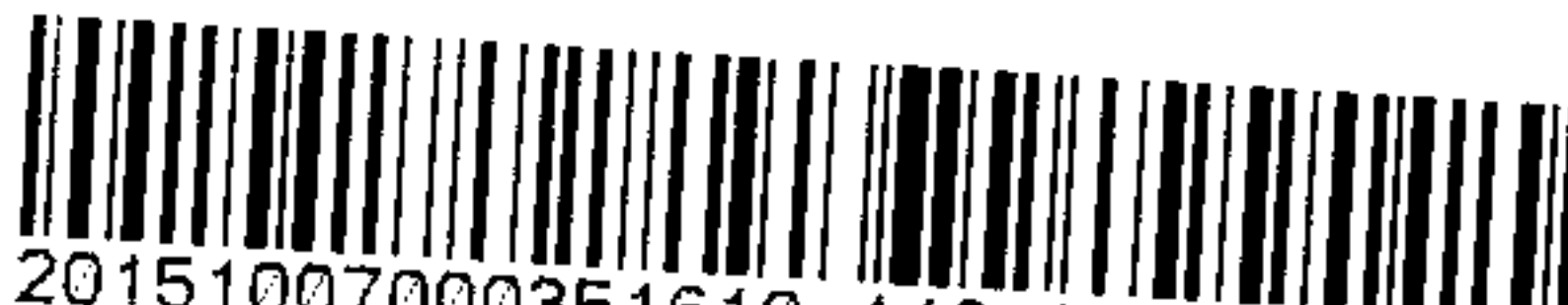


This instrument was prepared by:

William R. Justice
P.O. Box 587, Columbiana, Alabama 35051


20151007000351610 1/6 \$30.00
Shelby Cnty Judge of Probate, AL
10/07/2015 09:18:17 AM FILED/CERT

STATUTORY WARRANTY DEED - GRANT OF EASEMENTS

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of the exchange of easements pursuant to an agreement between the **CITY OF PELHAM, ALABAMA**, a municipal corporation ("GRANTOR") and **SUMMER CLASSICS PROPERTIES, LLC**, an Alabama limited liability company ("GRANTEE"), GRANTOR does hereby grant, bargain, sell and convey to GRANTEE the following described non-exclusive easements situated in Shelby County, Alabama to-wit:

Permanent, non-exclusive easements to construct, install, and maintain planned improvements, landscaping, and any appropriate irrigation on the property described in the attached Exhibit A as Permanent Easements 1 & 2, and as shown on Exhibit A Sheets 1 & 2.

4 500

Permanent, non-exclusive access easements on, over and across the property described in the attached Exhibit A as Permanent Easements 1 & 2, and as shown on Exhibit A Sheets 1 & 2.

4 500

Temporary Access Easement to GRANTEE'S property (which is identified on the attached Exhibit A) via the southern entrance to GRANTOR'S adjacent property from US Highway 31. The exact location of this easement is yet to be defined.

This easement will be replaced by a permanent access easement following the Alabama Department of Transportation's approval of the relocated access and the location of the development bordering this permanent easement has been defined.

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

The easements herein granted are appurtenant to the GRANTEE's adjacent lands for the benefit of said lands and current and future owners and occupants thereof, and shall run with the

land forever.

This Statutory Warranty Deed is executed and made without any representation or warranty of any kind on the part of the GRANTOR, express or implied, except for those implied covenants of warranty pursuant to Section 35-4-271 of the Code of Alabama (1975).

IN WITNESS WHEREOF, GRANTOR by its Mayor, Gary Waters, who is authorized to execute this conveyance, has hereunto set its hand and seal, this 9th day of September 2015.



