

This instrument was prepared by:  
Clayton T. Sweeney, Esquire  
2700 Highway 280 East  
Suite 160  
Birmingham, Alabama 35223

Send Tax Notice to:  
Eddleman Properties, II LLC  
2700 Hwy 280. Suite 425  
Birmingham, AL 35223

STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

STATUTORY WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of Ten and NO/100 Dollars (\$10.00) to the undersigned grantor, **EDDLEMAN PROPERTIES II, LLC**, an Alabama limited partnership (herein referred to as "Grantor"), in hand paid by Grantee named herein, the receipt of which is hereby acknowledged, the said **EDDLEMAN PROPERTIES II, LLC**, an Alabama limited partnership, does by these presents, grant, bargain, sell and convey unto **EDDLEMAN LANDS, LLC**, an Alabama limited liability company (hereinafter referred to as "Grantee", whether one or more), the following described real estate (the "property"), situated in Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof for legal description.

Mineral and mining rights excepted.

The above property is conveyed subject to:

- (1) Ad Valorem taxes due and payable October 1, 2015 and all subsequent years thereafter.
- (2) Public utility easements, rights of way, and limitations of record.


This conveyance is made with the express reservation and condition that by acceptance of this deed, the Grantees, for themselves and on behalf of their heirs, administrators, executors, successors, assigns, contractors, permittees, licensees and lessees, hereby release and forever discharge Grantor, 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. The Grantee(s) agree(s) that he (she) (they) is (are) acquiring the Property "AS IS", without any representation or warranty on the part of Grantor other than as to title. Further, the Grantee, its successors and assigns hereby acknowledges that the Grantor shall not be liable for and no action shall be asserted against Grantor in connection with any drainage easements, ditches or pipes or drainage problems associated therewith and that Grantee has inspected the same and accepts the property along with all drainage easements, ditches or pipes in its present "AS IS" condition. For purposes of this paragraph the term Grantor shall mean and refer to (i) the partners, agents and employees of Grantor; (ii) the officers, directors, employees and agents of general partners of Grantor or partners thereof; and (iii) any successors or assigns of Grantor. This covenant and agreement shall run with the land conveyed hereby as against Grantee, and all persons, firms, trusts, partnerships, limited partnerships, corporations, or other entities holding under or through Grantee.

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

This instrument is executed as required by the Articles of Organization and Operational Agreement of said LLC and same have not been modified or amended.

The preparer of this instrument makes no representation as to the status of the title conveyed herein.

CLAYTON T. SWEENEY, ATTORNEY AT LAW



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Shelby County, AL 02/26/2015  
State of Alabama  
Deed Tax:\$2379.00



IN WITNESS WHEREOF, the said Grantor has hereunto set its hand by its duly authorized officer this 5<sup>th</sup> day of December, 2014.

Member:  
The Eddleman Trust (2009)

By: Billy D. Eddleman  
Billy D. Eddleman, Trustee

By: Douglas D. Eddleman  
Douglas D. Eddleman, Trustee

GRANTOR:  
EDDLEMAN PROPERTIES II, LLC  
an Alabama limited liability company  
by its Members and Managers

