

This instrument prepared by: Jack P. Stephenson, Jr., 420 20th Street North, Suite 31001  
Birmingham, Alabama 35203

STATE OF ALABAMA       )  
SHELBY COUNTY           )

Shelby County, AL 07/15/2015  
State of Alabama  
Deed Tax: \$1291.50

### WARRANTY DEED

**WHEREAS**, Billy D. Eddleman and Douglas D. Eddleman (the "Grantors"), are the owners of certain real property located in Shelby County, Alabama, which is more particularly described on Exhibit A hereto (the "Property"); and

**WHEREAS**, Grantors are the sole partners of Eddleman Club Properties, LLP, an Alabama registered limited liability partnership (the "Grantee"), which they previously formed as a general partnership under the name Eddleman Club Properties for the purpose of holding the Property for investment; and

**WHEREAS**, Grantors desire to convey the Property to the Partnership in order to correct the public records to reflect the Grantee as the owner of the Property;


**NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:** That in consideration of the foregoing recitals, and the payment of TEN AND NO/100 DOLLARS (\$10.00) to the Grantors, in hand paid by the Grantee, the receipt of which is hereby acknowledged, the Grantors do hereby grant, bargain, sell and convey unto Grantee fee simple title in and to certain real estate situated in Shelby County, Alabama, being more particularly described on Exhibit A, which is attached hereto as Exhibit A and incorporated herein by this reference.

The Property described on Exhibit "B" attached hereto constitutes a portion of the property conveyed herein on Exhibit "A" and only the property described on Exhibit "B" is conveyed subject to the mortgage recorded in Instrument #20090204000036110 in the Probate Office of Shelby County, Alabama, given by Grantors to Bancorp South as security for a loan having an outstanding balance of approximately \$1,299,826.54 which Grantee has agreed to assume.

This conveyance is also subject to:

1. Easements and restrictions of record;

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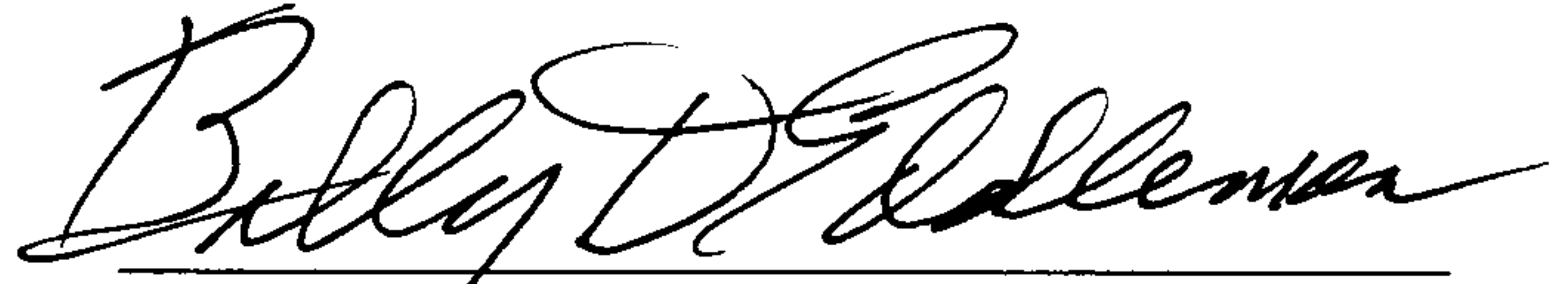
  
