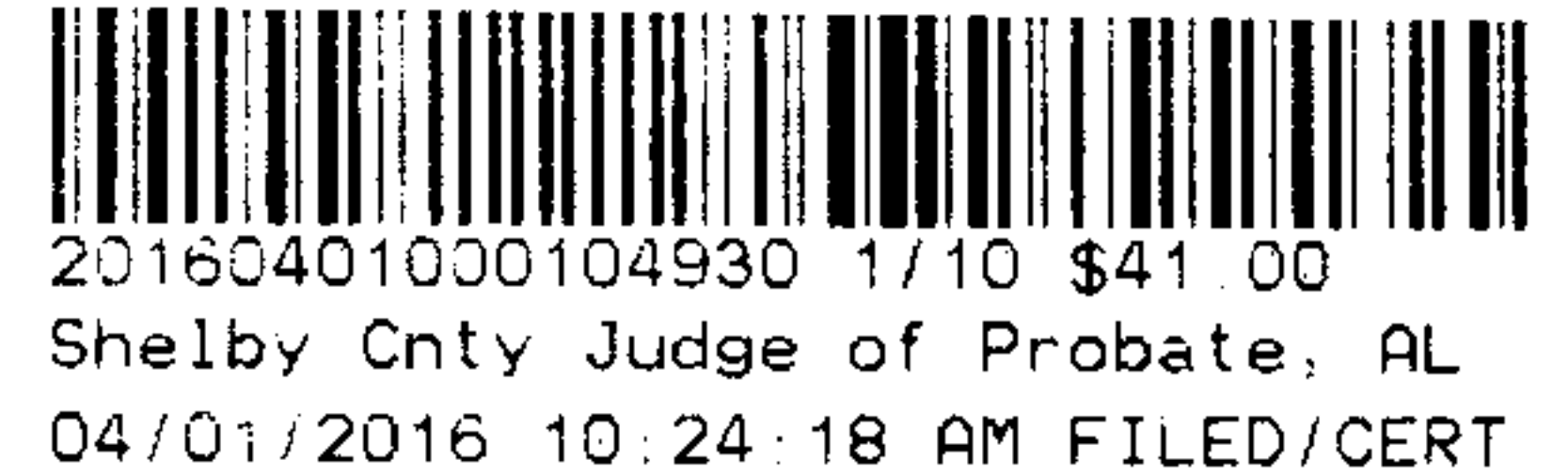




An ordinance to honor an annexation request filed by property owner(s).

BE IT ORDAINED BY THE TOWN COUNCIL OF INDIAN SPRINGS VILLAGE, ALABAMA, AS FOLLOWS:

Section 1. The Town of Indian Springs Village does hereby honor the request(s) for annexation filed by the owner(s) of the real property described in the attached annexation petition(s) and accompanying documentation.

Section 2. The accompanying documentation mentioned in Section 1 above, shall consist of a copy of deed of the property and a map of the said parcel showing relationship to the corporate limits of Indian Springs Village.

Section 3. The said property is contiguous to the corporate limits of the Town of Indian Springs Village or is a part of a group of petitioning properties, which together, are contiguous to the corporate limits of the Town of Indian Springs Village. The said property is not within the corporate limits of any other municipality.

Section 4. The said property is zoned R-4.

Section 5. The said property is within the overlapping police jurisdictions of Indian Springs Village, Alabama and Hoover, Alabama. Therefore, pursuant to Section 11-42-21, Code of Alabama, 1975, as amended, this annexation extends to a boundary equidistant from the respective corporate limits of Indian Springs Village and the other mentioned municipality or to a specified, lesser distant point described in the attached documentation.