By: Douglas D. Eddleman  
Douglas D. Eddleman,  
Its Member

By: Douglas D. Eddleman  
Douglas D. Eddleman  
Its: Manager

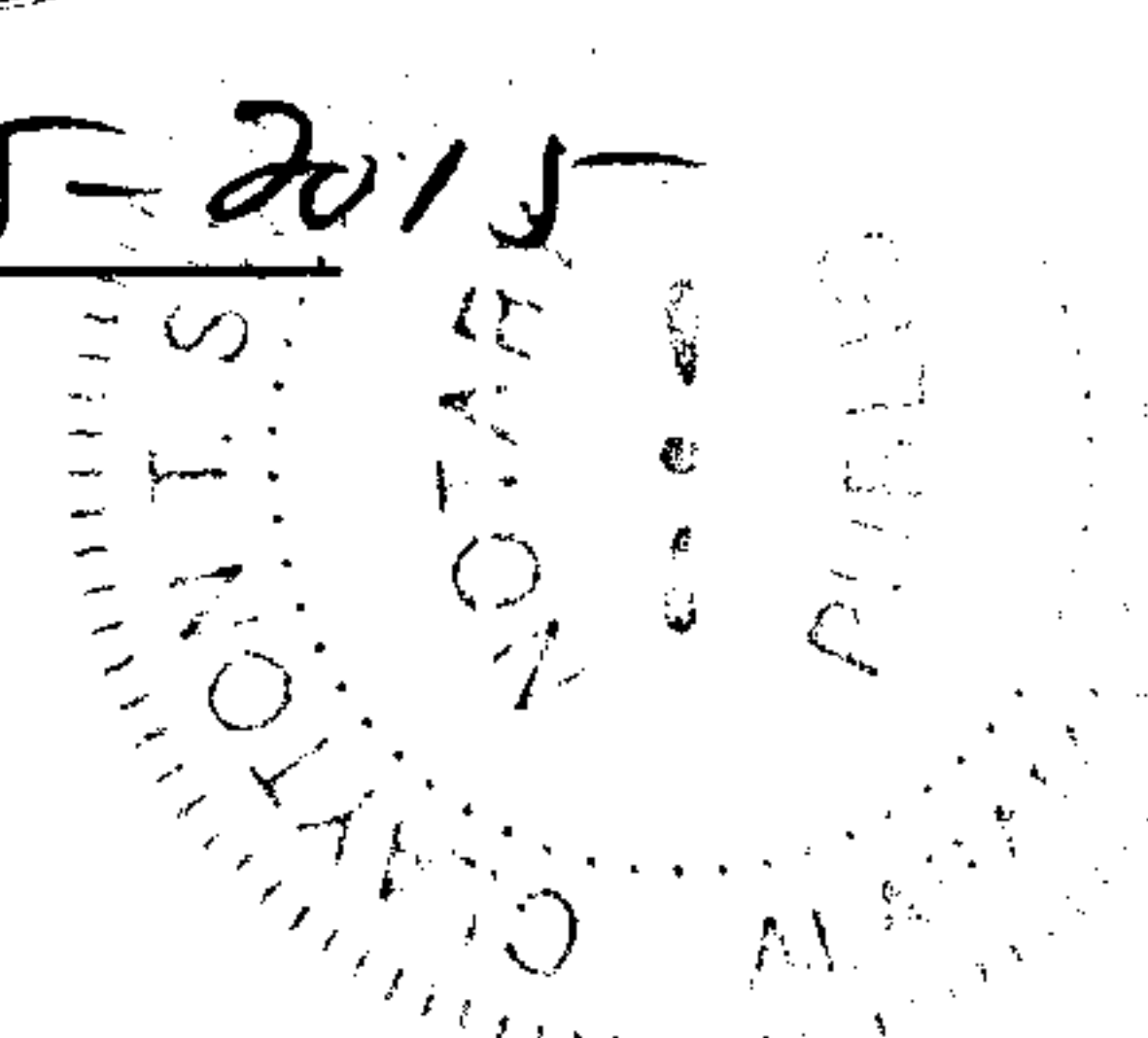
By: Billy D. Eddleman  
Billy D. Eddleman  
Its: Manager

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County in said State hereby certify that Douglas D. Eddleman, whose name as Member of Eddleman Properties II, LLC, an Alabama limited liability company, is signed to the foregoing Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing Deed, he, as such member, 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 of office this the 5<sup>th</sup> day of December, 2014.