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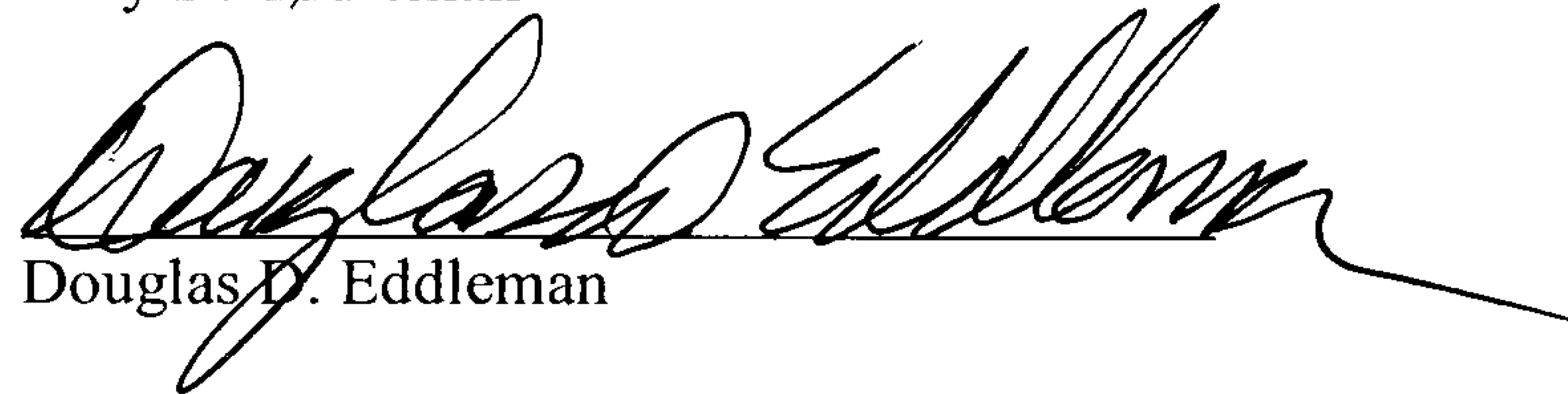
2. Ad valorem taxes which have accrued but are not yet due and payable.


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

And said Grantors do, for themselves, their successors and assigns, covenant with the Grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise stated above; that they have a good right to sell and convey the same as aforesaid, and that they will, and their successors and assigns shall, warrant and defend the same to the said Grantee, or its successors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said Grantors have duly executed this conveyance on this the 6 day of July, 2015.