Shelby Cnty Judge of Probate, AL
10/07/2015 09:18:17 AM FILED/CERT

Attest:

CITY OF PELHAM, ALABAMA

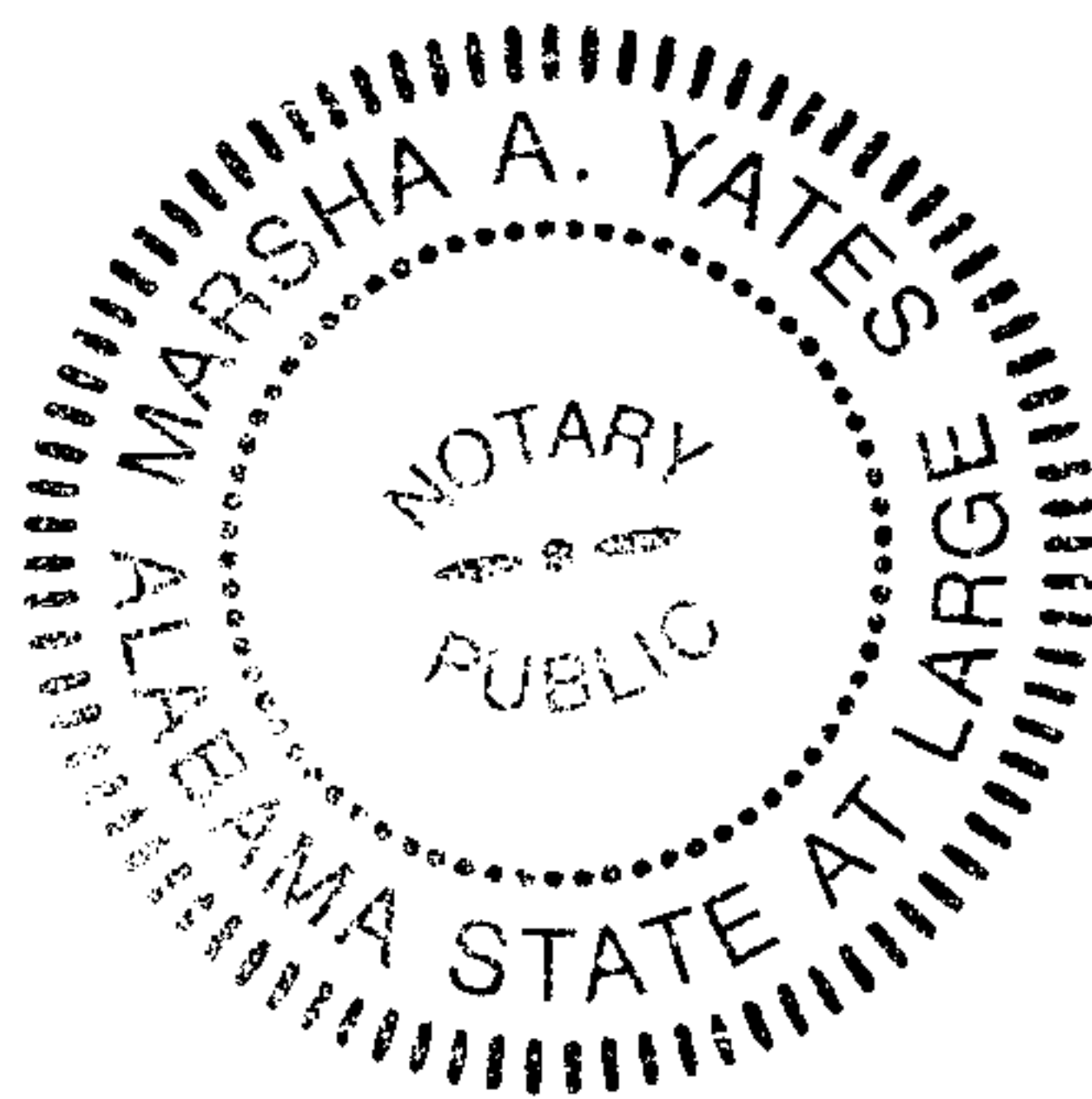
Marsha A. Yates
City Clerk

by Gary Waters
Gary Waters, Mayor

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gary Waters, whose name as Mayor of the City of Pelham, Alabama, a municipal corporation, 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 officer and with full authority, executed the same voluntarily for and as the act of said municipality.