[Signature]  
NOTARY PUBLIC  
My Commission expires: 6-5-2015

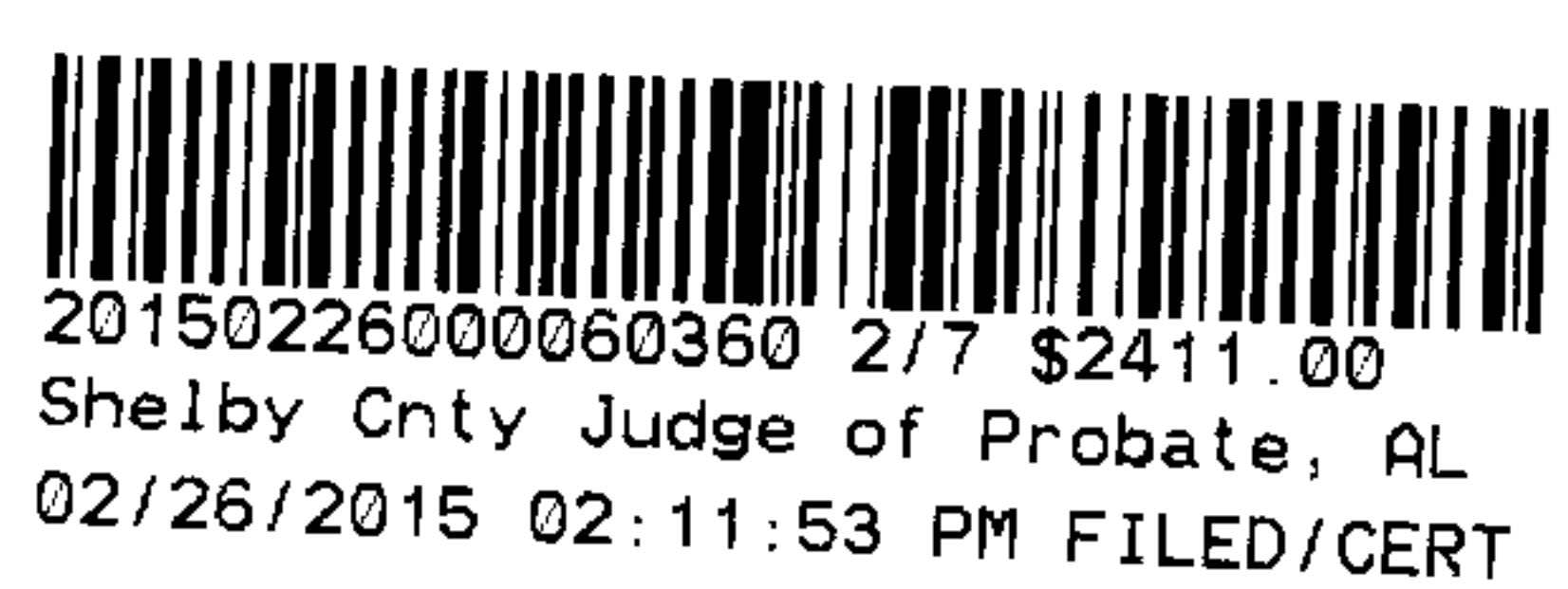
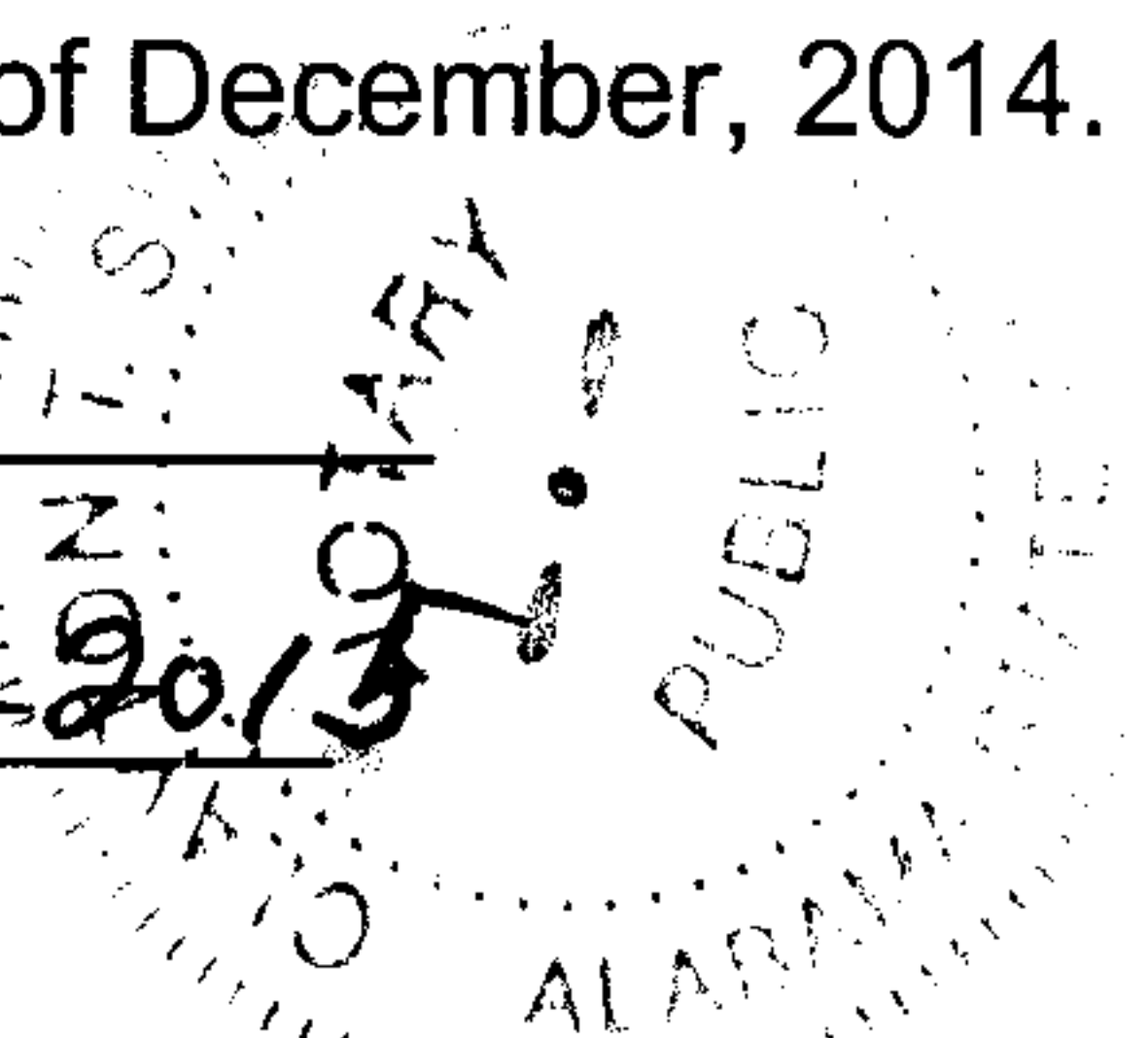


STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County in said State hereby certify that Billy D. Eddleman and Douglas D. Eddleman, whose names as Trustees of the Eddleman Trust (2009), acting in its capacity as Member of Eddleman Properties II, LLC, an Alabama limited liability company, is signed to the foregoing Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing Deed, they, as such trustees and with full authority, executed the same voluntarily for and as the act of said trust acting in its capacity as member of said limited liability company.

Given under my hand and official seal of office this the 5<sup>th</sup> day of December, 2014.

[Signature]  
NOTARY PUBLIC  
My Commission expires: 6-5-2015



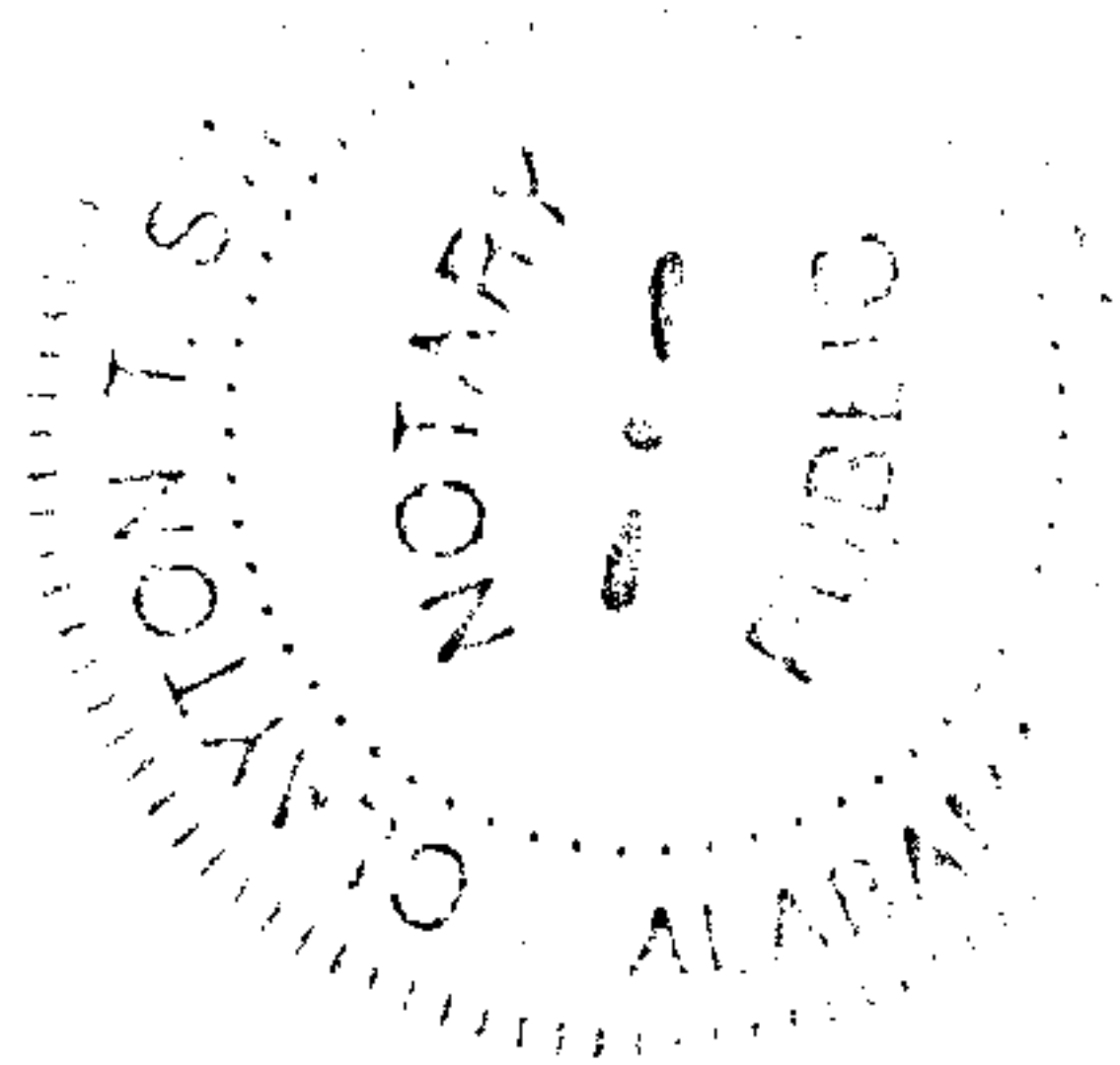
STATE OF ALABAMA       )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County in said State hereby certify that Billy D. Eddleman and Douglas D. Eddleman, whose names as Managers of Eddleman Properties II, LLC, an Alabama limited liability company, is signed to the foregoing Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing Deed, they, as such managers, 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 of office this the 5<sup>th</sup> day of December, 2014.