  
Billy D. Eddleman

  
Douglas D. Eddleman

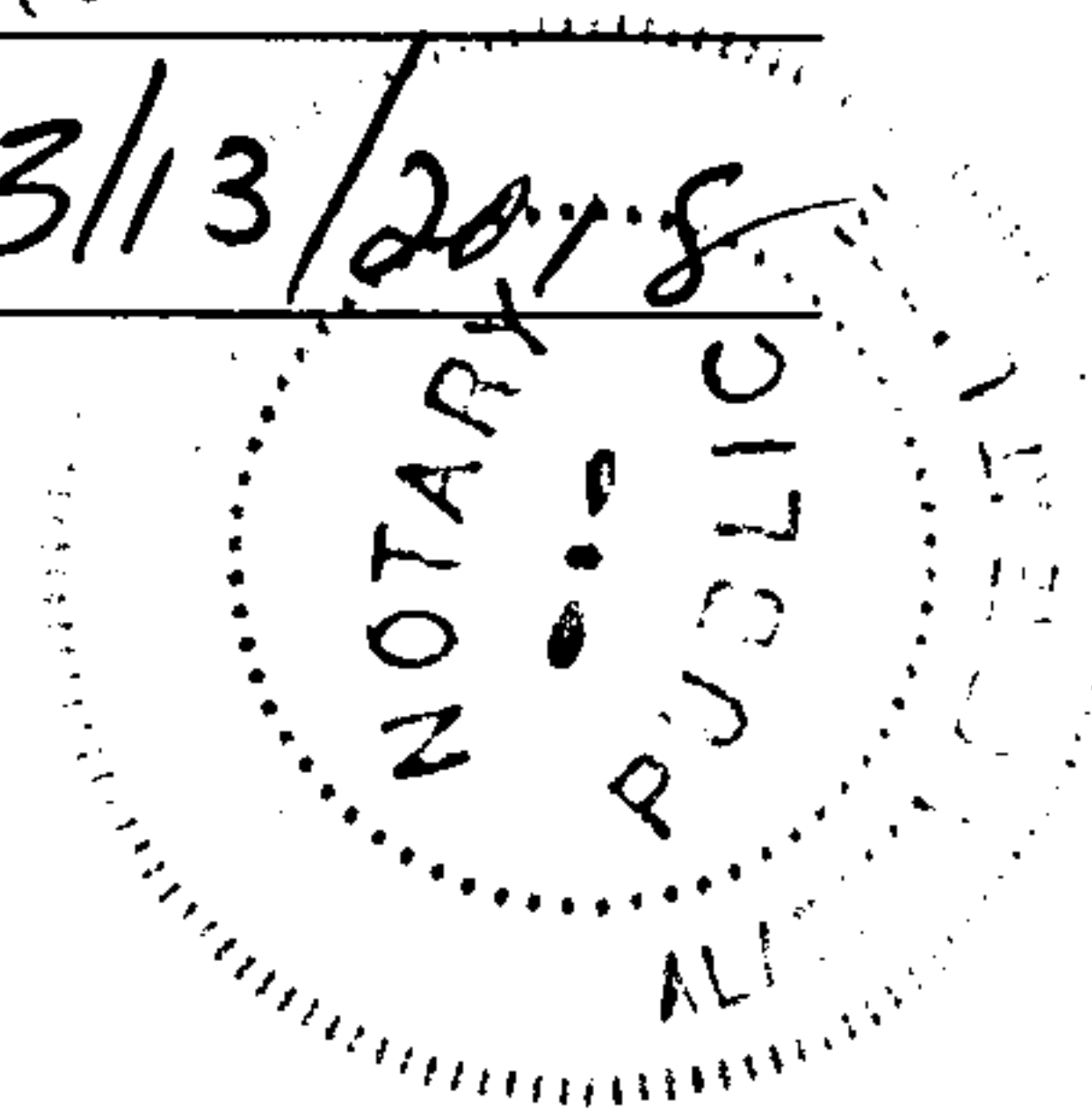
  
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STATE OF ALABAMA     )  
COUNTY OF JEFFERSON    )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Billy D. Eddleman, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing instrument, he executed the same voluntarily on the date the same bears date.

Given under my hand and seal on this 14th day of July, 2015.

