

20160128000028460 1/5 \$27.00
Shelby Cnty Judge of Probate, AL
01/28/2016 11:20:47 AM FILED/CERT

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

Send Tax Notice to:
Eddleman Residential, LLC
2700 Highway 280 E, Ste. 425
Birmingham, AL 35223

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Eighty Five Thousand and No/100 Dollars (\$85,000.00) to the undersigned grantor, **COURTSIDE DEVELOPMENT, INC.**, an Alabama Corporation, in hand paid by Grantee named herein, the receipt of which is hereby acknowledged, the said **COURTSIDE DEVELOPMENT, INC.**, an Alabama Corporation, does by these presents, grant, bargain, sell and convey unto **EDDLEMAN RESIDENTIAL, LLC**, an Alabama limited liability company (hereinafter referred to as "Grantee", whether one or more), its successors and assigns, the following described real estate (the "property"), situated in Shelby County, Alabama, to-wit:

Lot 3, according to the Survey of Brook Highland 26th Sector, as recorded in Map Book 43, Page 76, as recorded in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

The above property is conveyed subject to:

- (1) Ad Valorem taxes due and payable October 1, 2016.
- (2) Drainage easement as recorded in Real Book 125, Page 238.
- (3) Public utility easements as shown by recorded plat.
- (4) Easements and title to sewer lines as conveyed to Water Works Board of The City of Birmingham as recorded in Real Book 194, Page 1; Real Book 194, Page 20; Real Book 194, Page 40; Real Book 194, Page 43 and Real Book 252, Page 210.
- (5) Easement to underground cables as recorded in Real Book 181, Page 995 and Real Book 364, Page 399.
- (6) Permit to Alabama Power Company as recorded in Real Book 377, Page 433.
- (7) Easement and agreements for the public Employees Retirement Systems of Ohio and the Water Works Board of the City of Birmingham recorded in Real Volume 184, Page 1 and Real Volume 194, Page 40.
- (8) Drainage agreement for the Public Employees Retirement System of Ohio and Eddleman and Associates recorded in Real Volume 125, Page 238.
- (9) Reciprocal Easement Agreement for the Public Employees Retirement System of Ohio and Eddleman and Associates as recorded in Real Volume 125, Page 249 and Real 199, Page 18.
- (10) Easement-Distribution Facilities to Alabama Power Company as recorded in Instrument No. 20131002000395760 in said Probate Office.
- (11) Permanent Easement Deed to SWWC Utilities, Inc. as recorded in Instrument No. 20131113000446180 in said Probate Office.