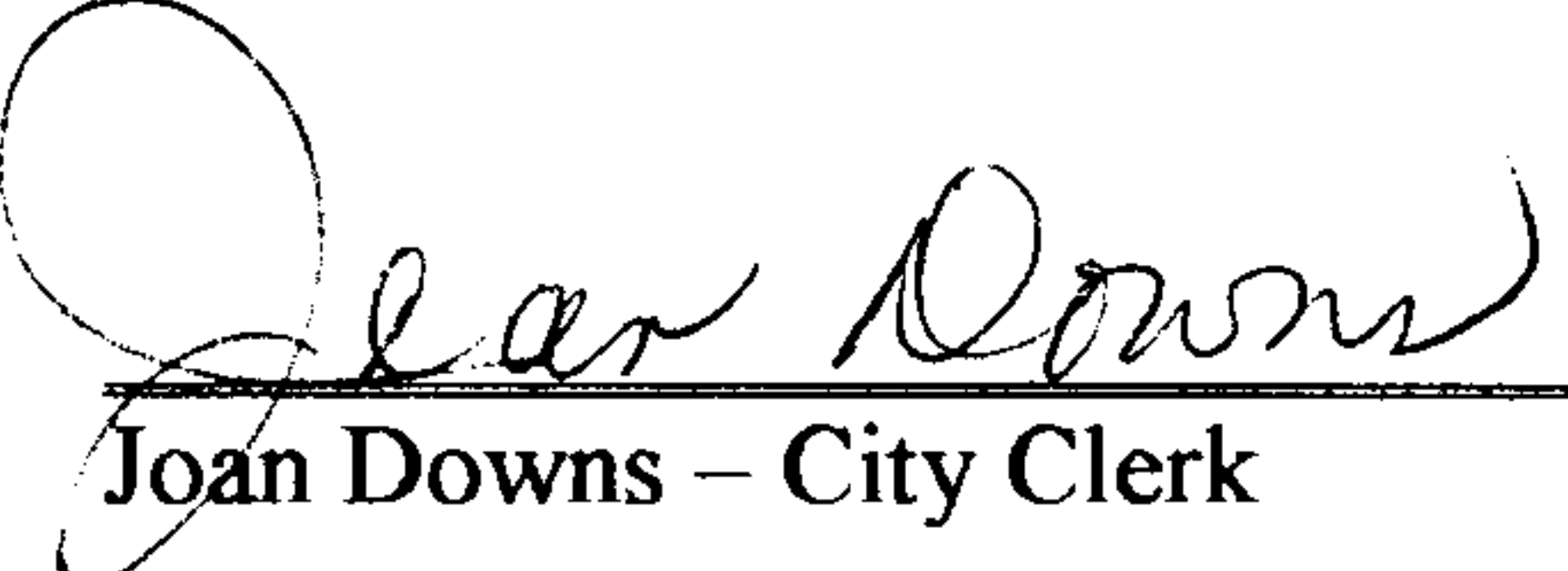
ADOPTED: This 15th day of March, 2016.


Herb Robins – Council Chairman Pro Tem

APPROVED: This 15th day of March, 2016.