Shirley M. Sall  
NOTARY PUBLIC  
My Commission Expires: 3/13/2018

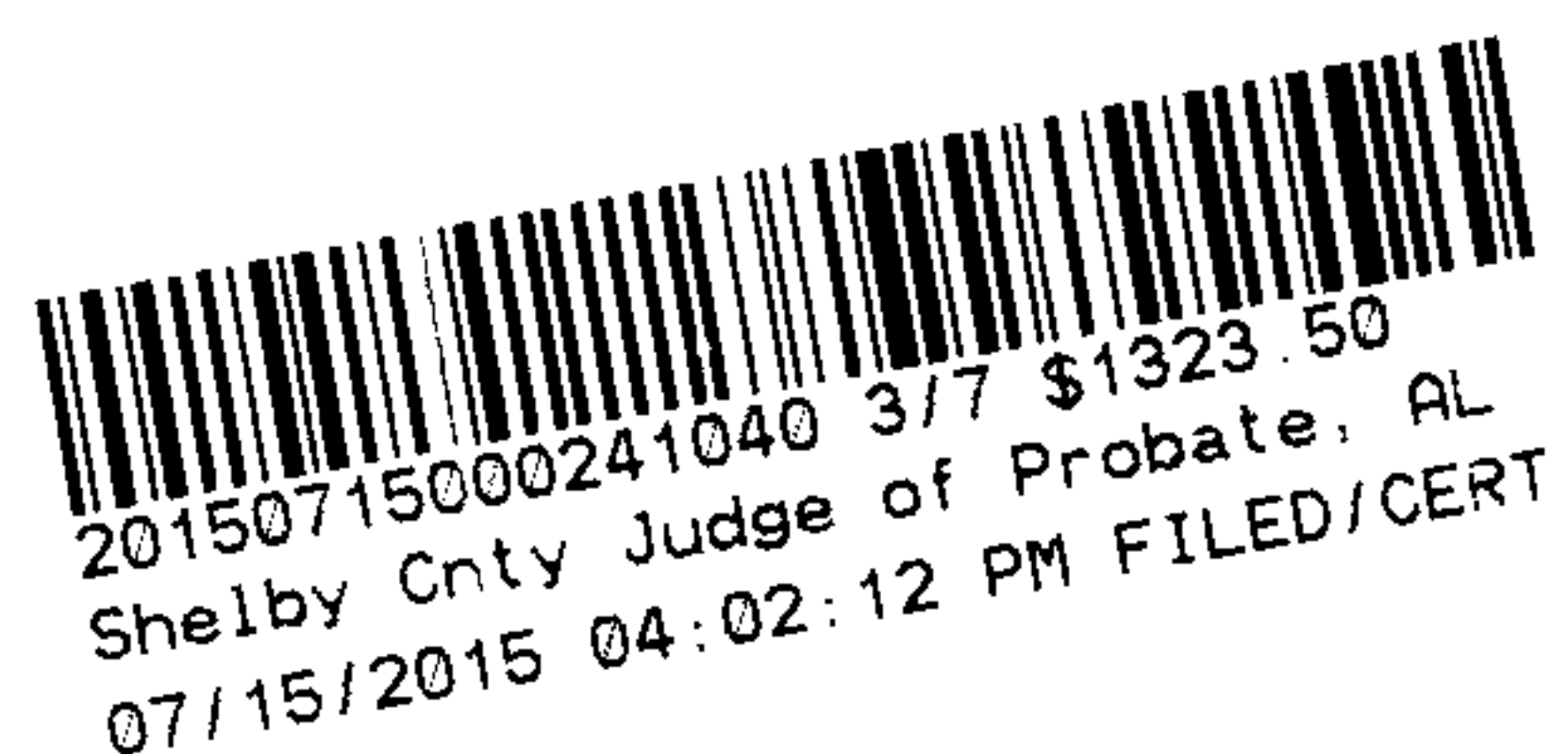
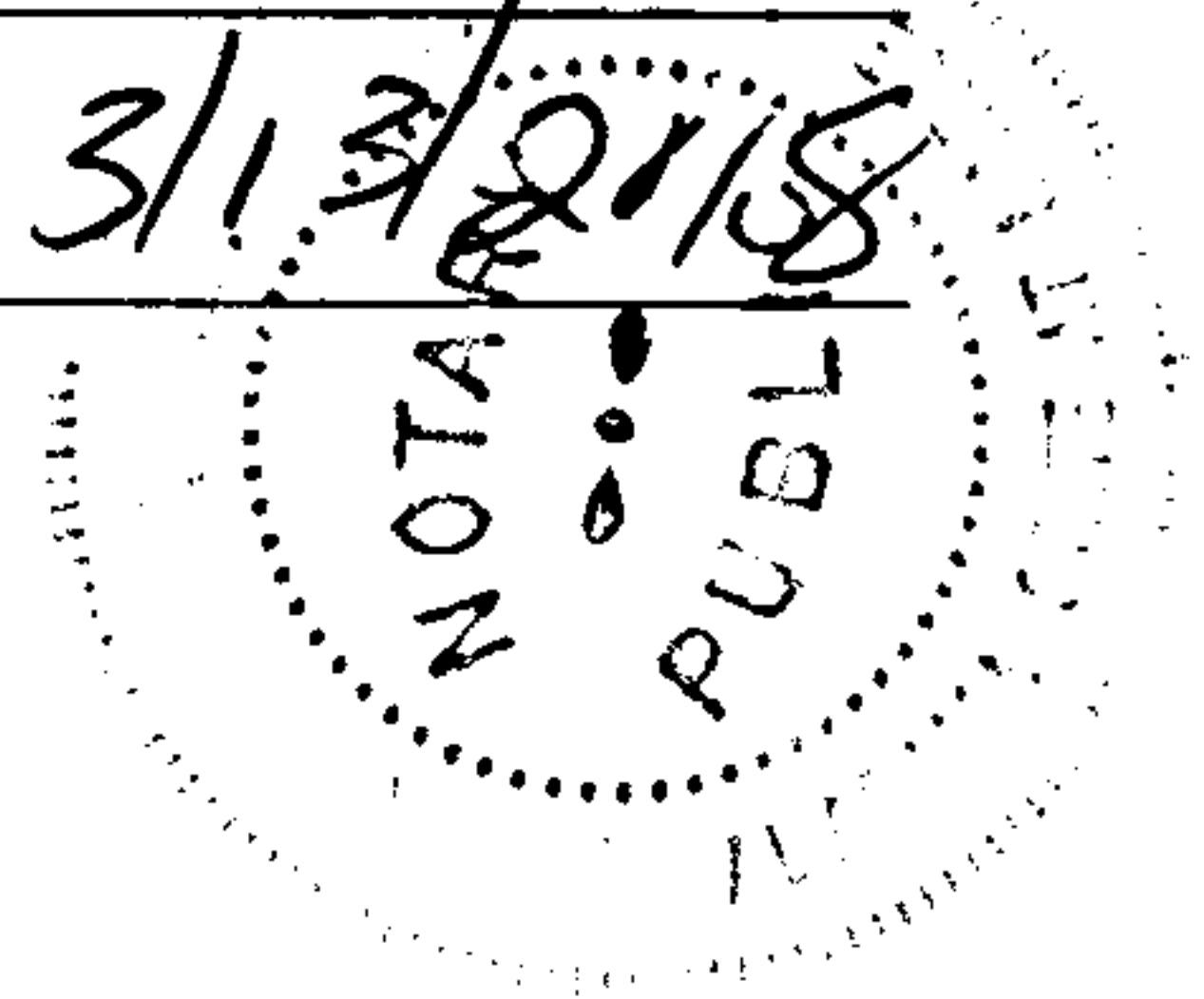