All of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

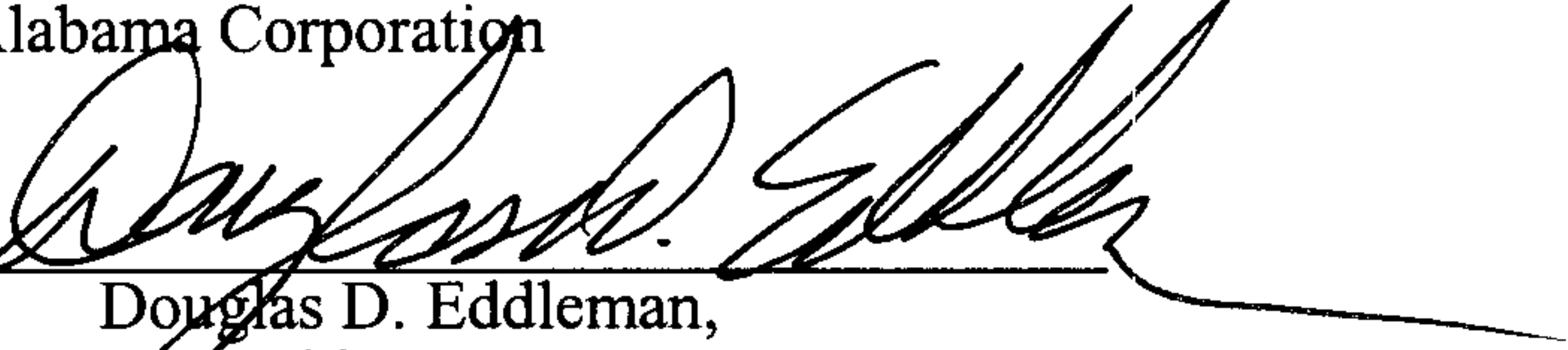
- (12) Building and setback lines of 30 feet as recorded in Map Book 43, Page 76, in said Probate Office.
- (13) Sanitary sewer easement in Southwest corner of subject property as shown on Map Book 43, Page 76 in said Probate Office.
- (14) Declaration of Protective Covenants for the "Watershed Property", which provides, among other things, for an Association to be formed to assess and maintain the Watershed Maintenance Areas, etc. of the development; all of said covenants, restrictions and conditions being set out in instrument recorded in Real 194, Page 54, in said Probate Office.
- (15) Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Brook Highland, as set out in instrument recorded in Real 194, Page 254 in Probate Office, along with Articles of Incorporation of Brook Highland Homeowner's Association, Inc. as recorded in Real 194, Page 281 and By-Laws of Brook Highland Association, Inc. as recorded in Real 194, Page 287 in said Probate Office along with Supplemental Protective Covenants being amended in Real 255, Page 131; real 263, Page 604, Real 298, Page 896 and in Real 311, Page 78, Supplementary and amended restrictions in Instrument No. 1998-19414; Instrument No. 2001-1342 and Instrument No. 2001-4260 and Supplemental Protective Covenants for Brook Highland 26th Sector as recorded in Instrument No. 20140103000003990, in said Probate Office.
- (16) 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 32, Page 48, Deed Book 111, Page 625, Deed Book 121, Page 294, and Deed Book 178, Page 529 in said Probate Office.
- (17) Restrictive covenants with regard to underground transmission installation by Alabama Power Company as recorded in Real 181, Page 995, in said Probate Office.
- (18) Covenants releasing predecessors in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property, as shown by survey of subdivision, recorded in Map Book 14, Page 83 A and B, in said Probate Office.
- (19) Release of damages as recorded in Real Book 354, Page 646, in the Probate Office of Shelby County, Alabama.
- (20) Restrictions, covenants and conditions as set out and contained within deeds conveyed to other parties as set out in Real 308, Page 1, Real 220, Page 339, and as Inst. #1992/14567, in said Probate Office.

This conveyance is made with the express reservation and condition that the Grantee, for itself and on behalf of its successors and assigns hereby forever discharge Grantor and Courtside Development, Inc., Eddleman Properties, Inc., Eddleman Realty, LLC, Eddleman Residential Services, LLC and Park Homes, LLC (hereinafter collectively referred to as the Courtside entities) their 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 or 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. 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. Grantee acknowledges that it has made its own independent inspections and investigations of the herein above described land and is purchasing the Property in reliance upon such inspections and investigations thereof. For purposes of this paragraph, Grantor and Courtside entities shall mean and refer to (i) the officers, directors, employees and agents of general partners of Grantor and the Courtside entities as defined herein above, Billy D. Eddleman, and Douglas D. Eddleman as predecessors of Courtside Development, Inc., and any successors and assigns hereof. 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.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand by its duly authorized officer this 14th day of January, 2016.