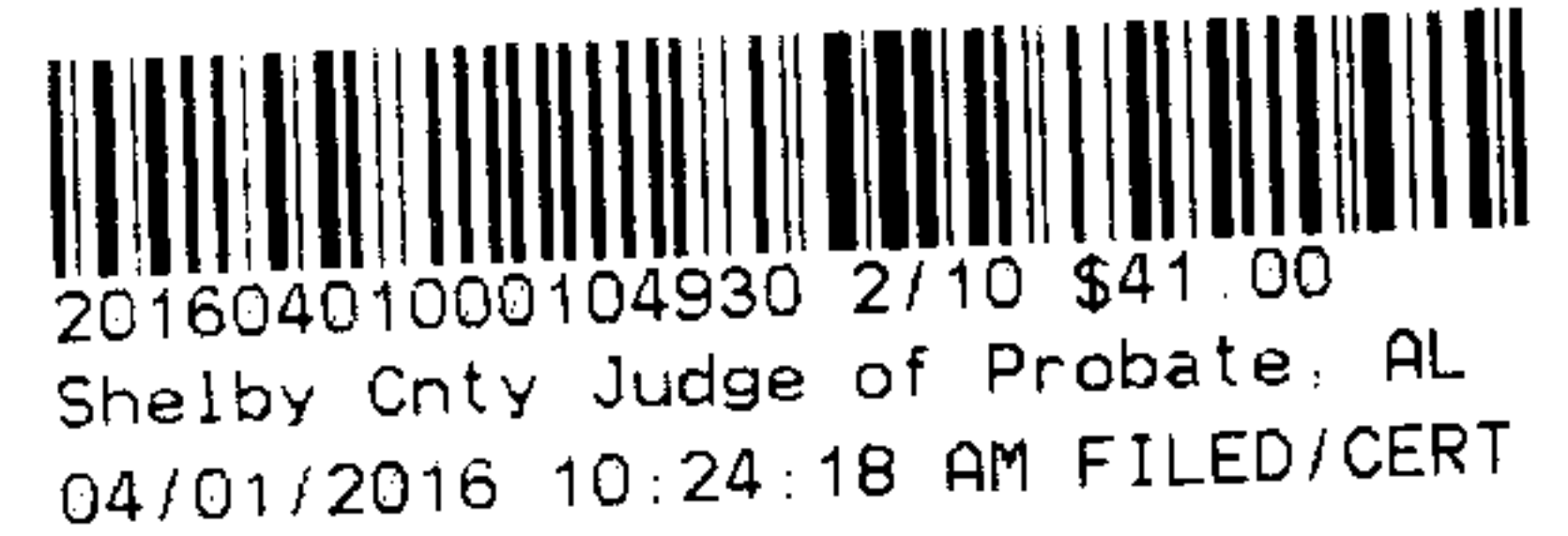

Brenda Bell - Guercio – Mayor

ATTESTED: This 15th day of March, 2016.


