

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

STATE OF ALABAMA)
COUNTY OF SHELBY)

Send Tax Notice to:
Atkins Family, LLC
Attn: Spencer G. Atkins, Managing Member
P.O. Box 100609
Irondale, AL 35210

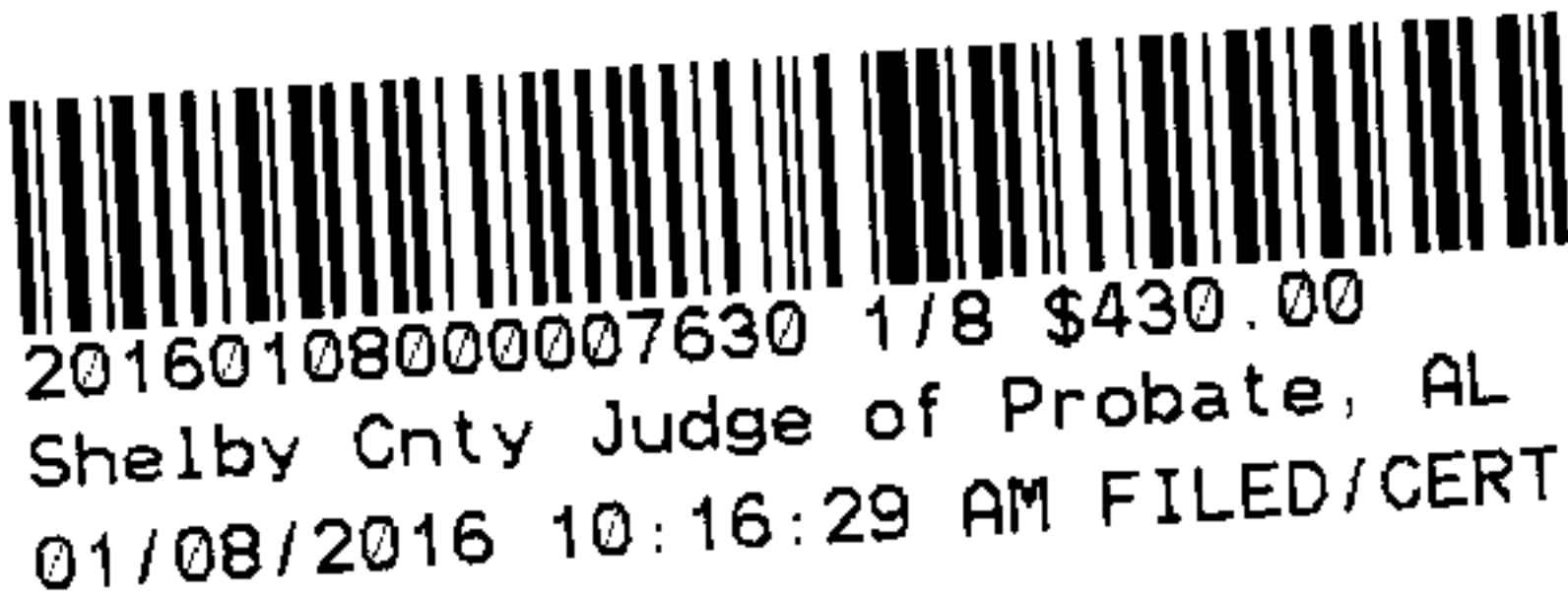
STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Three Hundred Ninety Five Thousand and NO/100 Dollars (\$395,000.00)** to the undersigned grantor, **PINE MOUNTAIN PRESERVE, INC.**, a Delaware corporation (herein referred to as "Grantor"), in hand paid by Grantee named herein, the receipt of which is hereby acknowledged, the said **PINE MOUNTAIN PRESERVE, INC.**, a Delaware corporation, does by these presents, grant, bargain, sell and convey unto **ATKINS FAMILY, 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

The above property is conveyed subject to:

- (1) 2016 Ad Valorem taxes which have accrued but are not yet due and payable.
- (2) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 244, page 587, Deed Book 330, page 621; Deed Book 336, page 4; Deed Book 336, page 6; Instrument 1997-03819; Instrument1997-9552; Instrument 2000-04451; Instrument 2000-04453 and Corrected in Instrument 2001-21744; Instrument 20060221000084810; Instrument 20060221000084820, and corrected in Instrument 20081202000454670, in the Probate Office of Shelby County, Alabama.
- (3) Any continuing liens affecting subject property which may be created by potential future assessments of the Pine Mountain Preserve Improvement District No. Seven. Such assessments constitute a super-priority lien on subject property pursuant to Chapter 99A of Title 11 of Code of Alabama 1975 (the "Alabama Improvement District Act").
- (4) Articles of Incorporation of Pine Mountain Preserve Improvement District No. Seven as recorded in Instrument 20070319000124280, in the Probate Office of Shelby County, Alabama.
- (5) Terms and Condition of Conservation Easement and Declaration of Restrictions and Covenants and Notice of Conveyance by and between Pine Mountain Preserve, LLLP d/b/a Pine Mountain Preserve, LLP and North American Land Trust, as set out in Instrument 20051228000666520, in the Probate Office of Shelby County, Alabama.
- (6) Easement granted to Alabama Power Company recorded in Instrument 20131002000395690, in the Probate Office of Shelby County, Alabama.
- (7) Rights of others in and to that certain Easement Agreement by and between The Young Men’s Christian Association of Birmingham and Pine Mountain Preserve, LLLP, with reservations and restrictions included therein, recorded in Instrument 20140829000272700, in the Probate Office of Shelby County, Alabama.
- (8) Declaration of Easements, Covenants and Restrictions for Pine Mountain Preserve, a Natural Community as recorded in Instrument 20151228000440560, in the Probate Office of Shelby County, Alabama.
- (9) Terms and Conditions of Certificate of Formation of Pine Mountain Preserve Association Inc., as recorded in Book LR201515, page 20421, in the Probate Office of Shelby County, Alabama.