  
\_\_\_\_\_  
NOTARY PUBLIC

My Commission expires: 6-5-2015





**REAL PROPERTY LEGAL DESCRIPTION:  
HIGHLAND LAKES - DARDEN**

STATE OF ALABAMA  
SHELBY COUNTY

**Parcel I**

A parcel of land situated in the NE 1/4 of the NE 1/4 of Section 17, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows: Begin at an iron pin found-locally accepted to be the NE corner of said Section 17; thence run West along the North line of said Section 17 for a distance of 1,324.22 feet to the NW corner of said 1/4 1/4 Section; thence turn an angle to the left of 91 deg. 33 min. 43 sec. and run in a Southerly direction along the West line of said 1/4 1/4 Section for a distance of 578.26 feet to a point; thence turn an angle to the left of 88 deg. 26 min. 17 sec. and run in a Easterly direction for a distance of 1,066.01 feet to an iron pin set; thence turn an angle to the right of 91 deg. 09 min 07 sec. and run in a Southerly direction for a distance of 93.30 feet to an iron pin set; thence turn an angle to the right of 7 deg. 32 min. 35 sec. and run in a Southwesterly direction for a distance of 199.34 feet to an iron pin set; thence turn an angle to the left of 30 deg. 35 min. 20 sec. and run in a Southeasterly direction for a distance of 139.01 feet to a iron pin set; thence turn an angle to the left of 70 deg. 42 min. 01 sec. and run in a Northeasterly direction for a distance of 223.85 feet to an iron pin set; thence turn an angle to the left of 67 deg. 51 min. 45 sec. and run in a Northeasterly direction for a distance of 30.53 feet to an iron pin set on the East line of said 1/4 1/4 Section; thence turn an angle to the left of 20 deg. 12 min. 48 sec and run in a Northerly direction along the East line of said 1/4 1/4 Section for a distance of 958.53 feet to the point of beginning; being situated in Shelby County, Alabama.

Less and except

Lots 1A, 2A, 3A, 4A and 5A, according to the Resurvey of Highland Lakes, 1st Sector, Phase V and Acreage, an Eddleman Community, as recorded in Map Book 27, Page 108 in the Probate Office of Shelby County, Alabama.

**Parcel II**

The East 1/2 of the Northeast 1/4 of Section 17, Township 19 South Range 1 West, Shelby County, Alabama.

**LESS AND EXCEPT:**

Commence at the Southwest corner of the SE 1/4 of the NE 1/4 of Section 17, Township 19 South Range 1 West and the point of beginning of the hereinafter described property; thence run East along the south line of said 1/4-1/4 section, a distance of 41.00 feet, to the Western margin of a gravel road; thence turn an angle of 70 deg. 57 min. 31 sec. to the left and run along the Western margin of said gravel road, a distance of 183.24 feet; thence turn an angle of 13 deg. 50 min. 49 sec. to the right and continue along the Western margin of said gravel road, a distance of 93.21 feet; thence turn an angle of 60 deg. 53 min. 37 sec. to the left and run a distance of 180.49 feet; thence turn an angle of 61 deg. 48 min. 39 sec. to the left and run a distance of 69.86 feet, to a point on the West line of said 1/4 1/4 Section; thence turn an angle of 90 deg. 37 min. 54 sec.



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to the left and run South along the West line of said 1/4-1/4 section, a distance of 411.07 feet, to the point of beginning.

**LESS AND EXCEPT:**

A parcel of land situated In the NE 1/4 of the NE 1/4 of Section 17, Township 19 South, Range 1 West, Shelby County, Alabama; being more particularly described as follows:

Begin at an iron pin found locally accepted to be the NE corner of said Section 17; thence run West along the North line of said Section 17 for a distance of 1,324.22 feet to the NW corner of said 1/4 1/4 Section; thence turn an angle to the left of 91 deg. 33 min. 43 sec. and run in a Southerly direction along the West line of said 1/4 1/4 Section for a distance of 578.26 feet to a point; thence turn an angle to the left of 88 deg. 26 min. 17 sec. and run in a Easterly direction for a distance of 1,066.01 feet to an iron pin set; thence turn an angle to the right of 91 deg. 09 min. 07 sec. and run in a Southerly direction for a distance of 93.30 feet to an iron pin set; thence turn an angle to the right of 7 deg. 32 min. 35 sec. and run in a Southwesterly direction for a distance of 199.34 feet to an iron pin set; thence turn an angle to the left of 30 deg. 35 min. 20 sec. and run in a Southeasterly direction for a distance of 139.01 feet to an iron pin set; thence turn an angle to the left of 70 deg. 42 min. 01 sec. and run in a Northeasterly direction for a distance of 223.85 feet to an iron pin set; thence turn an angle to the left of 67 deg. 51 min. 45 sec. and run in a Northeasterly direction for a distance of 30.53 feet to an iron pin set on the East line of said 1/4 1/4 Section; thence turn an angle to the left of 20 deg. 12 min. 48 sec. and run in a Northerly direction along the East line of said 1/4 1/4 Section for a distance of 958.53 feet to the point of beginning; being situated In Shelby County, Alabama.

