distance of 187.71 feet to an iron pin set with a SSI cap; thence run North 65 degrees 13 minutes 20 seconds West for a distance of 105.00 feet to an iron pin set with a SSI cap; thence run South 77 degrees 44 minutes 10 seconds West for a distance of 51.34 feet to a ½ inch rebar found on the East line of said quarter-quarter; thence run North 00 degrees 00 minutes 41 seconds East along said East line for a distance of 282.33 feet to the point of beginning.

PARCEL II

Commence at a 2 inch open top found locally accepted to be the Northwest corner of the Northeast quarter of the Northwest quarter of said Section 5, thence run an assumed bearing of South 88 degrees 17 minutes 46 seconds East along the North line of said quarter-quarter for a distance of 420.08 feet to an iron pin set with a SSI cap at the point of beginning, also being on the Southeasterly right of way line of Shelby County Highway #221; thence continue South 88 degrees 17 minutes 46 seconds East for a distance of 594.14 feet to an iron pin set with a SSI cap; thence run South 15 degrees 17 minutes 43 seconds West for a distance of 352.40 feet to a fence post on corner; thence run South 49 degrees 19 minutes 12 seconds East for a distance of 315.00 feet to an iron pin set with a SSI cap; thence run South 89 degrees 02 minutes 20 seconds East for a distance of 196.95 feet to a fence post on corner; thence run South 79 degrees 24 minutes 43 seconds East for a distance of 184.69 feet to an iron pin set with a SSI cap on the Westerly right of way line of Shelby County Highway #221; thence run South 09 degrees 30 minutes 30 seconds West along said right of way line for a distance of 199.73 feet to an iron pin set with a SSI cap; thence run South 88 degrees 58 minutes 48 seconds West for a distance of 213.00 feet to an iron pin set with a SSI cap; thence run South 08 degrees 30 minutes 51 seconds West for a distance of 213.63 feet to an iron pin set with a SSI cap; thence run South 88 degrees 58 minutes 48 seconds West for a distance of 38.16 feet to an iron pin set with a SSI cap; thence run South 03 degrees 55 minutes 12 seconds West for a distance of 214.16 feet to an iron pin set with a SSI cap; thence run South 89 degrees 18 minutes 44 seconds East for a distance of 21.11 feet to a 2 inch bar found; thence run South 07 degrees 50 minutes 46 seconds West for a distance of 104.50 feet to an iron pin found with a SCD845LS cap; thence run South 83 degrees 42 minutes 27 seconds West for a distance of 56.83 feet to a fence post on corner; thence run South 16 degrees 26 minutes 40 seconds East for a distance of 304.24 feet to a fence post on corner; thence run South 83 degrees 21 minutes 27 seconds West for a distance of 6.95 feet to an Oak tree on corner; thence run South 14 degrees 17 minutes 00 seconds West for a distance of 181.57 feet to a fence post on corner; thence run South 01 degrees 08 minutes 33 seconds East for a distance of 99.18 feet to a fence post on corner; thence run South 04 degrees 26 minutes 44 seconds East for a distance of 88.54 feet to an iron pin set with a SSI cap; thence run North 90 degrees 00 minutes 00 seconds West for a distance of 71.22 feet to an iron pin set with a SSI cap; thence run South 81 degrees 52 minutes 24 seconds West for a distance of 112.00 feet to an iron pin set with a SSI cap; thence run North 57 degrees 07 minutes 36 seconds West for a distance of 210.00 feet to an iron pin set with a SSI cap; thence run North 32 degrees 52 minutes 24 seconds East for a distance of 31.00 feet to an iron pin set with a SSI cap; thence run North 23 degrees 32 minutes 34 seconds East for a distance of 64.00 feet to an iron pin set with a SSI cap; thence run South 43 degrees 00 minutes 26 seconds East for a distance of 43.50 feet to a ½ inch rebar found; thence run South 32 degrees 35 minutes 30 seconds East for a distance of 104.00 feet to an iron pin set with a SSI cap; thence run North 57 degrees 24 minutes 30 seconds East for a distance of 150.00 feet to an iron pin set with a SSI cap; thence run North 32 degrees 35 minutes 30 seconds West for a distance of 104.00 feet to an iron pin set with a SSI cap; thence run North 33 degrees 47 minutes 02 seconds West for a distance of 151.33 feet to an iron pin set with a SSI cap; thence run North 81 degrees 11 minutes 33 seconds East for a distance of 220.20 feet to an iron pin set with a SSI cap; thence run North 62 degrees 22 minutes 43 seconds West for a distance of 160.30 feet to a ½ inch rebar found; thence run North 44 degrees 48 minutes 00 seconds East for a distance of 175.89 feet to a fence post on corner; thence run North 28 degrees 53 minutes 01 seconds West for a distance of 115.11 feet to a fence post on corner; thence run North 50 degrees 55 minutes 14 seconds West for a distance of 114.67 feet to a i-beam found; thence run North 56 degrees 18 minutes 49 seconds West for a distance of 57.42 feet to an iron pin set with a SSI cap; thence run North 33 degrees 25 minutes 22 seconds East for a distance of 117.10 feet to an iron pin set with a SSI cap; thence run North 56 degrees 34 minutes 38 seconds West for a distance of 200.00 feet to an iron pin set with a SSI cap; thence run South 33 degrees 25 minutes 22 seconds West for a distance of 100.00 feet to an iron pin set with a SSI cap; thence run North 42 degrees 03 minutes 19 seconds West for a distance of 140.56 feet to a 5/8 inch rebar found; thence run North 57 degrees 55 minutes 42 seconds East for a distance of 209.98 feet to a 5/8 inch rebar found; thence run North 86 degrees 07 minutes 16 seconds West for a distance of 18.04 feet to a fence post on corner; thence run North 39 degrees 55 minutes 29 seconds East for a distance of 29.19 feet to a fence post on corner; thence run North 20 degrees 24 minutes 39 seconds East for a distance of 24.92 feet to a fence post on corner; thence run North 03 degrees 22 minutes 14 seconds East for a distance of 25.43 feet to a fence post on corner; thence run North 24 degrees 23 minutes 52 seconds West for a distance of 24.22 feet to a fence post on corner; thence run North 32 degrees 49 minutes 32 seconds West for