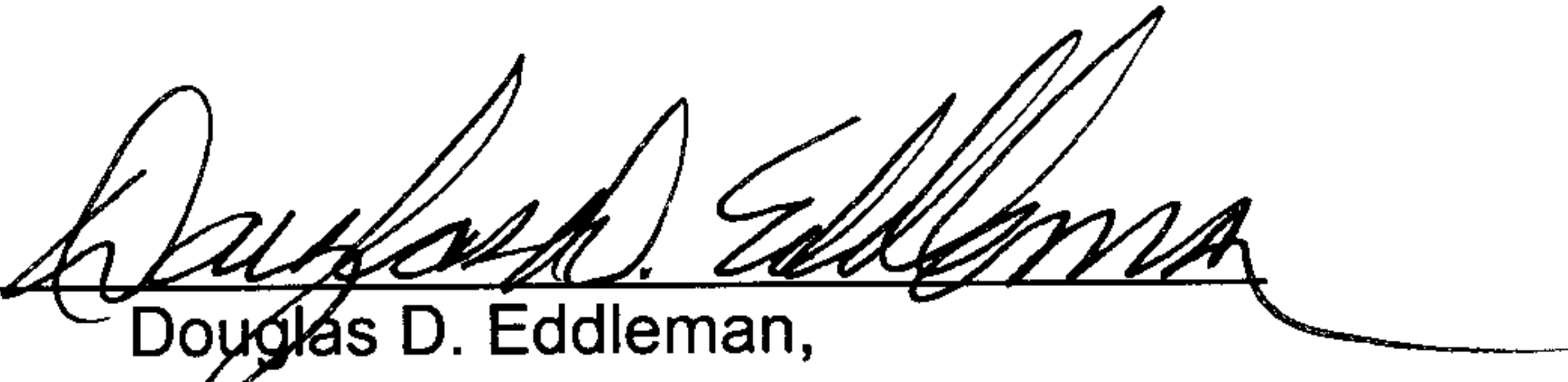
This conveyance is made with the express reservation and condition that the Grantee, by itself and on behalf of its successors, assigns, contractor, permittees, licensees and lessees, hereby releases and forever discharges Grantor, its successors and assigns, from any and all liability claims and causes of actions whether arising at law, (by contract or 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 property 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 subject property, whether contiguous or non-contiguous. Grantee acknowledges that it has made its own independent inspections and investigations of the subject property and is purchasing the property in reliance thereof. For purposes of this paragraph, Grantor shall mean and refer to Pine Mountain Preserve, Inc., and (i) its partners, employees and officers and members of each of them and (ii) any successors and assigns of Pine Mountain Preserve, Inc..

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

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand by its duly authorized officer this 25th day of December, 2015.

GRANTOR:

By: Pine Mountain Preserve, Inc.