Joan Downs – City Clerk

INDIAN SPRINGS VILLAGE
2635 CAHABA VALLEY ROAD
INDIAN SPRINGS, ALABAMA 35124

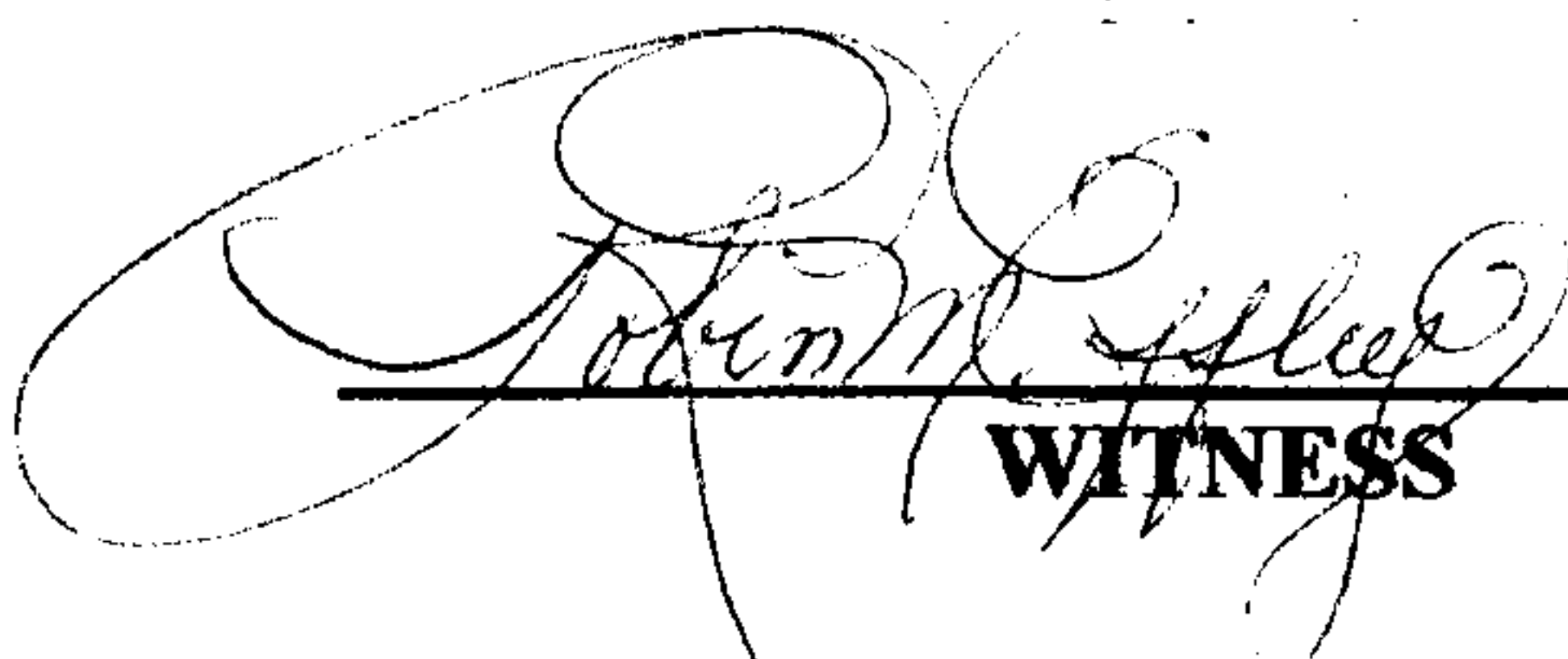
ANNEXATION PETITION

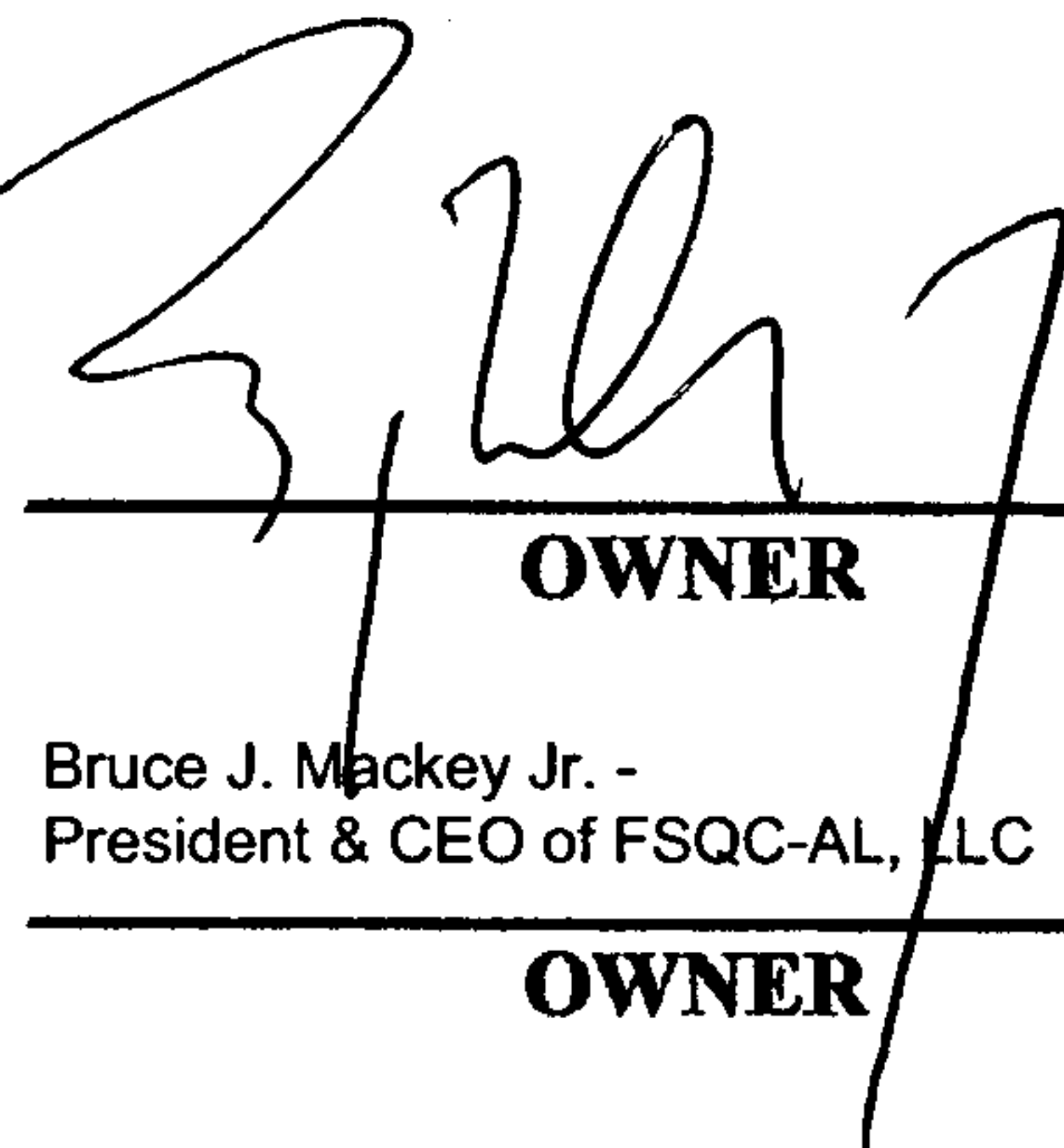


TO: Town Clerk
Indian Springs Village

The undersigned owner(s) of the property, described in the attachments, hereby petitions the Town of Indian Springs Village to annex such property into the corporate limits of the Town of Indian Springs Village. The undersigned owner(s) represents that the attachments properly describe the property and further represents that the property is contiguous to the corporate limits of the Town of Indian Springs Village or is a part of a group of petitioning properties, which together, are contiguous to the corporate limits of the Town of Indian Springs Village.