SELLER:
COURTSIDE DEVELOPMENT, INC.
an Alabama Corporation

By: 
Douglas D. Eddleman,
Its President

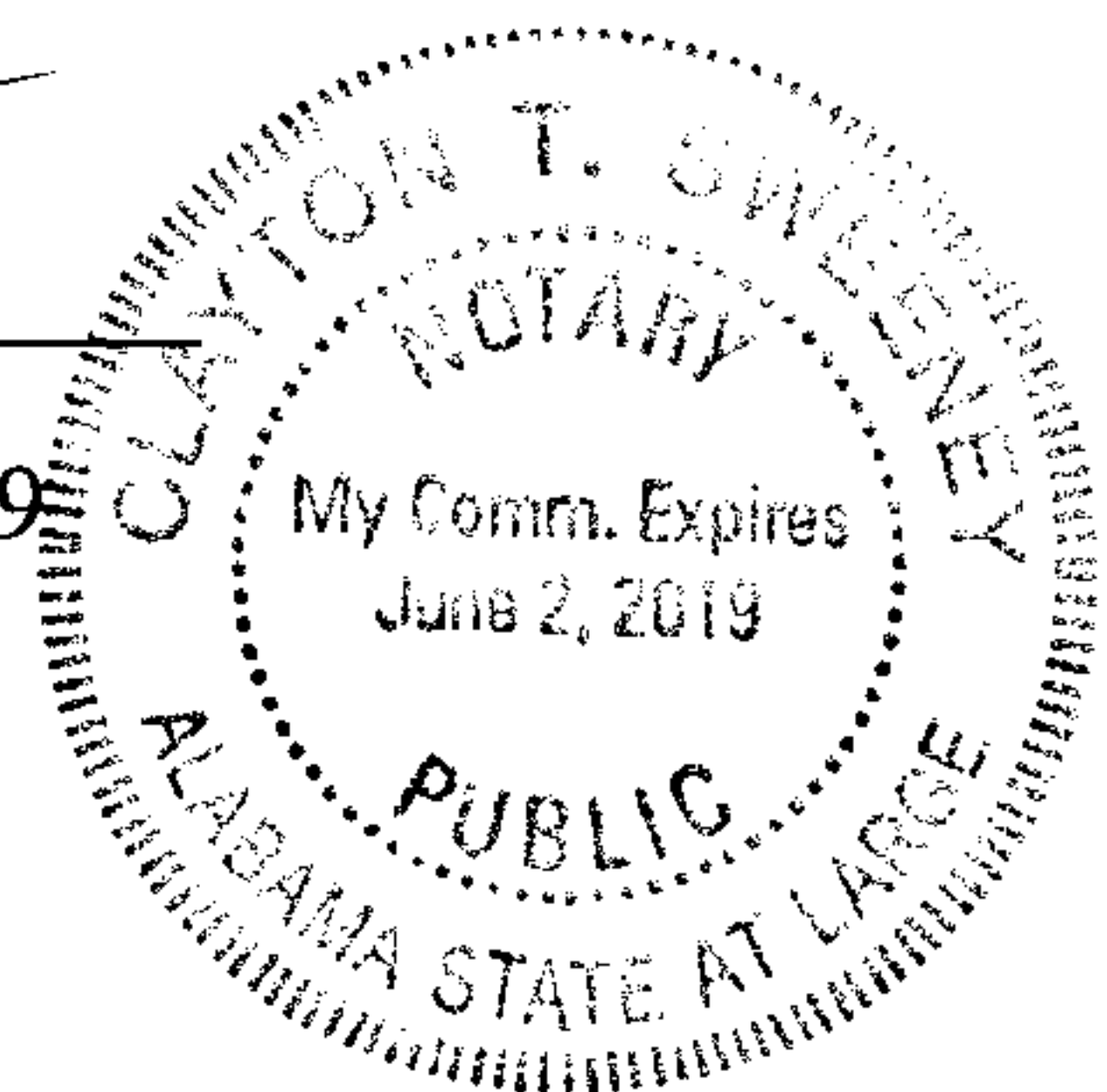
Brook Highland - 26th Sector
Lot 3 to Eddleman Residential

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 Courtside Development, Inc., an Alabama 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.