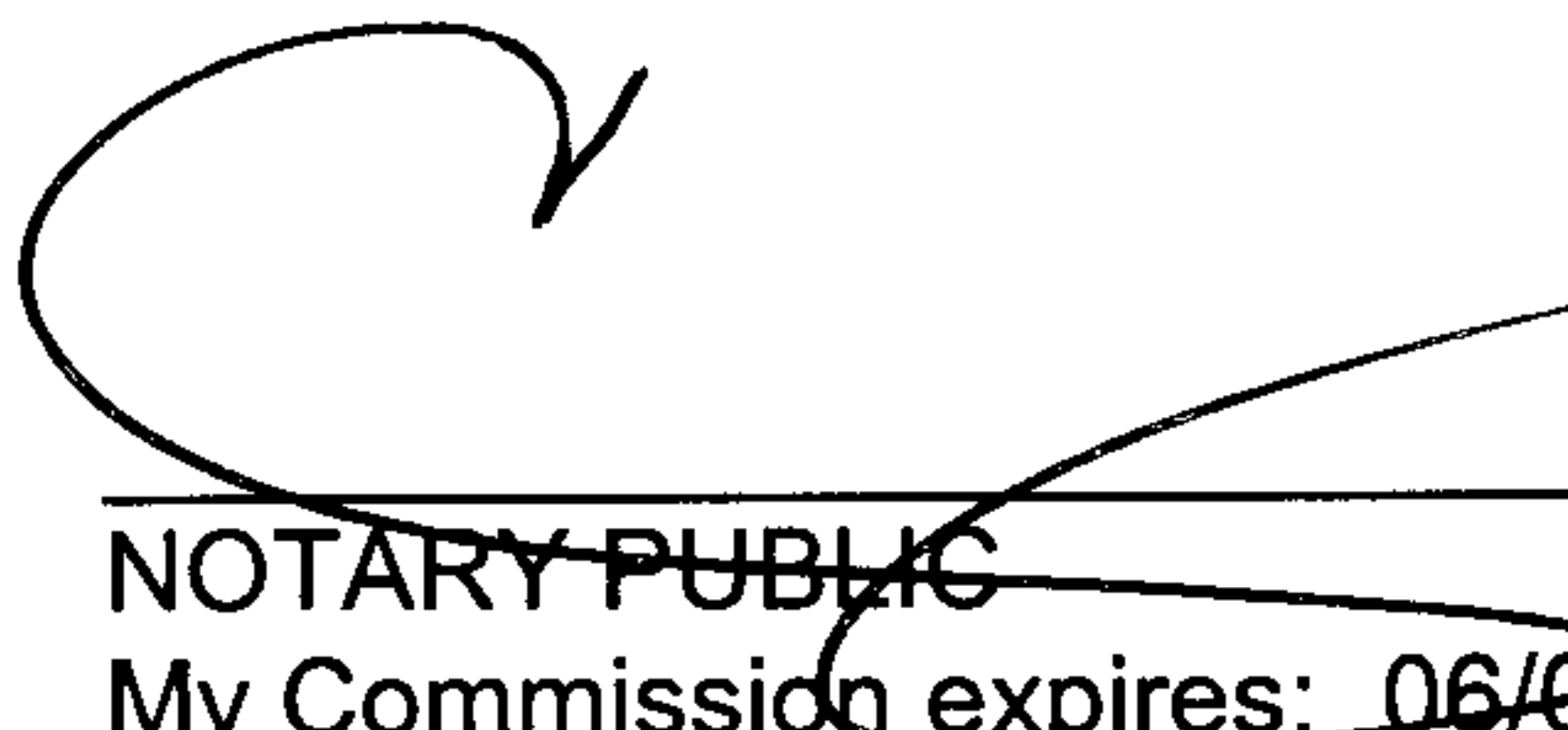
By: 
Douglas D. Eddleman,
Its President

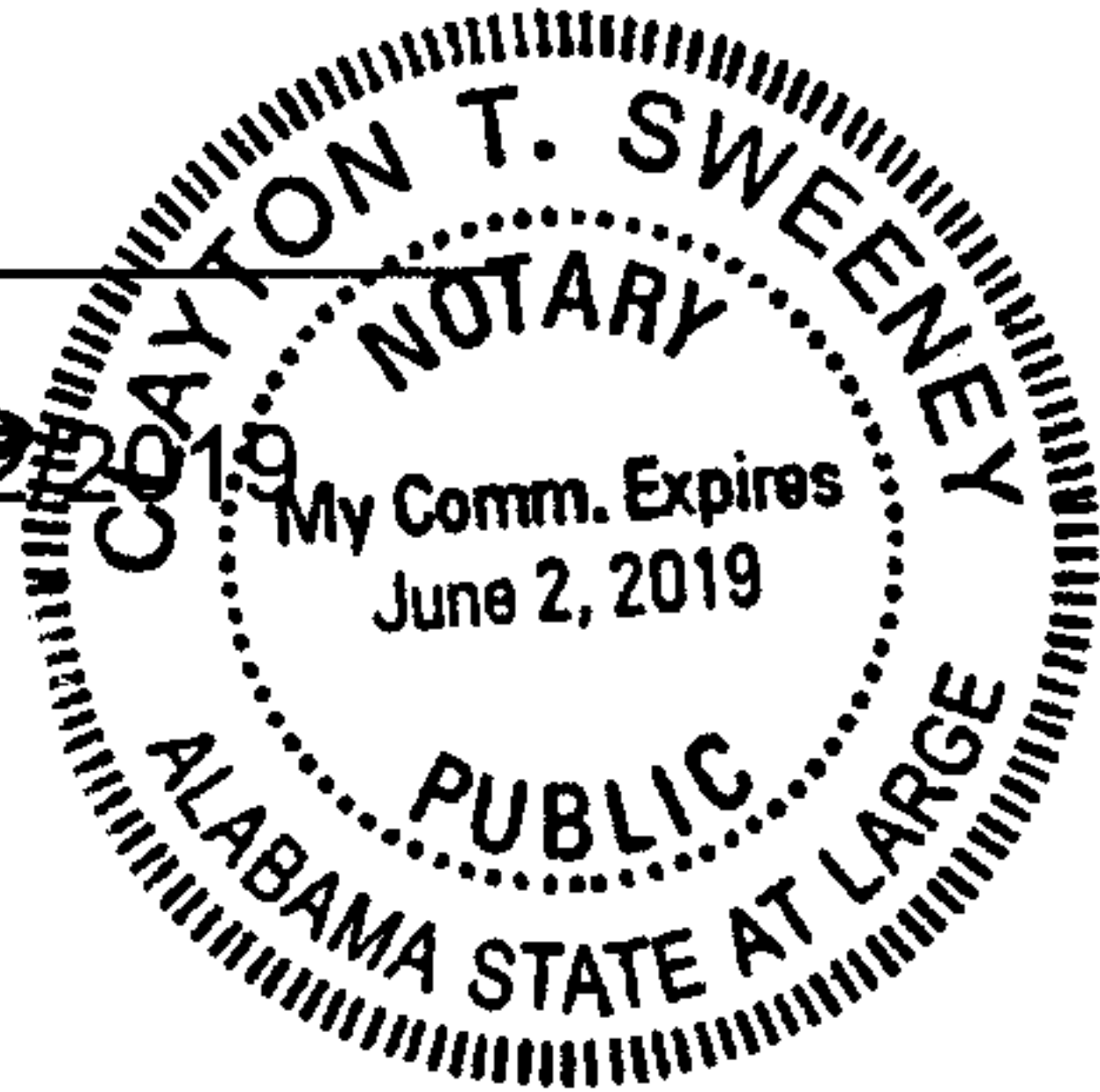
Pine Mountain Preserve-Atkins Family

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 President of Pine Mountain Preserve, Inc., a Delaware Corporation, 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 officer, and with full authority, executed the same voluntarily for and as the act of said Corporation acting in its capacity as general partner of said limited partnership.

Given under my hand and official seal of office this the 25th day of December, 2015.


NOTARY PUBLIC
My Commission expires: 06/02/2019



