

PROPERTY ADDRESS:

Approximately 116.25 acres off Shelby Co.
Hwy #48
Wilsonville, AL 35186

THIS INSTRUMENT WAS PREPARED BY:

Frank C. Galloway III, Esq.
GALLOWAY, SCOTT, MOSS & HANCOCK, LLC
2200 Woodcrest Place, Suite 310
Birmingham, AL 35209
Telephone: (205) 949-5580

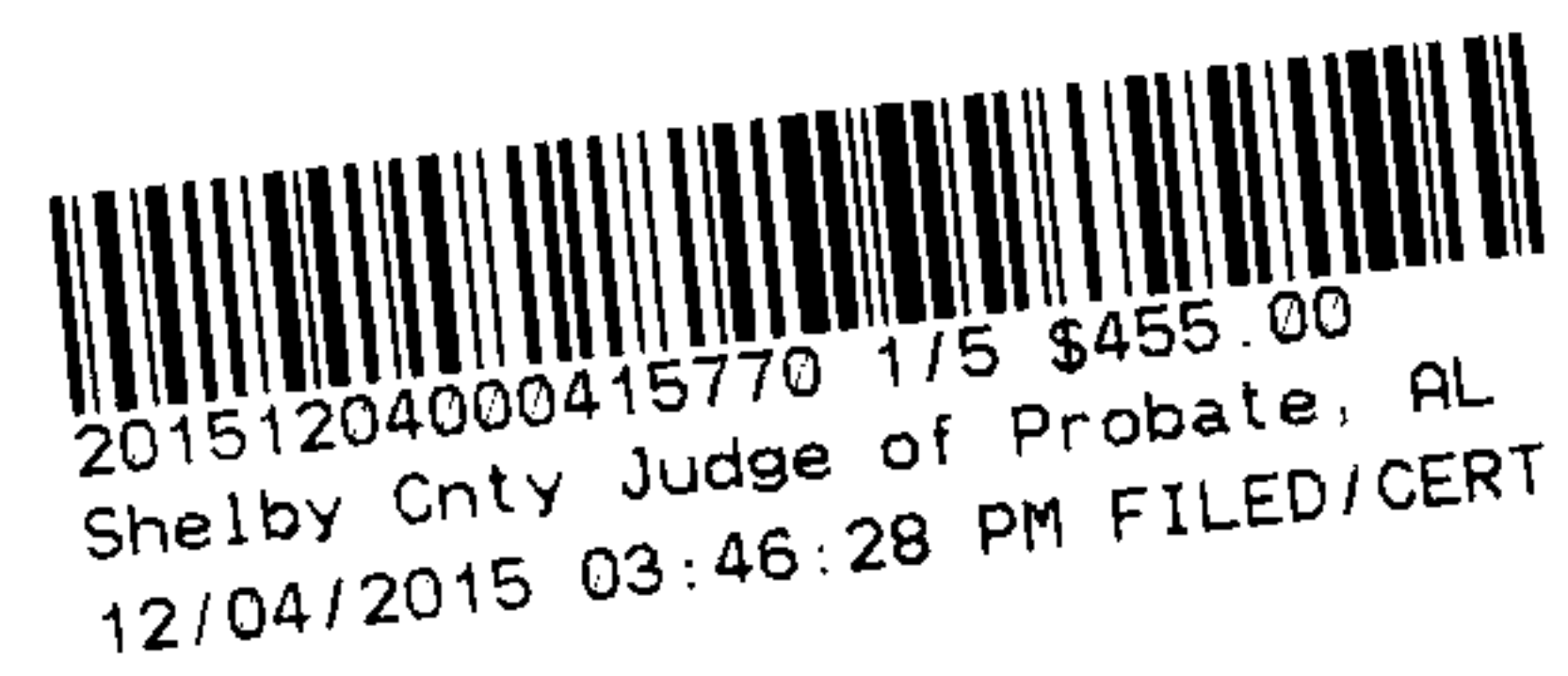
Shelby County, AL 12/04/2015
State of Alabama
Deed Tax: \$429.00

Send Tax Notice To:

Matterhorn Property Holdings, LLC
912 Edenton Street
Birmingham, AL 35242

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
:
SHELBY COUNTY)



KNOW ALL MEN BY THESE PRESENTS:

THAT in consideration of the sum of TEN and No/100 (\$10.00) DOLLARS in hand paid by the GRANTEE herein, the receipt, adequacy and sufficiency whereof are hereby acknowledged, **OUTDOOR INVESTMENTS, LLC, an Alabama limited liability company** whose mailing address is 1400 Urban Center Parkway, Suite 150, Birmingham, AL 35242 (hereinafter referred to as "Grantor"), does hereby grant, bargain, sell and convey unto **MATTERHORN PROPERTY HOLDINGS, LLC, an Alabama limited liability company** whose mailing address is 912 Edenton Street, Birmingham, AL 35242 (hereinafter referred to as "Grantee") the following described real property, located and situated in Shelby County, Alabama, to-wit:

See Exhibit A attached hereto for legal description

SUBJECT TO:

1. *Ad Valorem* taxes for current year and subsequent years not yet due and payable.
2. Utility easements, residential subdivision covenants and restrictions, if any and building lines of record.