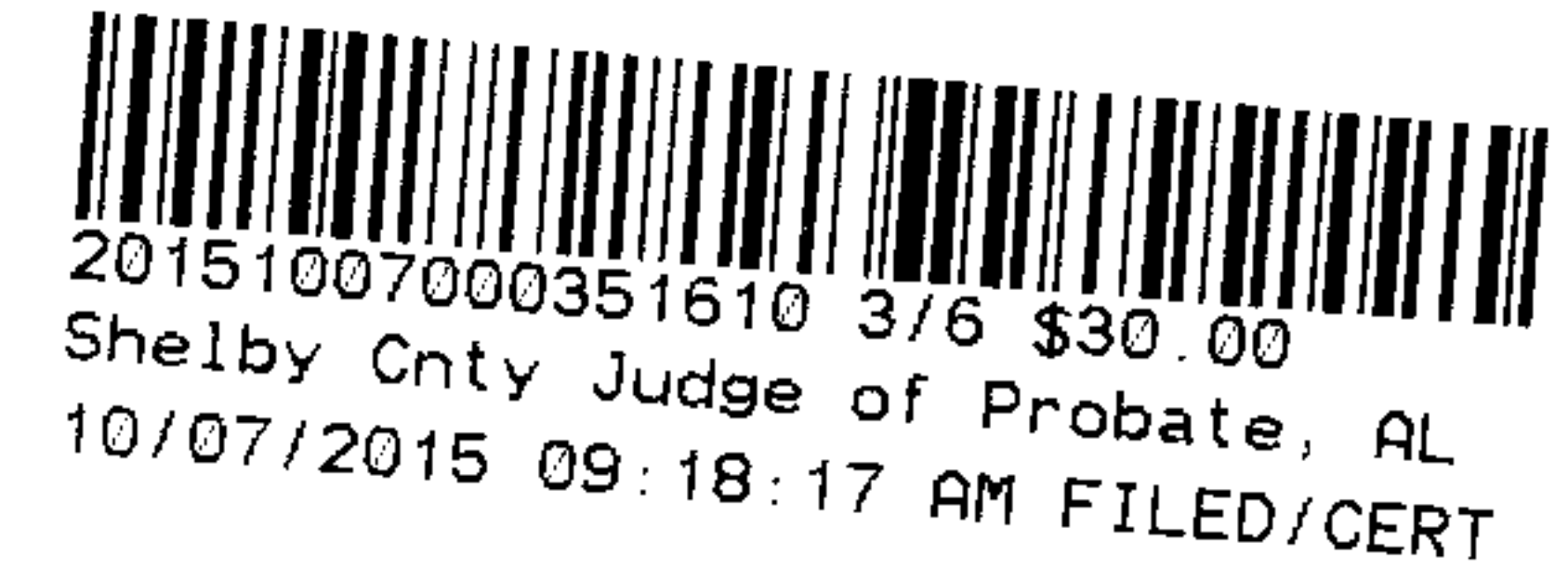
Given under my hand and official seal this 9th day of September, 2015.



Marsha A. Yates
Notary Public

My Commission expires: 8-15-2018

EXHIBIT A
LEGAL DESCRIPTIONS FOR EASEMENTS



Permanent Easement 1: \$ 500

An easement over and across a parcel of land situated in the Southwest 1/4 of the Southwest 1/4 of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:


Commence at the Southwest Corner of Section 13, Township 20 South, Range 3 West; thence North 00 degrees 02 minutes 33 seconds East along the West line of said section for a distance of 127.37 feet to a point on the Southernmost line of Summer Classics Properties, LLC Parcel as described in Instrument number 20130801000313270; thence run South 88 degrees 35 minutes 24 seconds East along the South line of said Summer Classics Properties, LLC Parcel for a distance of 430.94 feet to a found capped rebar, said point being the Southeast corner of said Summer Classics Properties, LLC Parcel; thence run North 05 degrees 07 minutes 54 seconds West along the East line of said Summer Classics Properties, LLC Parcel for a distance of 945.76 feet to a point, said point being the POINT OF BEGINNING of the Easement herein described; thence continue along last described course along the West line of said Summer Classics Properties, LLC Parcel for a distance of 218.17 feet to a found capped rebar stamped Arrington, said point marking the Northeast corner of said Summer Classics Properties, LLC Parcel, said point also marking the Northwest corner of Grantor's Parcel; thence run South 88 degrees 20 minutes 50 seconds East along the North line of Grantor's Parcel for a distance of 24.17 feet to a point; thence leaving said North Line run South 05 degrees 07 minutes 54 seconds East for a distance of 215.33 feet to a point, said point lying on the South line of Grantor's Parcel; thence run South 84 degrees 53 minutes 43 seconds West along the South line of Grantor's Parcel for a distance of 24.00 feet to the POINT OF BEGINNING. Said easement contains 5,202 Square Feet or 0.12 Acres more or less.