STATE OF ALABAMA     )  
COUNTY OF JEFFERSON    )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Douglas D. Eddleman, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing instrument, he executed the same voluntarily on the date the same bears date.

Given under my hand this 14th day of July, 2015.

Shirley M. Sall  
NOTARY PUBLIC  
My Commission Expires: 3/13/2018






## EXHIBIT "A"

### Parcel 1:

A parcel of land situated in Section 29, Township 18 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest corner of said Section 29, and run North 45 deg. 09 min. 34 sec. West for a distance of 28.13 feet to a point; thence run North 89 deg. 32 min. 01 sec. East, and parallel to and 20 feet from the South line of said Section 29, for a distance of 537.00 feet to a point; thence run North 30 deg. 56 min. 59 sec. East for a distance of 143.27 feet to a point; thence run North 42 deg. 46 min. 42 sec. East for a distance of 185.70 feet to a point; thence run North 47 deg. 37 min. 05 sec. East for a distance of 264.61 feet to a point; thence run North 22 deg. 17 min. 13 sec. East for a distance of 301.78 feet to the point of beginning; thence run North 0 deg. 37 min. 52 sec. East for a distance of 274.24 feet to a point; thence run North 19 deg. 04 min. 19 sec. West for a distance of 170.02 feet to a point; thence run North 0 deg. 31 min 58 sec. East for a distance of 354.16 feet to a point; thence run North 26 deg. 26 min. 50 sec East for a distance of 349.86 feet to a point; thence run North 2 deg. 03 min. 16 sec. West for a distance of 545.47 feet to a point; thence run North 36 deg. 55 min. 41 sec. East for a distance of 793.75 feet to a point on the Southwest right of way line of Brook Highland Drive; thence run South 11 deg. 15 min. 32 sec. East along said Southwest right of way for a distance of 84.85 feet to a point; thence run South 78 deg. 44 min. 28 sec. West along said right of way for a distance of 32.00 feet to a point on a curve to the left which is concave to the Northeast having a radius of 698.62 feet and a central angle of 55 deg. 16 min. 32 sec., and a radius bearing North 78 deg. 44 min. 28 sec. East; thence run in a Southeasterly direction along the arc of said curve and also along said right of way for a distance of 673.99 feet to a point; thence leaving said right of way, turn an interior counterclockwise angle of 112 deg. 12 min. 39 sec. from the chord of said curve and run South 28 deg. 53 min. 33 sec. West for a distance of 346.13 feet to a point; thence run South 36 deg. 41 min. 15 sec. West for a distance of 176.98 feet to a point; thence run South 34 deg. 58 min. 49 sec. West, for a distance of 502.16 feet to a point; thence run South 38 deg. 20 min. 33 sec. West for a distance of 267.91 feet to a point; thence run South 27 deg. 03 min. 21 sec. West for a distance of 64.86 feet to a point; thence run South 13 deg. 31 min. 38 sec. West for a distance of 82.06 feet to a point; thence run South 4 deg. 11 min. 23 sec. West for a distance of 167.81 feet to a point; thence run South 19 deg. 36 min. 28 sec. West for a distance of 351.86 feet to a point; thence run South 29 deg. 33 min. 44 sec. West for a distance of 52.83 feet to a point; thence run North 21 deg. 28 min. 32 sec. West for a distance of 65.36 feet to the point of beginning. Said parcel containing 20.64 acres more or less and being situated in Shelby County, Alabama.