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

Grantor hereby covenants and agrees with Grantee, its successors and assigns, that Grantor, its successors and assigns will warrant and defend the herein described property against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor by the undersigned who is authorized to execute this conveyance, hereunto set his hand and seal on this 27th day of November, 2015.

OUTDOOR INVESTMENTS, LLC,
an Alabama limited liability company

By: 

Charles W. Israel

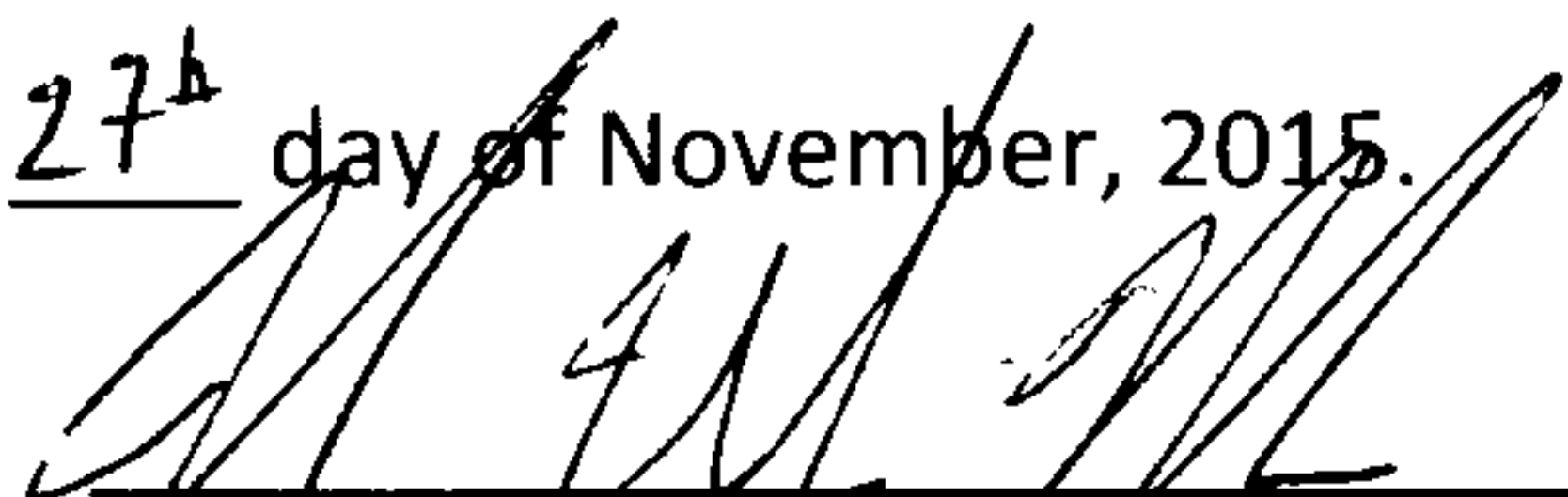
Its: Sole and Managing Member

STATE OF FLORIDA)

Walton :
~~OKALOOSA~~ COUNTY)
NWM

I, the undersigned authority, a Notary Public in and for said County, hereby certify that Charles W. Israel, whose name as Sole and Managing Member of Outdoor Investments, LLC, an Alabama limited liability, 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 Sole and Managing 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 this 27th day of November, 2015.