Permanent Easement 2: \$ 500

An easement over and across a parcel of land situated in the Southwest 1/4 of the Southwest 1/4 of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest Corner of Section 13, Township 20 South, Range 3 West; thence North 00 degrees 02 minutes 33 seconds East along the West line of said section for a distance of 127.37 feet to a point on the Southernmost line of Summer Classics Properties, LLC Parcel as described in Instrument number 20130801000313270; thence run South 88 degrees 35 minutes 24 seconds East along the South line of said Summer Classics Properties, LLC Parcel for a distance of 430.94 feet to a found capped rebar, said point being the Southeast corner of said Summer Classics Properties, LLC Parcel; thence run North 05 degrees 07 minutes 54 seconds West along the East line of said Summer Classics Properties, LLC Parcel and along the West line of Grantor's Parcel for a distance of 180.33 feet to the POINT OF BEGINNING of the easement herein described; thence continue along last described course and along the East line of said Summer Classics Properties, LLC Parcel and along the West line of Grantor's Parcel for a distance of 700.43 feet to a found capped rebar stamped GSA, said point being on the Northwest

corner of Grantor's Parcel; thence run North 84 degrees 53 minutes 43 seconds East along the
• North line of Grantor's Parcel for a distance of 24.00
feet to a point; thence leaving said North line run South 05 degrees 07 minutes 54 seconds East
for a distance of 700.43 feet to a point; thence run South 84 degrees 52 minutes 06 seconds West
for a
distance of 24.00 feet to the POINT OF BEGINNING. Said Easement contains 16,810 Square
Feet or 0.39 Acres more or less.



20151007000351610 4/6 \$30.00
Shelby Cnty Judge of Probate, AL
10/07/2015 09:18:17 AM FILED/CERT