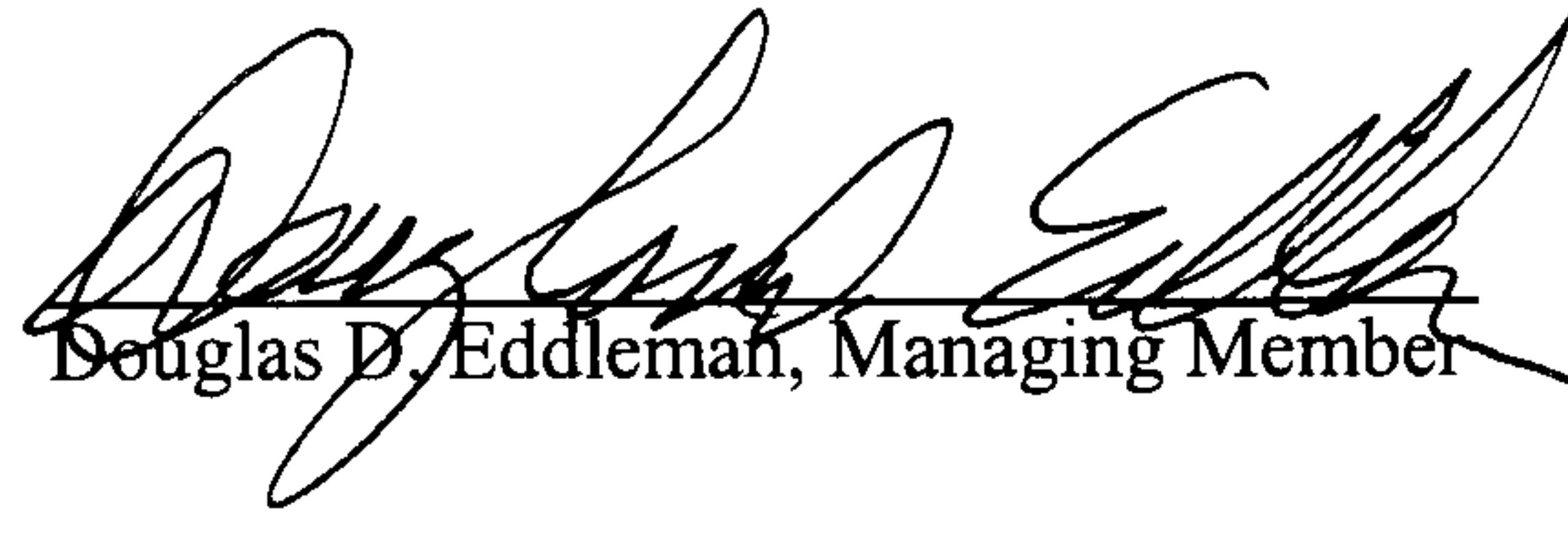
Given under my hand and official seal of office this the 14th day of January, 2016.


NOTARY PUBLIC
My Commission expires: 06-02-2019



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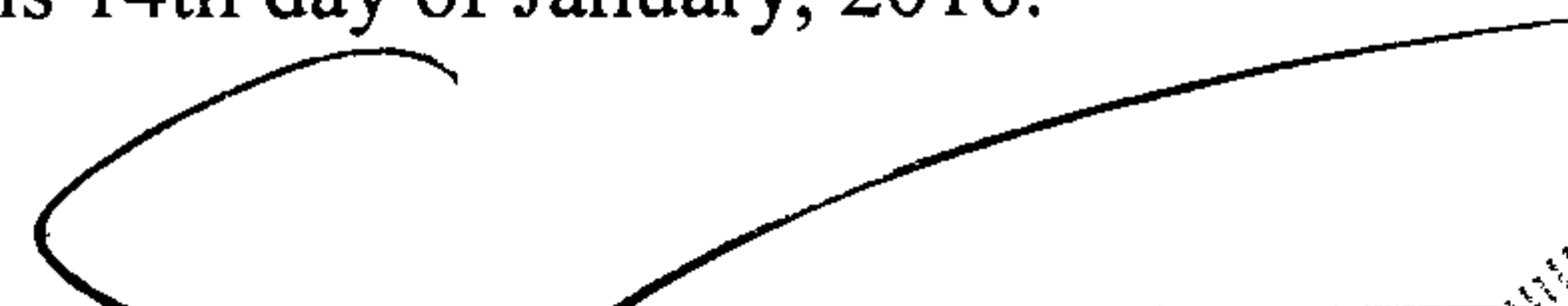
The Grantee executes this deed only to acknowledge and accept all covenants and restrictions contained hereinabove and Grantee, its successors and assigns, agree and understand that the property conveyed herein is subject to the foregoing covenants and restrictions.