NOTARY PUBLIC

My commission expires: 04/02/2019


20151204000415770 2/5 \$455.00
Shelby Cnty Judge of Probate, AL
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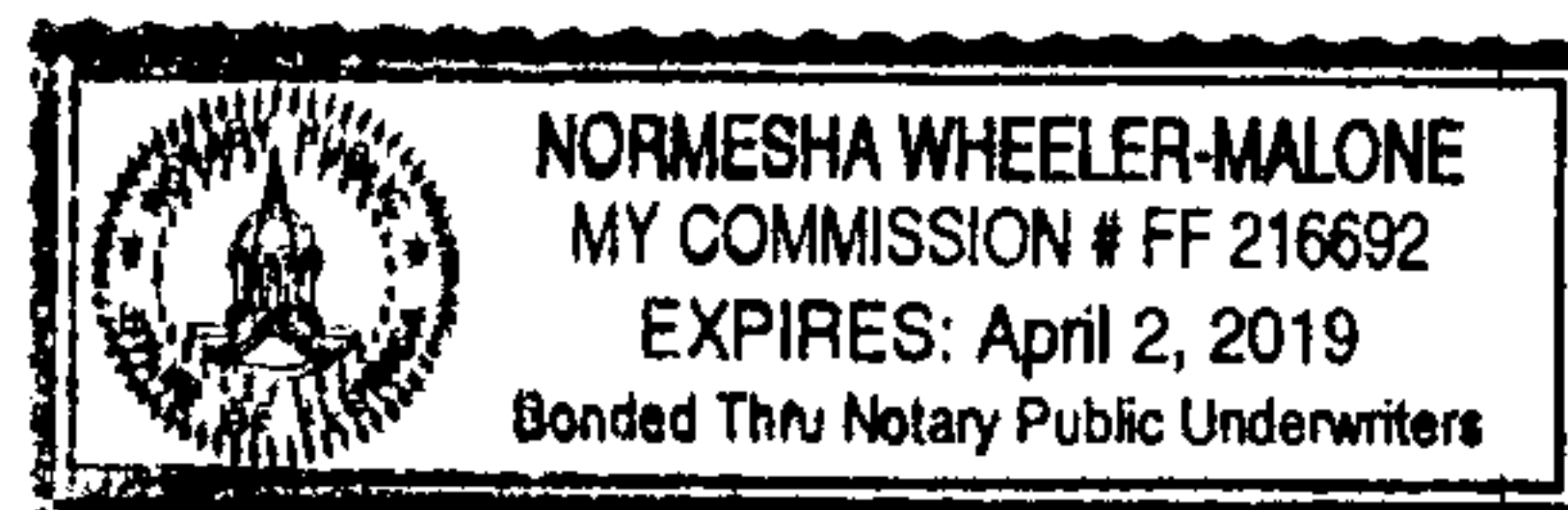
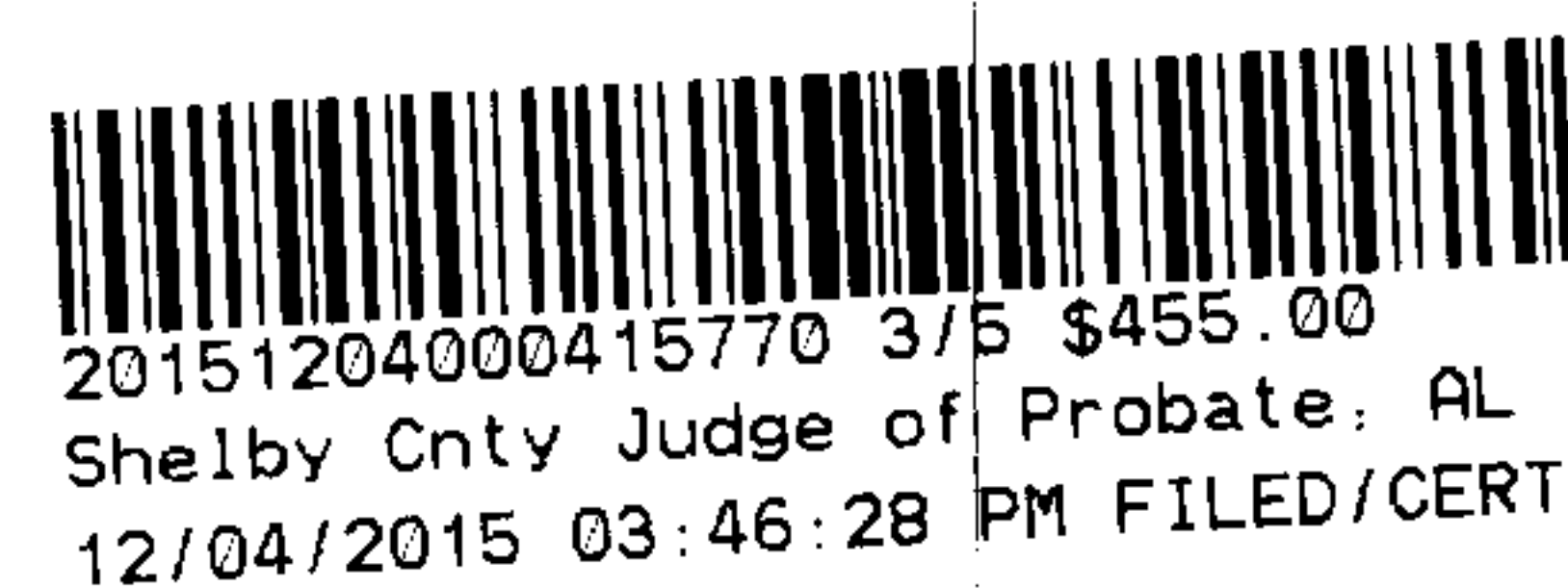