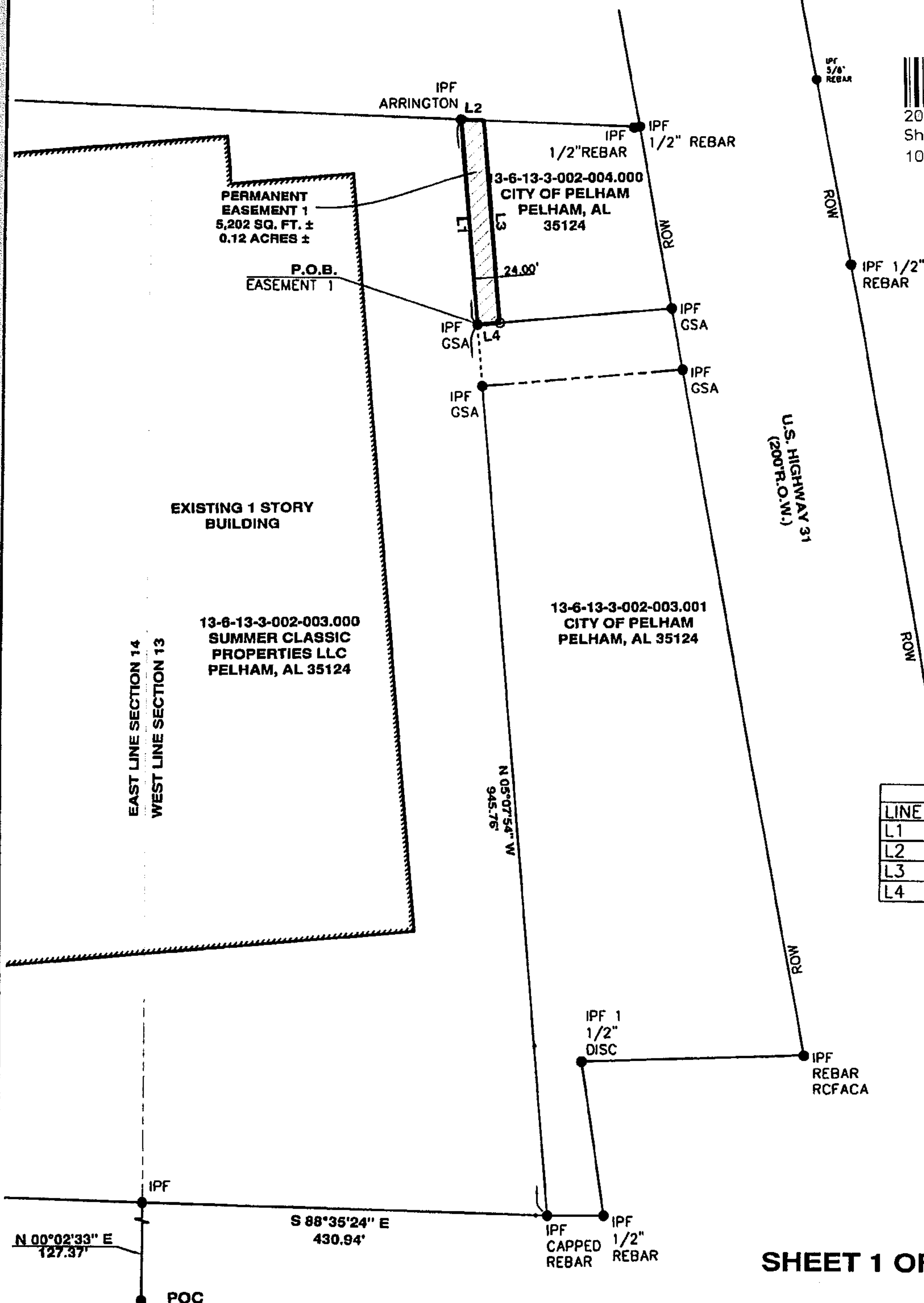
EXHIBIT A

DRAWING: #27823

SW 1/4 OF THE SW 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 3 WEST
PELHAM, SHELBY COUNTY, ALABAMA



20151007000351610 5/6 \$30.00
Shelby Cnty Judge of Probate, AL
10/07/2015 09:18:17 AM FILED/CERT



| LINE TABLE | | |
|------------|---------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | N 05°07'54" W | 218.17' |
| L2 | S 88°20'50" E | 24.17' |
| L3 | S 05°07'54" E | 215.33' |
| L4 | S 84°53'43" W | 24.00' |

| ABBREVIATION | |
|--------------|-----------------------|
| P.O.C. | POINT OF COMMENCEMENT |
| P.O.B. | POINT OF BEGINNING |

SHEET 1 OF 5

GONZALEZ - STRENGTH & ASSOCIATES, INC.
ENGINEERING, LAND PLANNING, & SURVEYING
2176 PARKWAY LAKE DRIVE
HOOVER, ALABAMA 35226
PHONE: (205) 842-2486
FAX: (205) 842-3033
www.Gonzalez-Strength.com