The Grantee executes this deed only to acknowledge and accept all covenants and restrictions contained hereinabove and Grantee, his successors and assigns, agree and understand that the property conveyed herein is subject to the foregoing covenants and restrictions.

ATKINS FAMILY, LLC

BY: 
Spencer G. Atkins
Its: Managing Member

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Spencer G. Atkins, whose name as Managing Member of Atkins Family, LLC, an Alabama limited liability 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 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 29th day of December, 2015.


NOTARY PUBLIC
My Commission expires: 6/2/2019

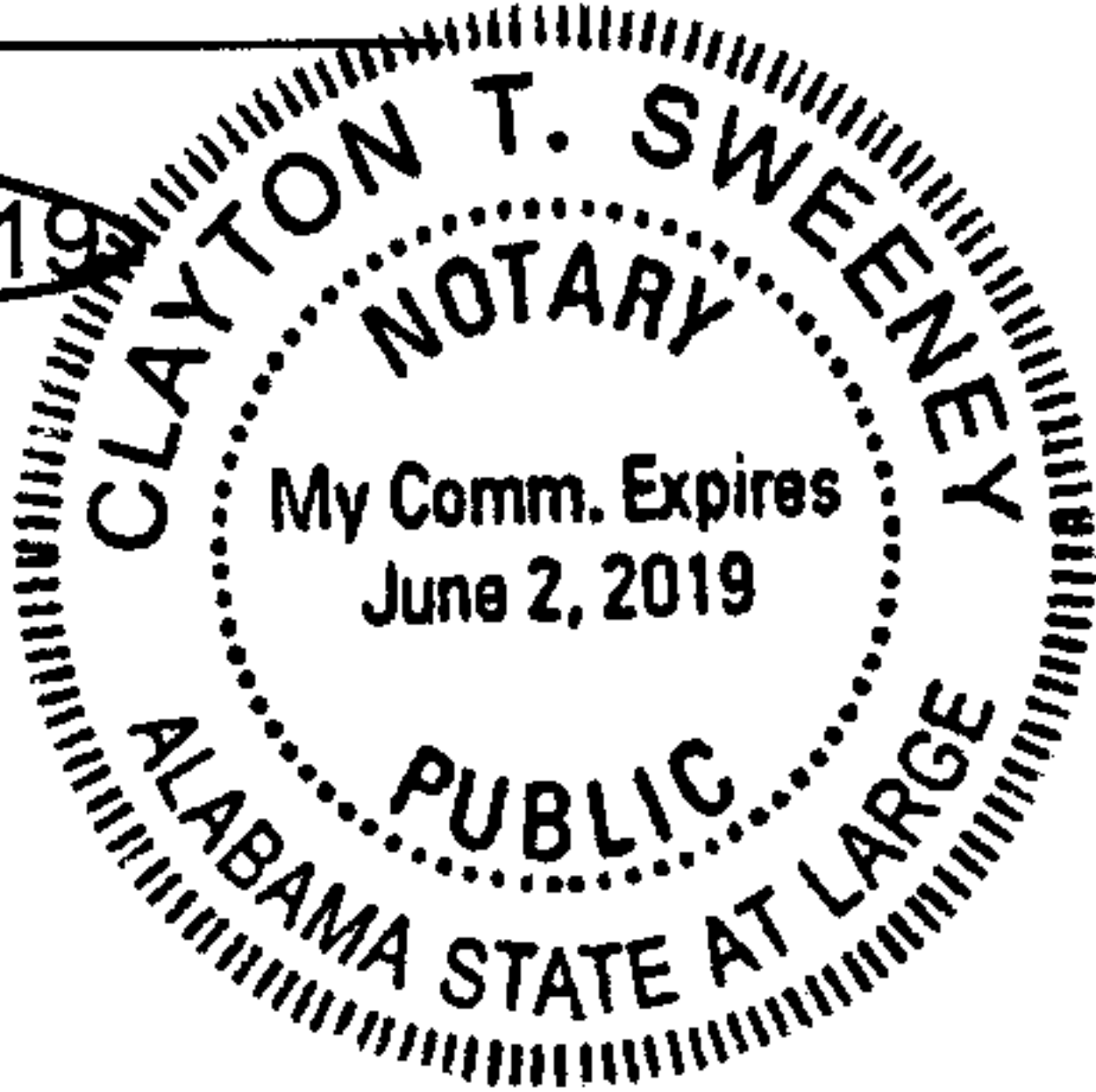


EXHIBIT "A"

PARCEL I:
LOT 6

A TRACT OF LAND LYING IN SECTION 18, TOWNSHIP 19 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA.