Done this 11th day of March, 2016.


WITNESS


OWNER
Bruce J. Mackey Jr. -
President & CEO of FSQC-AL, LLC
OWNER

2634 Valleydale Road

STREET ADDRESS

Birmingham, AL 35244

CITY/STATE/ZIP CODE

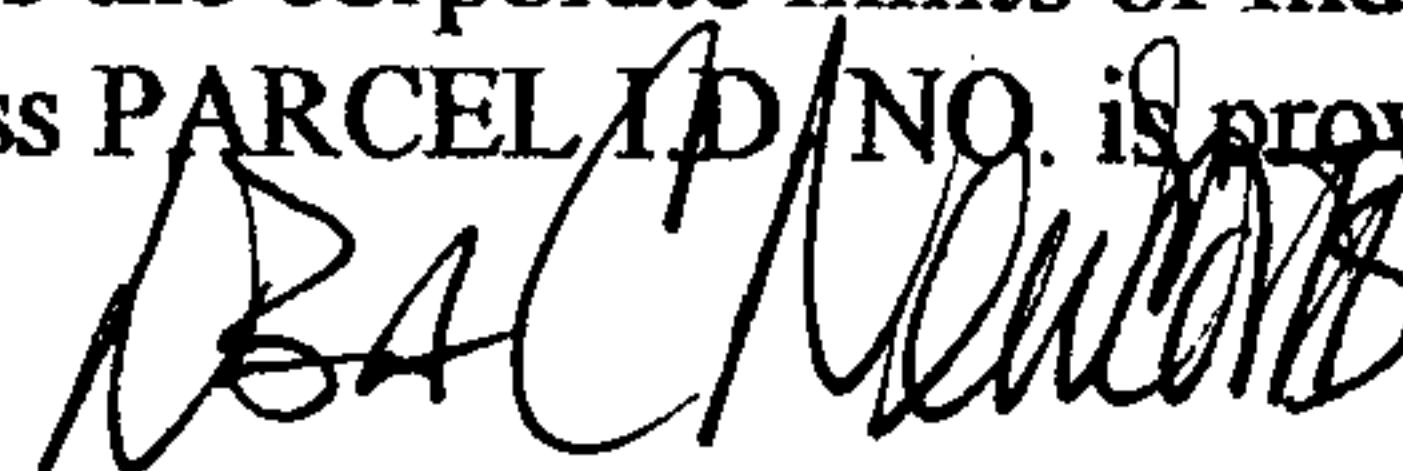
400 Centre Street, Newton, MA 02458

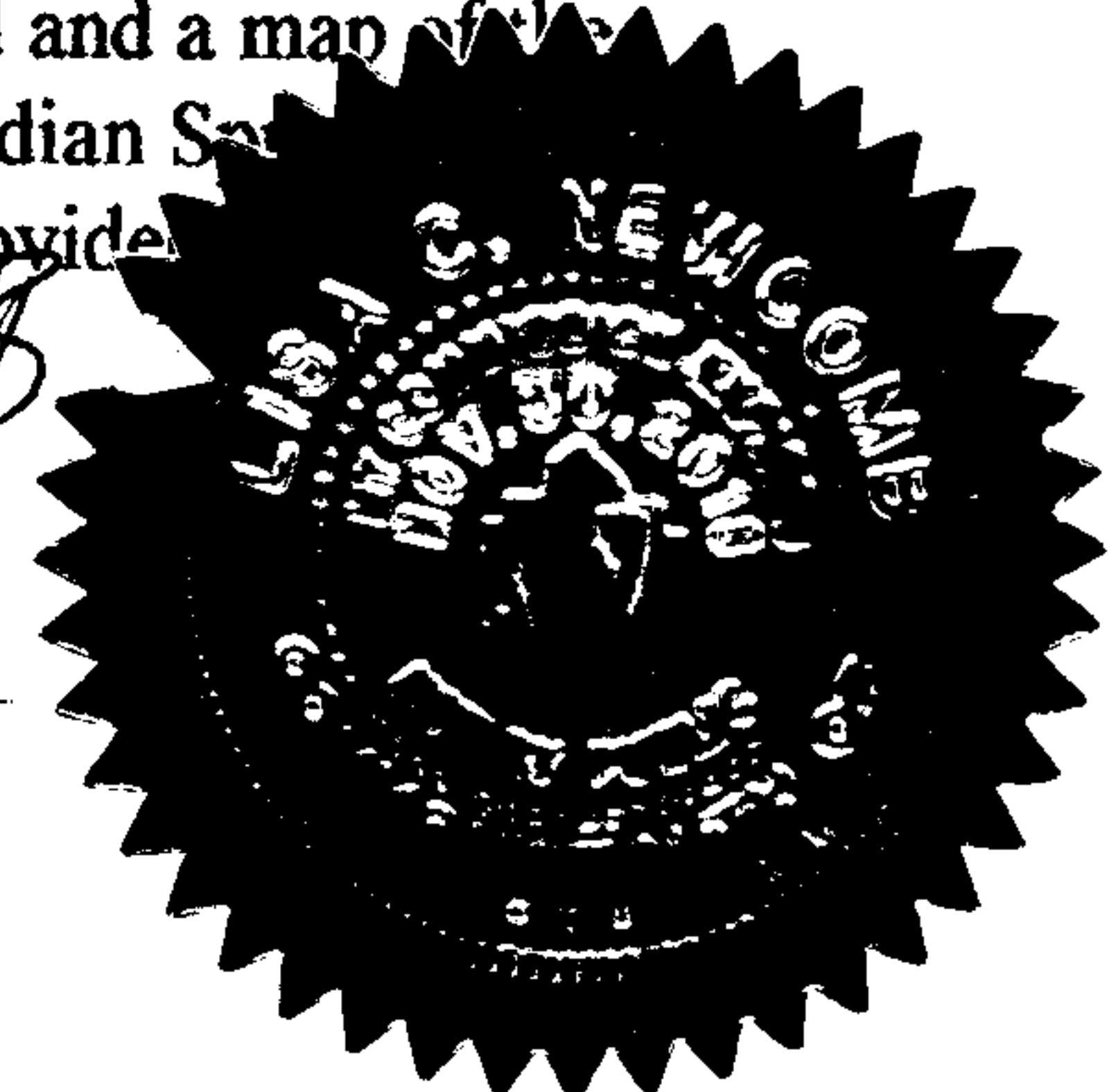
MAILING ADDRESS, IF DIFFERENT
LISA C. NEWCOMB
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
November 30, 2018

10 5 15 0 001 058.001
PARCEL I.D. NO. (Refer to your
Property Tax Commissioner's
Courtesy Tax Notice-If more than
one parcel, list all PARCEL I.D. NOS.)

NOTE: Petitioner must attach copy of deed of proposed property to be annexed and a map of the said territory showing property relationship to the corporate limits of Indian Springs Village, Alabama. Petition cannot be processed unless PARCEL I.D. NO. is provided.

Official Use Only: Annexation Ordinance Number _____





20080804000312700 1/6 \$7886.00
Shelby Cnty Judge of Probate, AL
08/04/2008 02:07:12PM FILED/CERT

Send tax notice to:
SNH Somerford Properties Trust
c/o Senior Housing Properties Trust
400 Centre Street
Newton, Massachusetts 02458

This instrument prepared by:
J. Keith Windle
Bradley Arant Rose & White LLP
One Federal Place
1819 Fifth Avenue North
Birmingham, Alabama 35203-2104

STATE OF ALABAMA)

SHELBY COUNTY)

20160401000104930 3/10 \$41.00
Shelby Cnty Judge of Probate, AL
04/01/2016 10:24:18 AM FILED/CERT

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seven Million Eight Hundred Sixty Thousand Dollars (\$7,860,000) and other good and valuable consideration in hand paid to Paragon Assisted Living, LLC, a Delaware limited liability company ("Grantor") by SNH Somerford Properties Trust, a Maryland real estate investment trust ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantee, subject to the matters hereinafter set forth, the following described real estate (the "Property") situated in Shelby County, Alabama, to-wit:

See Exhibit A attached hereto

TO HAVE AND TO HOLD unto Grantee, its successors and assigns forever; subject, however, to the following:

See Exhibit B attached hereto

IN WITNESS WHEREOF, Grantor has caused these presents to be executed for and in its corporate name by its duly authorized officer on or as of the 1st day of August, 2008.

PARAGON ASSISTED LIVING, LLC,
a Delaware limited liability company

By: Jordan L Smith
Its: Authorized manager.