Less and except

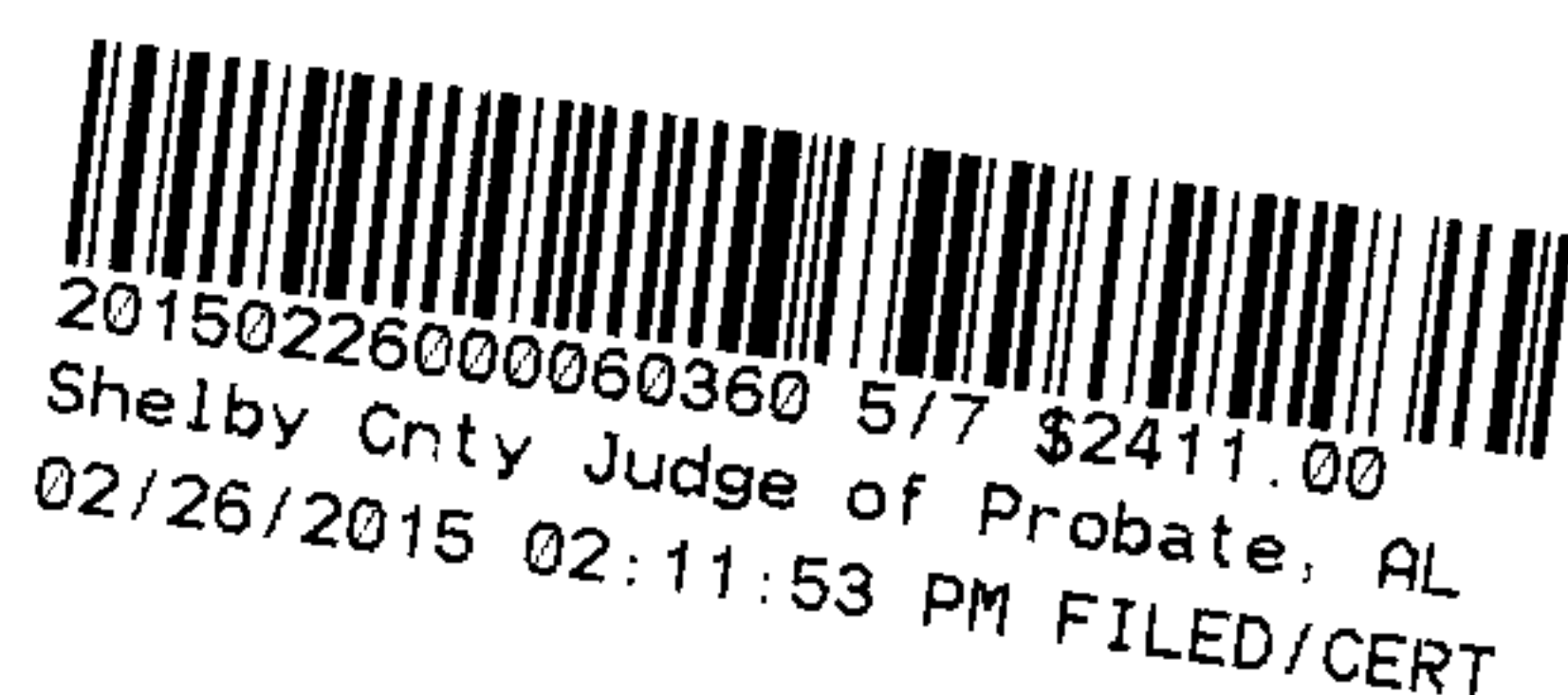
Lots 1A, 2A, 3A, 4A and 5A, according to the Resurvey of Highland Lakes, 1st Sector, Phase V and Acreage, an Eddleman Community. as recorded in Map Book 27, Page 108 in the Probate Office of Shelby County, Alabama.