EXHIBIT A
LEGAL DESCRIPTION

PARCEL NO. 6: (OUTDOOR INVESTMENT TO MATTERHORN) Commence at a ½" capped rebar in place (Wheeler) being the Northwest corner of the Northwest one-fourth of the Northwest one-fourth of Section 36, Township 20 South, Range 1 East, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed North 87° 31' 38" East along the North boundary of said Northwest one-fourth of the Northwest one-fourth for a distance of 1335.03 feet to a ½" rebar in place being the Northeast corner of said quarter-quarter section; thence proceed South 00° 00' 18" East along the East boundary of said quarter-quarter section for a distance of 892.21 feet to a 4" pipe in place; thence proceed South 01° 13' 13" West along the East boundary of said quarter-quarter section for a distance of 330.50 feet to a 1" capped pipe in place being the Northeast corner of the Southwest one-fourth of the Northwest one-fourth of Section 36; thence proceed South 00° 21' 37" East along the East boundary of said Southwest one-fourth of the Northwest one-fourth for a distance 1283.19 feet to the Southeast corner of the Southwest one-fourth of the Northwest one-fourth; thence proceed South 89° 12' 41" West along the South boundary of said quarter-quarter section for a distance of 928.08 feet; thence proceed North 00° 08' 32" East for a distance of 1005.21 feet (set ½" rebar); thence proceed South 89° 48' 32" West for a distance of 2008.39 feet (set ½" rebar); thence proceed North 00° 34' 54" West for a distance of 808.10 feet (set ½" rebar); thence proceed North 89° 30' 01" East for a distance of 254.90 feet to a ½" rebar in place being located on the West boundary of the Northeast one-fourth of the Northeast one-fourth of said Section 35; thence proceed North 00° 11' 29" West along the West boundary of said quarter-quarter section for a distance of 632.33 feet to a ½" rebar in place being the Northwest corner of said Northeast one-fourth of the Northeast one-fourth; thence proceed North 89° 09' 37" East along the North boundary of the Northeast one-fourth of the Northeast one-fourth of said Section 35 for a distance of 1354.55 feet to the point of beginning.

The above described land is located in the Northwest one-fourth of the Northwest one-fourth and the Southwest one-fourth of the Northwest one-fourth Section 36 and the Southwest one-fourth of the Northeast one-fourth, the Northwest one-fourth of the Northeast one-fourth, the Southeast one-fourth of the Northeast one-fourth and the Northeast one-fourth of the Northeast one-fourth of Section 35, Township 20 South, Range 1 East, Shelby County, Alabama and contains 116.25 acres.

AND ALSO TOGETHER WITH A 60 FOOT INGRESS AND EGRESS AND UTILITIES EASEMENT BEING 30 feet in equal width on each side of the following described line: Commence at a ½" rebar in place being the Southeast corner of the Southwest one-fourth of the Southwest one-fourth of Section 36, Township 20 South, Range 1 East, Shelby County, Alabama; thence proceed North



00' 34' 21" East along a wire fence and along the East boundary of said quarter-quarter section for a distance of 1339.03 feet to a flat iron in place at fence intersection being the Northeast corner of said quarter-quarter section; thence proceed South 89° 12' 41" West along the North boundary of said quarter-quarter section for a distance of 1313.81 feet to the centerline of said easement and the point of beginning of said 60 foot easement. From this beginning point proceed South 10° 38' 36" East along the centerline of said easement for a distance of 141.57 feet; thence proceed South 01° 43' 11" East along the centerline of said easement for a distance of 72.66 feet; thence proceed South 06° 33' 06" West along the centerline of said easement for a distance of 133.78 feet; thence proceed South 02° 53' 22" West along the centerline of said easement for a distance of 205.47 feet; thence proceed South 00° 51' 40" West along the centerline of said easement for a distance of 665.10 feet; thence proceed South 00° 50' 28" East along the centerline of said easement for a distance of 97.75 feet to its point of intersection with the Northerly right-of-way of Shelby County Highway No. 48 and the termination of said easement.



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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: Outdoor Investments, LLC
Mailing Address: 1400 Urban Center Pkwy Ste 150
Birmingham, AL 35242

Grantee's Name: Matterhorn Property Holdings, LLC
Mailing Address: 912 Edenton Street
Birmingham, AL 35242

Property Address: Approx 116.25 acres off Shelby Co
Hwy #48
Wilsonville, AL 35186

Date of Sale: November 27, 2015

Total Purchase Price:

or

Actual Value:

or

Assessor's Market Value: \$428,879.64

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: Shelby County Tax Assessor's 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 12-4-15

☒

Unattested

(verified by)

Print Frank C. Galloway III

Sign

Frank C. Galloway III

(Agent)



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