

THIS INSTRUMENT PREPARED BY:
MARK S. BOARDMAN
BOARDMAN, CARR, PETELOS,
WATKINS, & OGLE, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043
The preparer of this deed makes no certification as to title
and has not examined the title to the property.

Send Tax Notice to Grantee.
GRANTEE'S ADDRESS:
THE BROGDON GROUP, INC.
1500 Resource Drive
Birmingham, Alabama 35242

STATE OF ALABAMA)
SHELBY COUNTY) **GENERAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of 50,000 square yardage of dirt, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **CITY OF CHELSEA, a Municipality**, (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **THE BROGDON GROUP, INC., a Domestic Corporation**, (hereinafter referred to as GRANTEE) in fee simple the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

See Attached Exhibit A for Legal Description.

Note: The preparer of this deed has not researched the title to subject property.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTOR, for said GRANTOR, GRANTOR’S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE’S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR’S successors, heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE’S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR,, has hereunto set his hand and seal this the 18th day of April, 2016.

City of Chelsea
By: S. Earl Niven
S. Earl Niven, Mayor

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that, S. Earl Niven, Mayor of the City of Chelsea, whose name 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 the Instrument, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 18th day of April, 2016.

Buddy C. Sanders
NOTARY PUBLIC
My Commission Expires March 6, 2017
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
BONDED THRU MERCHANTS BONDING CO. (MUTUAL)

20160422000132790 1/4 \$27.00
Shelby Cnty Judge of Probate, AL
04/22/2016 01:57:57 PM FILED/CERT

Shelby County, AL 04/22/2016
State of Alabama
Deed Tax:\$4.00

EXHIBIT "A"

HIGH MOUNTAIN PASS

A Parcel being described as follows to-wit: Commence at the Northeast corner of the Northeast one-fourth of the Northwest one-fourth of Section 6, Township 20 South, Range 1 West, Shelby County, Alabama; thence proceed North 89° 29' 47" East for a distance of 395.49 feet; thence proceed North 52° 39' 16" East for a distance of 78.35 feet to the point of beginning.

From this beginning point, proceed along the western limit of the foremention Parcel along North 52° 26' 28" West for a distance of 166.57 feet to the northwest corner of the parcel; thence proceed North 37° 33' 32" East for a distance of 181.88 feet to the northeast corner of the Parcel; thence proceed South 52° 26' 28" East along the eastern edge of the Parcel for a distance of 215.63 feet to a point; thence proceed South 52° 39' 16" West along the southern edge of the Parcel for a distance of 188.38 feet to return to the point of beginning of the Parcel containing approximately 34,756.62 sq. ft. +/- The Parcel shall be maintained in accordance with all federal, state, and local laws and regulations to prevent loss of loss of embankment and erosion of lands.



20160422000132790 2/4 \$27.00
Shelby Cnty Judge of Probate, AL
04/22/2016 01:57:57 PM FILED/CERT