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 1 EAST, THENCE RUN SOUTH 89°12'59" EAST ALONG THE SOUTH LINE OF SAID SECTION FOR 2102.02 FEET; THENCE NORTH 00°47'01" EAST FOR 2090.60 FEET TO A POINT ON THE WATER'S EDGE OF GRANDFATHER LAKE AND THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE RUN NORTH 56°33'44" WEST FOR 103.48 FEET; THENCE RUN NORTH 47°07'30" WEST FOR 192.00 FEET; THENCE RUN NORTH 27°11'43" WEST FOR 1353.08 FEET; THENCE RUN SOUTH 52°46'08" WEST FOR 387.65 FEET; THENCE RUN NORTH 38°33'57" WEST FOR 151.64 FEET; THENCE RUN NORTH 47°46'56" EAST FOR 426.17 FEET; THENCE RUN NORTH 27°11'43" WEST FOR 555.02 FEET; THENCE RUN SOUTH 46°43'39" WEST FOR 694.69 FEET; THENCE RUN SOUTH 40°37'10" EAST FOR 1843.35 FEET; THENCE RUN SOUTH 42°49'16" EAST FOR 340.27 FEET; THENCE RUN SOUTH 46°02'13" EAST FOR 289.83 FEET; THENCE RUN NORTH 39°06'52" EAST FOR 216.92 FEET; THENCE RUN NORTH 39°25'20" WEST FOR 132.86 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT ANY PART LYING BELOW THE SEASONAL NORMAL POOL WATER LEVEL OF GRANDFATHER LAKE.

PARCEL II:
TOGETHER WITH RIGHTS TITLE AND INTEREST IN AND TO THE FOLLOWING INGRESS/EGRESS AND UTILITY EASEMENT:

A 50 FOOT NON EXCLUSIVE INGRESS ,EGRESS AND UTILITY EASEMENT BEING 25 FEET ON EACH SIDE OF AND PARALLEL TO THE FOLLOWING DESCRIBED CENTERLINE

COMMENCE AT THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA; THENCE RUN SOUTH 00°43'19" WEST ALONG THE EAST LINE OF SAID SECTION FOR 961.35 FEET TO THE CENTERLINE OF A 50' WIDE INGRESS EGRESS AND UTILITY EASEMENT GRANTED TO PINE MOUNTAIN PRESERVE, LLLP AND RECORDED IN INSTRUMENT 20140829000272700 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND THE POINT OF BEGINNING OF THE EASEMENT HEREIN DESCRIBED; THENCE RUN NORTH 54°15'43" EAST FOR 64.12 FEET; THENCE RUN NORTH 50°33'12" EAST FOR 89.06 FEET; THENCE RUN NORTH 51°19'17" EAST FOR 71.71 FEET; THENCE RUN NORTH 50°22'03" EAST FOR 87.28 FEET; THENCE RUN NORTH 50°10'09" EAST FOR 88.36 FEET; THENCE RUN NORTH 47°01'12" EAST FOR 89.68 FEET; THENCE RUN NORTH 47°59'10" EAST FOR 87.26 FEET; THENCE RUN NORTH 49°01'33" EAST FOR 90.80 FEET; THENCE RUN NORTH 41°22'26" EAST FOR 19.26 FEET; THENCE RUN NORTH 68°04'26" EAST FOR 108.16 FEET; THENCE RUN NORTH 73°01'45" EAST FOR 117.10 FEET; THENCE RUN NORTH 67°13'35" EAST FOR 75.64 FEET; THENCE RUN NORTH 58°47'53" EAST FOR 18.05 FEET ;THENCE RUN NORTH 50°59'54" EAST FOR 37.33 FEET; THENCE RUN NORTH 51°05'27" EAST FOR 96.88 FEET; THENCE RUN NORTH 52°55'53" EAST FOR 34.05 FEET; THENCE RUN NORTH 57°51'17" EAST FOR 37.25 FEET; THENCE RUN NORTH 68°29'11" EAST FOR 57.30 FEET; THENCE RUN NORTH 74°08'47" EAST FOR 48.32 FEET; THENCE RUN NORTH 72°30'42" EAST FOR 282.30 FEET; THENCE RUN NORTH 73°40'44" EAST FOR 56.73 FEET;



20160108000007630 4/8 \$430.00
Shelby Cnty Judge of Probate, AL
01/08/2016 10:16:29 AM FILED/CERT