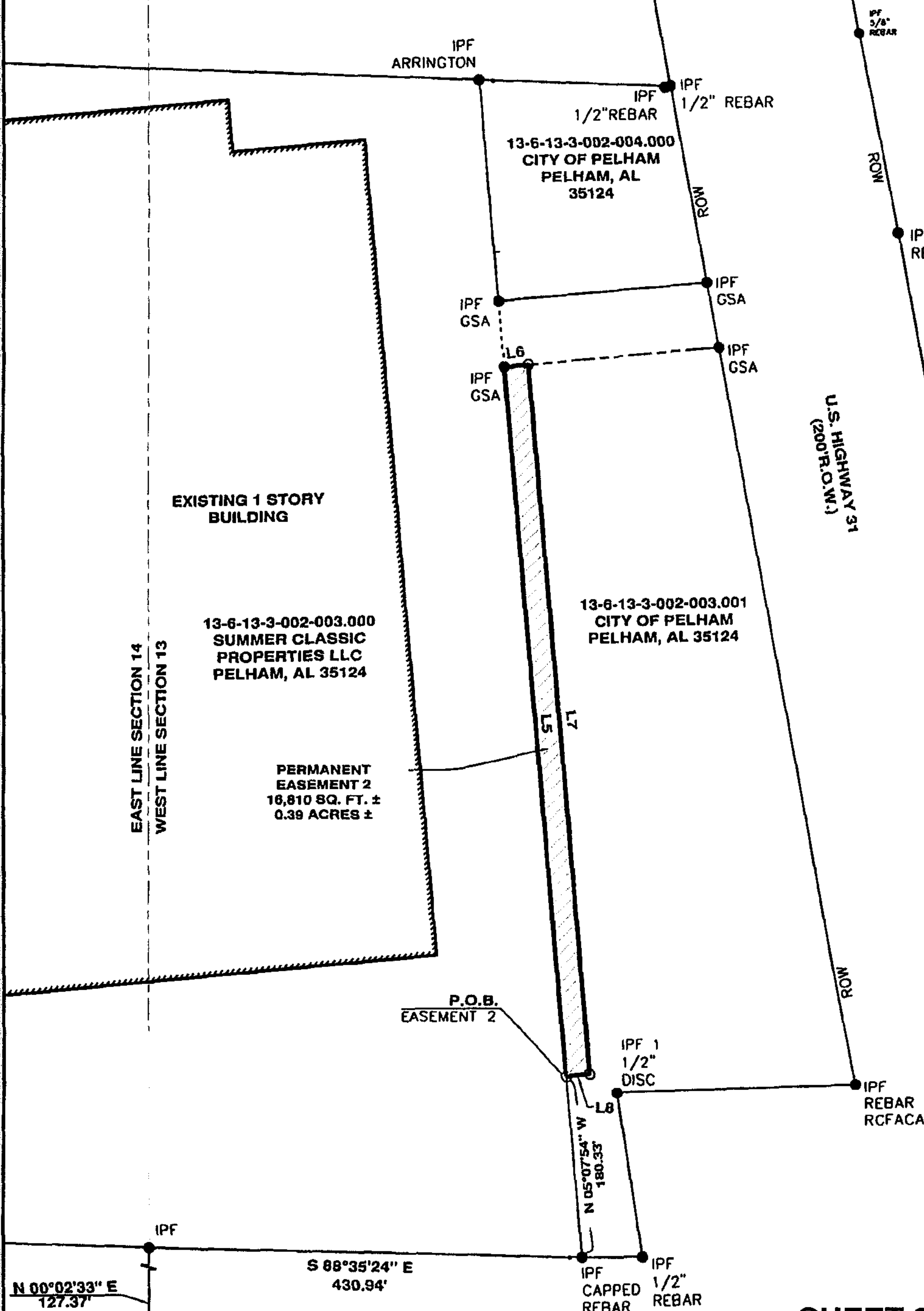
© Copyright 2002

EXHIBIT A

DRAWING: #27823

SW 1/4 OF THE SW 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 3 WEST
PELHAM, SHELBY COUNTY, ALABAMA

20151007000351610 6/6 \$30.00
Shelby Cnty Judge of Probate, AL
10/07/2015 09:18:17 AM FILED/CERT



| LINE TABLE | | |
|------------|---------------|----------|
| LINE | BEARING | DISTANCE |
| L5 | N 05°07'54" W | 700.43' |
| L6 | N 84°53'43" E | 24.00' |
| L7 | S 05°07'54" E | 700.43' |
| L8 | S 84°52'06" W | 24.00' |

SHEET 2 OF 5

| ABBREVIATION | |
|--------------|-----------------------|
| P.O.C. | POINT OF COMMENCEMENT |
| P.O.B. | POINT OF BEGINNING |

GSA
GONZALEZ - STRENGTH & ASSOCIATES, INC.
ENGINEERING, LAND PLANNING, & SURVEYING
2176 PARKWAY LAKE DRIVE
HOOVER, ALABAMA 35209
PHONE: (205) 942-2486
FAX: (205) 942-3033
www.Gonzalez-Strength.com

© Copyright 2002