a distance of 42.80 feet to a fence post on corner; thence run North 34 degrees 37 minutes 47 seconds West for a distance of 31.55 feet to a fence post on corner; thence run South 79 degrees 42 minutes 34 seconds West for a distance of 28.52 feet to a 5/8 inch rebar found; thence run North 56 degrees 19 minutes 27 seconds East for a distance of 138.15 feet to a 5/8 inch rebar found; thence run North 54 degrees 03 minutes 07 seconds West for a distance of 149.95 feet to a 5/8 inch rebar found; thence run South 55 degrees 02 minutes 01 seconds West for a distance of 149.89 feet to a 5/8 inch rebar found; thence run South 58 degrees 39 minutes 15 seconds East for a distance of 151.34 feet to a 5/8" rebar found; thence run South 79 degrees 42 minutes 34 seconds West for a distance of 91.48 feet to an iron pin set with a SSI cap; thence run South 22 degrees 41 minutes 26 seconds West for a distance of 127.02 feet to an iron pin set with a SSI cap; thence run North 84 degrees 44 minutes 45 seconds West for a distance of 55.03 feet to a 5/8" rebar found on the Northwestern right of way line of Shelby County Highway #22; thence run North 41 degrees 50 minutes 02 seconds West along said right of way line for a distance of 160.62 feet to an iron pin set with a SSI cap on a curve to the left, having a central angle of 55 degrees 22 minutes 29 seconds, a radius of 245.40 feet, a chord bearing of North 63 degrees 42 minutes 21 seconds West and a chord of 228.05 feet; thence run in a Northwesternly direction along said right of way line and also along said curve for a distance of 237.17 feet to a PK nail set; thence run North 19 degrees 25 minutes 42 seconds West for a distance of 97.08 feet to a 2 inch open top pipe; thence run North 48 degrees 32 minutes 19 seconds East for a distance of 118.93 feet to a 2 inch open top pipe; thence run North 49 degrees 41 minutes 16 seconds East for a distance of 107.23 feet to a 5/8 inch rebar found; thence run North 49 degrees 40 minutes 37 seconds East for a distance of 205.79 feet to an iron pin set with a SSI cap; thence run North 39 degrees 47 minutes 41 seconds West for a distance of 150.00 feet to a 1 inch open top pipe; thence run South 49 degrees 40 minutes 37 seconds West for a distance of 205.79 feet to an iron pin set with a SSI cap; thence run North 39 degrees 47 minutes 41 seconds West for a distance of 115.29 feet to an iron pin found with a CONN cap on the Southeasterly right of way line of Shelby County Highway #221; thence run North 35 degrees 18 minutes 10 seconds East along said right of way line for a distance of 113.43 feet to an iron pin set with a SSI cap on a curve to the right, having a central angle of 12 degrees 11 minutes 48 seconds, a radius of 485.00 feet, a chord bearing of North 41 degrees 24 minutes 04 seconds East and a chord of 103.05 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 103.24 feet to the point of beginning.

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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 Little Gem Coal Company, an
Alabama Corporation
Mailing Address 101 Mountain Ave
B'ham AL 35213

Grantee's Name Mountainside Sports, LLC, an
Alabama Limited Liability Company
Mailing Address 341 Willow Glen Ct
Alabaster, AL 35117

Property Address
Montevallo, AL 35115

Date of Sale July 14, 2014
Total Purchase Price \$33,000.00
or
Actual Value \$
or
Assessor's Market Value \$

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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 - , Montevallo, AL 35115

Date of Sale - July 14, 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: July 14, 2014

Sign James W. Fuhrmeister
Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/22/2014 03:47:08 PM
\$56.00 CHERRY
20140722000225430

James W. Fuhrmeister