THENCE RUN NORTH 66°39'08" EAST FOR 57.63 FEET; THENCE RUN NORTH 62°24'55" EAST FOR 48.56 FEET; THENCE RUN NORTH 57°46'57" EAST FOR 112.25 FEET; THENCE RUN NORTH 60°45'06" EAST FOR 42.63 FEET; THENCE RUN NORTH 54°16'50" EAST FOR 76.16 FEET; THENCE RUN NORTH 43°01'51" EAST FOR 98.15 FEET; THENCE RUN NORTH 00°49'32" WEST FOR 72.29 FEET; THENCE RUN NORTH 27°24'18" WEST FOR 65.49 FEET; THENCE RUN NORTH 57°31'21" WEST FOR 31.30 FEET; THENCE RUN NORTH 62°55'52" WEST FOR 87.73 FEET; THENCE RUN NORTH 58°21'59" WEST FOR 97.89 FEET; THENCE RUN NORTH 48°33'21" WEST FOR 108.67 FEET; THENCE RUN NORTH 40°30'06" EAST FOR 66.50 FEET; THENCE RUN NORTH 45°06'39" EAST FOR 86.05 FEET; THENCE RUN NORTH 46°51'01" EAST FOR 83.50 FEET; THENCE RUN NORTH 40°30'13" EAST FOR 89.72 FEET; THENCE RUN NORTH 42°04'18" EAST FOR 78.70 FEET; THENCE RUN NORTH 47°29'56" EAST FOR 81.77 FEET; THENCE RUN NORTH 48°37'14" EAST FOR 77.30 FEET; THENCE RUN NORTH 40°39'28" EAST FOR 168.93 FEET; THENCE RUN NORTH 38°58'44" EAST FOR 141.26 FEET; THENCE RUN NORTH 43°56'57" EAST FOR 97.14 FEET; THENCE RUN NORTH 37°06'11" EAST FOR 65.59 FEET; THENCE RUN NORTH 32°46'04" EAST FOR 141.91 FEET; THENCE RUN NORTH 35°32'04" EAST FOR 61.09 FEET; THENCE RUN NORTH 39°46'00" EAST FOR 47.07 FEET; THENCE RUN NORTH 44°21'19" EAST FOR 85.26 FEET; THENCE RUN NORTH 49°47'50" EAST FOR 55.63 FEET; THENCE RUN NORTH 50°27'11" EAST FOR 56.45 FEET; THENCE RUN NORTH 42°51'08" EAST FOR 54.23 FEET; THENCE RUN NORTH 56°54'16" EAST FOR 58.77 FEET; THENCE RUN NORTH 55°25'46" EAST FOR 71.92 FEET; THENCE RUN NORTH 51°08'36" EAST FOR 121.01 FEET; THENCE RUN NORTH 50°04'25" EAST FOR 103.73 FEET; THENCE RUN NORTH 46°45'14" EAST FOR 51.81 FEET; THENCE RUN NORTH 35°42'08" EAST FOR 90.14 FEET; THENCE RUN NORTH 37°20'13" EAST FOR 124.27 FEET; THENCE RUN NORTH 33°29'48" EAST FOR 95.74 FEET; THENCE RUN NORTH 34°31'06" EAST FOR 83.57 FEET; THENCE RUN NORTH 34°11'54" EAST FOR 105.26 FEET; THENCE RUN NORTH 33°54'07" EAST FOR 63.55 FEET; THENCE RUN NORTH 09°36'06" EAST FOR 89.35 FEET; THENCE RUN NORTH 31°30'19" EAST FOR 85.02 FEET; THENCE RUN NORTH 28°42'34" EAST FOR 103.31 FEET; THENCE RUN NORTH 20°22'35" EAST FOR 124.54 FEET; THENCE RUN NORTH 25°07'30" EAST FOR 344.98 FEET; THENCE RUN NORTH 08°10'38" WEST FOR 76.56 FEET; THENCE RUN NORTH 65°58'53" WEST FOR 63.28 FEET; THENCE RUN SOUTH 76°36'44" WEST FOR 31.00 FEET; THENCE RUN SOUTH 64°41'27" WEST FOR 64.95 FEET; THENCE RUN SOUTH 53°13'31" WEST FOR 38.44 FEET; THENCE RUN SOUTH 49°18'51" WEST FOR 78.42 FEET; THENCE RUN SOUTH 60°16'32" WEST FOR 49.72 FEET; THENCE RUN SOUTH 69°50'39" WEST FOR 83.34 FEET; THENCE RUN NORTH 84°02'28" WEST FOR 60.85 FEET; THENCE RUN NORTH 79°24'49" WEST FOR 116.55 FEET; THENCE RUN NORTH 86°09'05" WEST FOR 72.09 FEET; THENCE RUN NORTH 79°35'58" WEST FOR 140.23 FEET; THENCE RUN SOUTH 73°15'12" WEST FOR 61.49 FEET; THENCE RUN SOUTH 42°17'10" WEST FOR 48.62 FEET; THENCE RUN SOUTH 33°02'46" WEST FOR 101.25 FEET; THENCE RUN SOUTH 42°19'41" WEST FOR 68.87 FEET; THENCE RUN SOUTH 69°53'23" WEST FOR 60.77 FEET; THENCE RUN SOUTH 71°29'27" WEST FOR 118.94 FEET; THENCE RUN SOUTH 74°36'26" WEST FOR 95.34 FEET; THENCE RUN SOUTH 70°13'20" WEST FOR 58.20 FEET; THENCE RUN SOUTH 29°15'34" WEST FOR 62.37 FEET; THENCE RUN SOUTH 31°58'06" WEST FOR 45.18 FEET; THENCE RUN SOUTH 02°21'47" WEST FOR 65.66 FEET; THENCE RUN SOUTH 17°52'41" WEST FOR 62.77 FEET; THENCE RUN SOUTH 33°19'13" WEST FOR 112.64 FEET; THENCE RUN SOUTH 45°35'03" WEST FOR 61.06 FEET; THENCE RUN SOUTH 54°12'43" WEST FOR 55.49 FEET; THENCE RUN SOUTH 24°00'31" WEST FOR 49.26 FEET; THENCE RUN SOUTH 01°02'00" WEST FOR 168.27 FEET; THENCE RUN SOUTH 27°55'49" WEST FOR 107.15 FEET; THENCE RUN SOUTH 63°24'24" WEST FOR 57.33 FEET; THENCE RUN SOUTH 72°12'54" WEST FOR 72.51 FEET; THENCE RUN SOUTH 61°04'34" WEST FOR 169.54 FEET; THENCE RUN SOUTH 43°28'09" WEST FOR 98.31 FEET; THENCE RUN SOUTH 73°20'59" WEST FOR 153.78 FEET; THENCE RUN NORTH 87°34'37" WEST