  
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**EXHIBIT "B"**

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

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 1 WEST;

THENCE NORTH 69°45'12" WEST ALONG THE NORTH LINE OF LOT 2A, BROOK HIGHLAND COMMERCIAL RESURVEY NO. 2 AS RECORDED IN MAP BOOK 23, PAGE 90, A DISTANCE OF 83.54 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 26°58'34" WEST ALONG THE NORTHWEST LINE OF SAID LOT 2A, A DISTANCE OF 64.86 FEET; THENCE SOUTH 13°31'18" WEST ALONG THE NORTHWEST LINE OF SAID LOT 2A, A DISTANCE OF 82.00 FEET; THENCE SOUTH 04°15'20" WEST ALONG THE NORTHWEST LINE OF SAID LOT 2A, A DISTANCE OF 167.66 FEET; THENCE SOUTH 19°36'55" WEST ALONG THE NORTHWEST LINE OF SAID LOT 2A, A DISTANCE OF 351.95 FEET; THENCE SOUTH 29°24'24" WEST ALONG THE NORTHWEST LINE OF SAID LOT 2A, A DISTANCE OF 52.09 FEET; THENCE NORTH 21°02'58" WEST ALONG THE NORTHWEST LINE OF SAID LOT 2A, A DISTANCE OF 64.34 FEET TO THE SOUTHEAST CORNER OF LOT 327, BROOK HIGHLAND, 7TH SECTOR, AS RECORDED IN MAP BOOK 13, PAGE 99; THENCE NORTH 00°23'26" EAST ALONG THE EAST LINE OF SAID SUBDIVISION, A DISTANCE OF 274.43 FEET; THENCE NORTH 19°10'55" WEST ALONG THE EAST LINE OF SAID SUBDIVISION, A DISTANCE OF 170.23 FEET; THENCE NORTH 00°23'43" EAST ALONG THE EAST LINE OF SAID SUBDIVISION, A DISTANCE OF 354.02 FEET; THENCE NORTH 26°10'01" EAST ALONG THE EAST LINE OF SAID SUBDIVISION, A DISTANCE OF 156.47 FEET TO THE NORTHEAST CORNER OF LOT 320 OF SAID SUBDIVISION; THENCE NORTH 69°01'49" WEST ALONG THE NORTH LINE OF SAID LOT, A DISTANCE OF 204.41 FEET TO THE EASTERLY ROAD RIGHT OF WAY OF KINROSS DRIVE AS RECORDED IN SAID SUBDIVISION TO THE POINT OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES NORTH 68°49'56" WEST, A RADIAL DISTANCE OF 503.60 FEET; THENCE NORTHERLY ALONG THE ARC AND SAID ROAD RIGHT OF WAY, THROUGH A CENTRAL ANGLE OF 21°41'50", A DISTANCE OF 190.71 FEET; THENCE NORTH 00°23'26" WEST ALONG SAID ROAD RIGHT OF WAY, A DISTANCE OF 34.08 FEET TO THE POINT OF CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES NORTH 89°19'34" EAST, A RADIAL DISTANCE OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC AND SAID ROAD RIGHT OF WAY, THROUGH A CENTRAL ANGLE OF 85°16'16", A DISTANCE OF 37.21 FEET; THENCE NORTH 10°09'59" WEST, A DISTANCE OF 60.12 FEET TO A POINT ON THE NORTHERLY ROAD RIGHT OF WAY OF KINROSS LANE AND THE SOUTHEAST CORNER OF LOT 314 OF SAID SUBDIVISION; THENCE NORTH 04°47'14" WEST ALONG THE EAST LINE OF SAID LOT 314, A DISTANCE OF 190.13 FEET TO THE NORTHEAST CORNER OF SAID LOT 314 AND A POINT ON THE SOUTH LINE OF LOT 188 ACCORDING TO THE SURVEY OF BROOK HIGHLAND, AND EDDLEMAN COMMUNITY, 6TH SECTOR, 1ST PHASE AS RECORDED IN MAP BOOK 14, PAGE 83; THENCE NORTH 56°24'21" EAST