**Parcel III**

NE 1/4 of the SE 1/4 of Section 17, Township 19 South, Range 1 West, being situated in Shelby County, Alabama.


**Parcel IV**

A parcel of land situated in the SW 1/4 of the NE 1/4 of Section 17, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows: Commence at a 1 1/2 inch open top iron locally accepted to be the SE corner of said 1/4 1/4 section; thence North along the East line of said 1/4 1/4 section for a distance of 662.40 feet to the SE corner of the South 1/2 of the North 1/2 of said 1/4 1/4 section; thence continue along last stated course for a distance of 4.50 feet to an iron pin set at a fence, thence continue along last stated course for a distance of 657.90 feet to a 3/4 inch open top iron locally accepted to be the NE corner of said 1/4 1/4 section; thence turn an angle to the left 89 deg. 48 min. 11 sec and run in a Westerly direction along the North line of said 1/4 - 1/4 section for a distance of 1354.10 feet to a concrete monument found; said concrete monument being a Judicial Corner as established in the Circuit Court of Shelby County, Alabama in Case No. E-1174-76 and Case No. E-1233-76 and Case No





E-1270-76 and recorded in Book 26 pages 904-914 in the Office of the Judge of Probate, Shelby County, Alabama and also shown on Frank W. Wheeler Survey dated August 8th 1978; thence turn an angle to the left of 91 deg. 43 min. 43 sec and run in a Southerly direction along the West line of said 1/4 - 1/4 Section and also along the East Judicial Line, as established in said Circuit Court, for a distance of 174.88 feet to a concrete monument found, said concrete monument found being a Judicial Corner; thence turn an angle to the left of 89 deg 01 min. 18 sec. and run in an Easterly direction along said Judicial Line for a distance of 48.68 feet to an iron pin set at concrete monument found (disturbed) said concrete monument being a Judicial Corner; thence turn an angle to the right of 80 deg. 30 min. 45 sec. and run in a southeasterly direction along said Judicial Line for a distance of 506.27 feet to concrete monument found said concrete monument being a Judicial Corner; thence turn an angle to the left 83 deg. 26 min. 52 sec. and run in a Northeasterly direction along a fence for a distance of 150.74 feet to a point; thence turn an angle to the left of 05 deg. 28 min. 37 sec. and run in a northeasterly direction along said fence for a distance of 58.37 feet to a point; thence turn an angle to the right of 15 deg 06 min. 23 sec and run in a Southeasterly direction along said fence for a distance of 70.38 feet to a point; thence turn an angle to the left of 07 deg. 49 min. 04 sec. and run in an Easterly direction along said fence for a distance of 499.42 feet to a point; thence turn an angle to the right of 07 deg. 24 min. 32 sec. and run in Southeasterly direction along said fence for a distance of 201.01 feet to a point; thence turn an angle to the left of 06 deg. 57 min. 26 sec. and run in an Easterly direction along said fence for a distance of 235.22 feet to the point of beginning; being situated in Shelby County, Alabama.

  
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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 Eddleman Properties II, LLC  
2700 Hwy. 280 E., Ste. 425  
Mailing Address Birmingham, AL 35223

Grantee's Name Eddleman Lands, LLC  
2700 Hwy. 280 E., Ste. 425  
Mailing Address Birmingham, AL 35223

Property Address Metes and Bounds

Date of Sale December 5, 2014

Total Purchase Price \$ 2,378,866.51

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

☐ Appraisal

☐ Sales Contract

☐ Other

☒ Closing Statement

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 \_\_\_\_\_

Eddleman Lands, LLC  
Print by Douglas D. Eddleman, Member

Unattested \_\_\_\_\_

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

Sign \_\_\_\_\_  
(Grantor/Grantee/Owner/Agent) circle one

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CLAYTON T. SWEENEY, ATTORNEY AT LAW