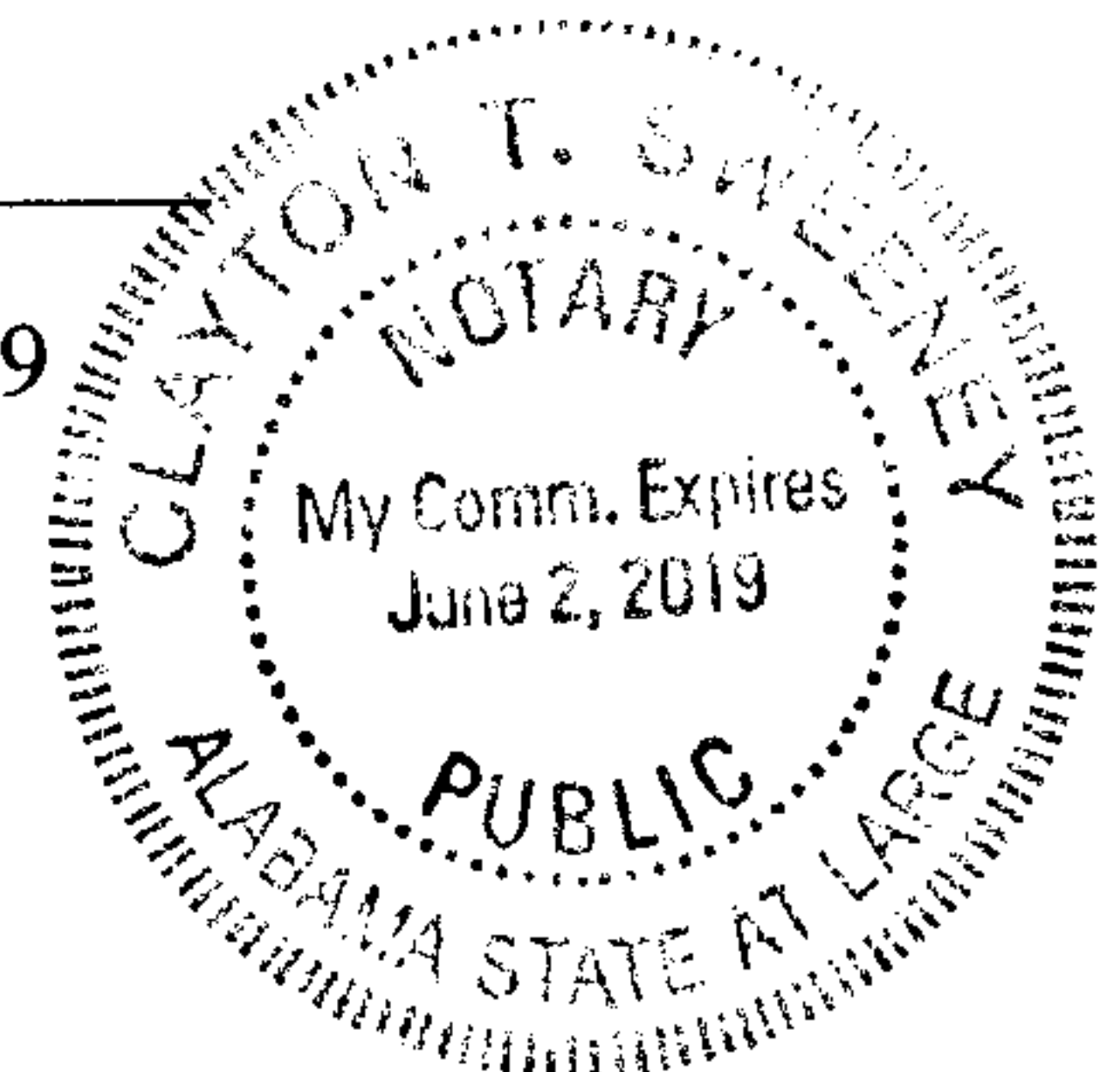

Douglas D. Eddleman, Managing Member


STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Douglas D. Eddleman, whose name as Managing Member of Eddleman Residential, LLC, an Alabama limited liability company, whose name 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, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 14th day of January, 2016.


NOTARY PUBLIC
My Commission expires: 06/02/2019




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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	Courtside Development, Inc.	Grantee's Name	Eddleman Residential, LLC
Mailing Address	2700 Hwy. 280 E., Ste. 425 Birmingham, AL 35223	Mailing Address	2700 Hwy. 280 E., Ste. 425 Birmingham, AL 35223
Property Address	3149 Brook Highland Drive Birmingham, AL 35242	Date of Sale	January 14, 2016
		Total Purchase Price	\$ 85,000.00
		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)

- | | |
|---|------------------------------------|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input type="checkbox"/> Other |
| <input checked="" type="checkbox"/> Closing Statement | <input type="checkbox"/> 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 _____

Courtside Development, Inc.
Print by Douglas D. Eddleman, President

Unattested

(verified by)

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

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