20160401000104930 4/10 \$41.00
Shelby Cnty Judge of Probate, AL
04/01/2016 10:24:18 AM FILED/CERT

20080804000312700 2/6 \$7886.00
Shelby Cnty Judge of Probate, AL
08/04/2008 02:07:12PM FILED/CERT

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Gordon Smith, whose name as Authorized Manager of Panagon Assisted Living, LLC, a Delaware limited liability company 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 said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said Company.

Given under my hand and official seal this 31st day of July, 2008.

Shirley Duvall
Notary Public

[NOTARIAL SEAL]

My commission expires Aug 1, 2010
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
BONDED THRU NOTARY PUBLIC UNDERWRITERS



20080804000312700 3/6 \$7886.00
Shelby Cnty Judge of Probate, AL
08/04/2008 02:07:12PM FILED/CERT

EXHIBIT A TO STATUTORY WARRANTY DEED

Legal Description

[See attached]



20160401000104930 5/10 \$41.00
Shelby Cnty Judge of Probate, AL
04/01/2016 10:24:18 AM FILED/CERT

PARCEL ID No. 10 5 15 0 001 058.000

{B0799168; 1}



20160401000104930 6/10 \$41.00
Shelby Cnty Judge of Probate, AL
04/01/2016 10:24:18 AM FILED/CERT



20080804000312700 4/6 \$7886.00
Shelby Cnty Judge of Probate, AL
08/04/2008 02:07:12PM FILED/CERT

Lakeview Estates
2634 Valleydale Road
Birmingham, Alabama 35244

Legal Description

A PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 19 SOUTH, RANGE 2 WEST, AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA; THENCE TURN AN ANGLE OF 45°33'20" RIGHT FROM THE SECTION LINE SOUTHERLY AND THENCE RUN SOUTHWESTERLY 444.44 FEET; THENCE TURN 96°38'06" LEFT AND RUN SOUTHEASTERLY FOR 328.74 FEET; THENCE TURN 65°51'05" RIGHT AND RUN SOUTHWESTERLY FOR 219.96 FEET; THENCE TURN 42°35'40" LEFT AND RUN SOUTHEASTERLY FOR 155.17 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF VALLEYDALE ROAD; THENCE TURN 90°22'40" LEFT AND RUN NORTHEASTERLY ALONG SAID NORTH RIGHT OF WAY LINE FOR 68.56 FEET; THENCE TURN 61°57'43" LEFT AND RUN NORTHERLY FOR 136.07 FEET; THENCE TURN 22°20'09" RIGHT AND RUN NORTHEASTERLY FOR 116.03 FEET; THENCE TURN 39°37'34" RIGHT AND RUN NORTHEASTERLY FOR 548.13 FEET; THENCE TURN 73°40'47" RIGHT AND RUN SOUTHEASTERLY FOR 136.64 FEET; THENCE TURN 16°00'42" RIGHT AND RUN SOUTHEASTERLY FOR 64.16 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF VALLEYDALE ROAD; THENCE TURN AN ANGLE OF 89°57'21" LEFT AND RUN NORTHEASTERLY ALONG SAID NORTH RIGHT OF WAY LINE FOR 59.00 FEET; THENCE TURN AN ANGLE OF 106°03'20" LEFT AND RUN NORTHWESTERLY FOR 775.48 FEET TO THE POINT OF BEGINNING.

COMPLETE ~~PARTIAL~~ DESCRIPTION

Parcel ID No 105150001058.000



20160401000104930 7/10 \$41.00
Shelby Cnty Judge of Probate, AL
04/01/2016 10:24:18 AM FILED/CERT

First annexation step:

BEGIN AT THE NORTHEAST CORNER OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA ; THENCE TURN AN ANGLE OF 45 DEGREES, 33' 20" RIGHT FROM THE SECTION LINE SOUTHERLY AND THENCE RUN SOUTHWESTERLY 250.00 FT TO THE POINT OF BEGINNING. THENCE TURN 90 DEGREES LEFT AND RUN SOUTHEASTERLY PARALLEL WITH THE PRESENT EASTERNLY BOUNDARY LINE OF SAID DESCRIBED PARCEL FOR APRX 509 FEET TO A POINT ON THE SOUTHERNLY BOUNDARY LINE OF SAID DESCRIBED PARCEL; THENCE TURN RIGHT AT APRX 82 DEGREES AND RUN NORTHWESTERLY FOR APRX 158 FEET; THENCE TURN LEFT 39 DEGREES 37' 34" AND RUN SOUTHWESTERLY FOR 116.03 FEET; THENCE TURN 22 DEGREES 20' 09" LEFT AND RUN SOUTHWESTERLY 136.07 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF VALLEYDALE ROAD; THENCE TURN 61 DEGREES 57' 43" RIGHT AND RUN SOUTHWESTERLY ALONG SAID NORTH RIGHT OF WAY LINE FOR 68.56 FEET; THENCE TURN 90 DEGREES 22' 40" RIGHT AND RUN NORTHWESTERLY FOR 155.17 FEET; THENCE TURN 42 DEGREES 35' 40" RIGHT AND RUN NORTHEASTERLY FOR 219.96 FEET; THENCE TURN 65 DEGREES 51' 05" LEFT AND RUN NORTHWESTERLY FOR 328.74 FEET; THENCE TURN 96 DEGREES 38' 08" RIGHT AND RUN NORTHEASTERLY 194.44 FEET TO THE POINT OF BEGINNING.



Shelby County Land Information

Date Printed: 02/08/2016 (100' scale)



20160401000104930 8/10 \$41.00
Shelby Cnty Judge of Probate, AL
04/01/2016 10:24:18 AM FILED/CERT

1051510001058.000

Use this item at your own risk. No warranty is made by the County. The material and information contained in this document is provided for general information only and should not be used for legal, engineering or surveying purposes. Shelby County specifically disclaims all warranties, express or implied regarding this document. Shelby County is not liable and/or responsible for the consequences of use of this information, in any way, the actions take or not take in reliance on this document.

340S

180

139.74

266.1

334

Indian Springs Village

VALLEYDALE RD

MERIVALE LN

139.74

110.27

219.82

116.03

106.17

96.34

144.93

145.56

64.16

136.64

367.65

352.99

272.5

Hoover

256.01

51.75

VALLEYDALE CV

147.5

296.8

366.81

250.0

186

50

328.45

509 FT.

1ST ANNET

194.44

194.44

194.44

EXHIBIT B TO STATUTORY WARRANTY DEED

Exceptions to Title

[See attached]


20080804000312700 5/6 \$7886.00
Shelby Cnty Judge of Probate, AL
08/04/2008 02:07:12PM FILED/CERT


20160401000104930 9/10 \$41.00
Shelby Cnty Judge of Probate, AL
04/01/2016 10:24:18 AM FILED/CERT

Parcel ID No. 10 5 15 0 001 058.000
{B0799168; I}

20160401000104930 10/10 \$41.00
Shelby Cnty Judge of Probate, AL
04/01/2016 10:24:18 AM FILED/CERT

20080804000312700 6/6 \$7886.00
Shelby Cnty Judge of Probate, AL
08/04/2008 02:07:12PM FILED/CERT

Lakeview Estates

EXCEPTIONS

1. Any prior reservation or conveyance and any rights in connection therewith of minerals of every kind and character, including, but not limited to, gas, oil, coal, sand, and gravel in, on, and under the Property.
2. 2008 ad valorem taxes which are not currently due and payable, and subsequent years' ad valorem taxes.
3. Rights of tenants, as tenants only, with no purchase options or rights of first refusal, under existing leases or occupancy agreements affecting the Property.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, as recorded in Deed Book 296, Page 141, et seq., and Deed Book 356, Page 645 et seq.
5. Right-of-way granted Alabama Power Company recorded in Deed Book 129, Page 561, et seq., and Deed Book 179, Page 370 et seq., and Instrument No. 1999-44332.
6. Riparian and other rights created by the fact that Insured Property contains a lake shared with adjacent property.
7. Covenants to run with the land for the installation and maintenance of an unconventional, engineered, on site sanitary disposal system under Instrument No. 1998-40381.
8. The following matters as revealed by that ALTA/ACSM survey by Arrington Engineering dated April 26, 2007, and last revised _____, 2008:
 - a. The rights of others in that portion of Insured Property outside the fence at various locations around the perimeter at the northeast corner of insured property.
 - b. The encroachment of a metal building onto what appears to be the rear set back line.

Shelby County, AL 08/04/2008
State of Alabama

Deed Tax: \$7860.00

PARCEL No. ID No. 105150001 058.000