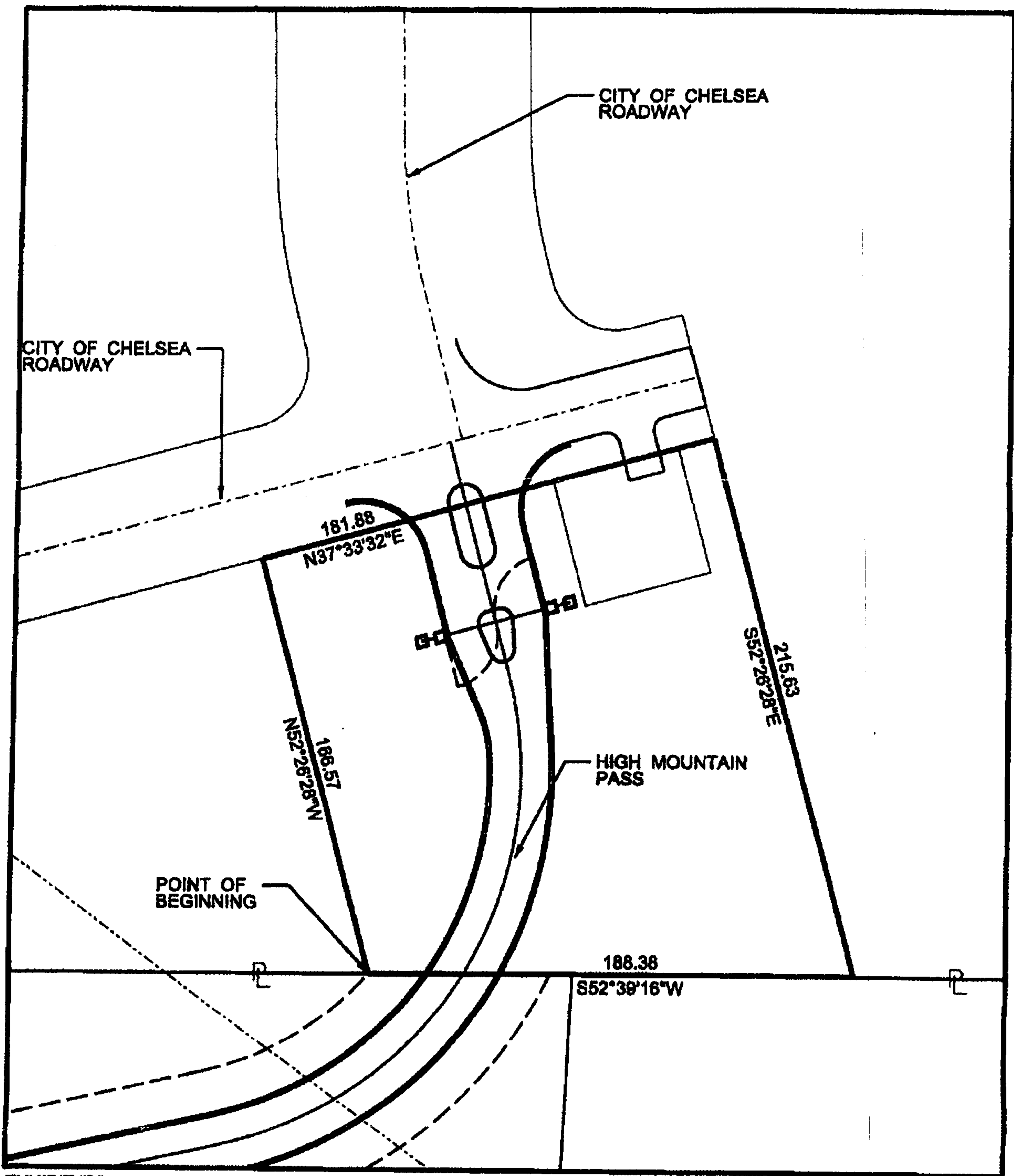


EXHIBIT "B"



**INSITE
ENGINEERING**

888 FIELDSPAR WAY
HOOVER, ALABAMA 36244
OFFICE (205) 733-2666
FAX (205) 733-8167

CIVIL / GIS
INFRASTRUCTURE
ENVIRONMENTAL
PLANNING
COMMERCIAL
RESIDENTIAL

EXHIBIT "B"

HIGH MOUNTAIN PASS
PARCEL FROM
THE CITY OF CHELSEA, ALABAMA

DRAWING: TP-2
DATE: 1/27/16

SCALE: 1" = 50'



20160422000132790 3/4 \$27.00
Shelby Cnty Judge of Probate, AL
04/22/2016 01:57:57 PM 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 City of Chelsea
Mailing Address _____

Grantee's Name Brogdon Group
Mailing Address 1500 Pioneer Resource Drive
Birmingham, AL 35242

Property Address Undeveloped

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$4,000



20160422000132790 4/4 \$27.00
Shelby Cnty Judge of Probate, AL
04/22/2016 01:57:57 PM 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 ☐ Appraisal
☐ Sales Contract ☐ Other
☐ Closing Statement

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 _____

Print Tim Rylee

☒ Unattested

Louise M. Folsen
(verified by)

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one