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ALONG THE SOUTH LINE OF SAID LOT 188 A DISTANCE OF 28.37 FEET; THENCE NORTH 79°08'15" EAST, A DISTANCE OF 40.12 FEET; THENCE SOUTH 89°46'49" EAST, A DISTANCE OF 330.40 FEET; THENCE SOUTH 74°32'25" EAST, A DISTANCE OF 305.34 FEET TO THE POINT OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES NORTH 48°46'42" WEST, A RADIAL DISTANCE OF 133.21 FEET; THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 31°05'22", A DISTANCE OF 72.28 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 309.48 FEET AND A CENTRAL ANGLE OF 47°00'00"; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 253.87 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 289.40 FEET AND A CENTRAL ANGLE OF 22°34'13"; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 114.00 FEET TO THE POINT ON THE SOUTHERLY ROAD RIGHT OF WAY OF BROOK HIGHLAND DRIVE AND A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES NORTH 38°52'26" EAST, A RADIAL DISTANCE OF 698.62 FEET; THENCE SOUTHEASTERLY ALONG THE ARC AND SAID ROAD RIGHT OF WAY, THROUGH A CENTRAL ANGLE OF 15°21'49", A DISTANCE OF 187.33 FEET TO THE WESTERN PROPERTY LINE OF COURTSIDE AT BROOK HIGHLAND AS RECORDED IN MAP BOOK 28, PAGE 103; THENCE SOUTH 28°48'20" WEST ALONG SAID PROPERTY LINE, A DISTANCE OF 47.29 FEET; THENCE NORTH 66°51'03" WEST, A DISTANCE OF 107.68 FEET TO THE POINT OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES NORTH 46°44'23" WEST, A RADIAL DISTANCE OF 379.40 FEET; THENCE SOUTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 13°52'18", A DISTANCE OF 91.86 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 219.48 FEET AND A CENTRAL ANGLE OF 47°00'00"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 180.04 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 223.21 FEET AND A CENTRAL ANGLE OF 47°17'11"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 184.22 FEET; THENCE SOUTH 46°12'46" EAST, A DISTANCE OF 149.90 FEET TO THE WESTERN PROPERTY LINE OF COURTSIDE AT BROOK HIGHLAND AS RECORDED IN MAP BOOK 28, PAGE 103; THENCE SOUTH 34°55'55" WEST ALONG SAID SUBDIVISION LINE, A DISTANCE OF 488.72 FEET; THENCE SOUTH 37°53'41" WEST ALONG SAID SUBDIVISION LINE, A DISTANCE OF 268.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 674,697 SQUARE FEET OR 15.49 ACRES.

  
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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	Billy D. Eddleman and Douglas D. Eddleman	Grantee's Name	Eddleman Club Properties, LLP
Mailing Address	2700 Hwy. 280 E., Ste. 425 Birmingham, AL 35223	Mailing Address	2700 Hwy. 280 E., Ste. 425 Birmingham, AL 35223

Property Address Metes and Bounds

Date of Sale July 6, 2014

Total Purchase Price \$ \_\_\_\_\_

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ 1,291,290.00

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

☒ Tax Assessors's Appraised Market Value

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 Club Properties, LLP  
Print by Clayton T. Sweeney, Attorney as Agent

\_\_\_\_\_  
Unattested

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

Sign

(Grantor/Grantee/Owner/Agent) circle one

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