20160108000007630 5/8 \$430.00
Shelby Cnty Judge of Probate, AL
01/08/2016 10:16:29 AM FILED/CERT

FOR 76.14 FEET; THENCE RUN SOUTH 69°29'56" WEST FOR 104.41 FEET; THENCE RUN SOUTH 59°27'39" WEST FOR 63.59 FEET; THENCE RUN SOUTH 57°35'32" WEST FOR 81.39 FEET; THENCE RUN SOUTH 56°29'48" WEST FOR 78.47 FEET; THENCE RUN SOUTH 43°44'08" WEST FOR 91.86 FEET; THENCE RUN SOUTH 15°48'59" WEST FOR 49.28 FEET; THENCE RUN SOUTH 10°50'46" WEST FOR 62.21 FEET; THENCE RUN SOUTH 12°39'28" WEST FOR 85.59 FEET; THENCE RUN SOUTH 43°28'35" WEST FOR 97.44 FEET; THENCE RUN SOUTH 54°16'17" WEST FOR 74.05 FEET; THENCE RUN SOUTH 62°03'47" WEST FOR 71.80 FEET; THENCE RUN SOUTH 66°14'29" WEST FOR 75.35 FEET; THENCE RUN SOUTH 65°23'21" WEST FOR 126.74 FEET; THENCE RUN SOUTH 64°37'21" WEST FOR 95.09 FEET; THENCE RUN SOUTH 65°03'54" WEST FOR 116.24 FEET; THENCE RUN SOUTH 63°52'16" WEST FOR 79.32 FEET; THENCE RUN SOUTH 69°55'00" WEST FOR 121.76 FEET; THENCE RUN SOUTH 57°07'36" WEST FOR 59.51 FEET; THENCE RUN SOUTH 12°03'57" WEST FOR 79.31 FEET; THENCE RUN SOUTH 10°04'32" EAST FOR 435.32 FEET; THENCE RUN SOUTH 15°35'52" EAST FOR 64.19 FEET; THENCE RUN SOUTH 28°17'14" EAST FOR 69.53 FEET; THENCE RUN SOUTH 46°17'35" EAST FOR 215.34 FEET; THENCE RUN SOUTH 72°38'04" EAST FOR 46.05 FEET; THENCE RUN NORTH 74°14'28" EAST FOR 68.24 FEET; THENCE RUN NORTH 54°34'55" EAST FOR 334.83 FEET; THENCE RUN NORTH 62°38'18" EAST FOR 92.18 FEET; THENCE RUN NORTH 74°56'10" EAST FOR 66.04 FEET; THENCE RUN NORTH 80°55'56" EAST FOR 172.76 FEET; THENCE RUN NORTH 80°54'49" EAST FOR 115.90 FEET; THENCE RUN NORTH 82°38'39" EAST FOR 67.43 FEET; THENCE RUN NORTH 83°36'09" EAST FOR 60.13 FEET; THENCE RUN SOUTH 84°38'16" EAST FOR 110.77 FEET; THENCE RUN NORTH 67° 41' 28' FOR 40.25 FEET TO THE END OF SAID EASEMENT CENTERLINE SAID EASEMENT CENTERLINE MEASURING 12,289 FEET MORE OR LESS.

PARCEL III:

TOGETHER WITH RIGHTS TITLE AND INTEREST IN AND TO THE FOLLOWING INGRESS/EGRESS AND UTILITY EASEMENT GRANTED TO PINE MOUNTAIN PRESERVE, LLLP AND RECORDED IN INSTRUMENT 20140829000272700 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, DESCRIBED AS FOLLOWS:

EASEMENT A:

A 50 FOOT NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT BEING 25 FEET ON EACH SIDE OF AND PARALLEL TO THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA; THENCE RUN SOUTH 00°43'19" WEST ALONG THE EAST LINE OF SAID SECTION FOR 961.35 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT A CENTERLINE; THENCE RUN SOUTH 52°47'22" WEST FOR 68.01 FEET; THENCE RUN SOUTH 50°23'22" WEST FOR 108.83 FEET; THENCE RUN SOUTH 44°58'31" WEST FOR 396.05 FEET; THENCE RUN SOUTH 43°19'31" WEST FOR 137.94 FEET; THENCE RUN SOUTH 46°51'45" WEST FOR 78.64 FEET; THENCE RUN SOUTH 41°27'50" WEST FOR 108.83 FEET; THENCE RUN SOUTH 10°52'36" WEST FOR 97.09 FEET; THENCE RUN SOUTH 41°42'44" WEST FOR 175.52 FEET; THENCE RUN SOUTH 30°34'48" WEST FOR 112.33 FEET; THENCE RUN SOUTH 57°36'32" WEST FOR 120.17 FEET; THENCE RUN SOUTH 52°36'52" WEST FOR 117.29 FEET; THENCE RUN SOUTH 51°02'32" WEST FOR 69.38 FEET; THENCE RUN SOUTH 29°33'55" WEST FOR 79.45 FEET; THENCE RUN SOUTH 25°48'48" WEST FOR 42.60 FEET; THENCE RUN SOUTH 13°31'17" WEST FOR 94.55 FEET; THENCE RUN SOUTH 19°43'53" WEST FOR 83.11 FEET; THENCE RUN SOUTH 34°42'47" WEST FOR 179.78 FEET; THENCE RUN SOUTH 58°23'45" WEST FOR 96.40 FEET; THENCE RUN



20160108000007630 6/8 \$430.00
Shelby Cnty Judge of Probate, AL
01/08/2016 10:16:29 AM FILED/CERT

SOUTH 48°48'21" WEST FOR 36.15 FEET; THENCE RUN SOUTH 36°31'22" WEST FOR 70.44 FEET; THENCE RUN SOUTH 71°31'29" WEST FOR 121.76 FEET; THENCE RUN SOUTH 56°09'57" WEST FOR 254.54 FEET; THENCE RUN SOUTH 41°33'50" WEST FOR 97.19 FEET; THENCE RUN SOUTH 34°53'14" WEST FOR 167.14 FEET; THENCE RUN SOUTH 45°50'38" WEST FOR 67.26 FEET; THENCE RUN SOUTH 52°03'23" WEST FOR 236.40 FEET; THENCE RUN SOUTH 57°28'47" WEST FOR 268.46 FEET; THENCE RUN SOUTH 62°51'57" WEST FOR 45.86 FEET; THENCE RUN SOUTH 81°14'15" WEST FOR 43.51 FEET TO THE END OF THE EASEMENT CENTERLINE HEREIN DESCRIBED.

EASEMENT B:

A 50 FOOT NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT BEING 25 FEET ON EACH SIDE OF AND PARALLEL TO THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA; THENCE RUN SOUTH 00°43'19" WEST ALONG THE EAST LINE OF SAID SECTION FOR 961.35 FEET; THENCE RUN SOUTH 52°47'22" WEST FOR 68.01 FEET; THENCE RUN SOUTH 50°23'22" WEST FOR 108.83 FEET; THENCE RUN SOUTH 44°58'31" WEST FOR 396.05 FEET; THENCE RUN SOUTH 43°19'31" WEST FOR 137.94 FEET; THENCE RUN SOUTH 46°51'45" WEST FOR 78.64 FEET; THENCE RUN SOUTH 41°27'50" WEST FOR 108.83 FEET; THENCE RUN SOUTH 10°52'36" WEST FOR 97.09 FEET; THENCE RUN SOUTH 41°42'44" WEST FOR 175.52 FEET; THENCE RUN SOUTH 30°34'48" WEST FOR 112.33 FEET; THENCE RUN SOUTH 57°36'32" WEST FOR 120.17 FEET; THENCE RUN SOUTH 52°36'52" WEST FOR 117.29 FEET; THENCE RUN SOUTH 51°02'32" WEST FOR 69.38 FEET; THENCE RUN SOUTH 29°33'55" WEST FOR 79.45 FEET; THENCE RUN SOUTH 25°48'48" WEST FOR 42.60 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT CENTERLINE; THENCE RUN SOUTH 65°47'18" WEST FOR 57.65 FEET; THENCE RUN SOUTH 53°08'02" WEST FOR 75.13 FEET; THENCE RUN SOUTH 58°49'52" WEST FOR 70.24 FEET; THENCE RUN SOUTH 75°19'47" WEST FOR 90.90 FEET; THENCE RUN SOUTH 58°30'12" WEST FOR 50.61 FEET; THENCE RUN SOUTH 45°42'44" WEST FOR 50.04 FEET; THENCE RUN SOUTH 11°28'14" EAST FOR 41.87 FEET; THENCE RUN SOUTH 09°39'54" EAST FOR 68.70 FEET; THENCE RUN SOUTH 06°05'22" EAST FOR 151.49 FEET TO THE END OF EASEMENT CENTERLINE HEREIN DESCRIBED.



20160108000007630 7/8 \$430.00
Shelby Cnty Judge of Probate, AL
01/08/2016 10:16:29 AM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Pine Mountain Preserve, Inc.

Grantee's Name

Atkins Family, LLC

Mailing Address 2700 Hwy. 280 E., Ste. 425
Birmingham, AL 35223

Mailing Address

PO Box 100609

Irondale, AL 35210

Property Address Tract No. 6 Pine Mountain Preserve
Westover, AL 35186

Date of Sale December 29, 2015

Total Purchase Price \$395,000.00

or

Actual Value \$

or

Assessor's Market Value \$

20160108000007630 8/8 \$430.00
Shelby Cnty Judge of Probate, AL
01/08/2016 10:16:29 AM FILED/CERT

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
Deed

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 _____

Pine Mountain Preserve, Inc.
By: Douglas D. Eddleman, President
Print _____

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one