


Send tax notice to:  
TL Development, LLC  
P.O. Box 602  
Helena, Alabama 35080

This instrument prepared by:  
William C. Byrd, II, Esq.  
Bradley Arant Boult Cummings LLP  
One Federal Place  
1819 5<sup>th</sup> Avenue North  
Birmingham, Alabama 35203

STATE OF ALABAMA     )  
SHELBY COUNTY         )

**GENERAL WARRANTY DEED**

  
20161109000413730 1/4 \$241.50  
Shelby Cnty Judge of Probate, AL  
11/09/2016 11:43:52 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Seventeen Thousand Four Hundred and 00/100 Dollars (\$217,400.00) and other good and valuable consideration in hand paid to **TIMBERLINE INVESTMENTS, LLC**, an Alabama limited liability company ("Grantor"), in favor of **TL DEVELOPMENT, LLC**, an Alabama limited liability company ("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:

As set forth on Exhibit A attached hereto and made a part hereof.

Together with all the tenements, hereditments and appurtenances thereunto belonging or in any ways appertaining.

TO HAVE AND TO HOLD the same in fee simple to Grantee, its successors and assigns forever; subject, to:

1. Ad valorem taxes for the 2017 tax year and thereafter; and
2. All matters of record.

Grantor does for herself, her heirs, successors and assigns, covenant with Grantee, their heirs, successors and assigns, that she is lawfully seized in fee simple of said premises; that she is free from all encumbrances except as set forth hereinabove; that she has a good right to sell and convey the same as aforesaid; and that she will, and her heirs, successors and assigns shall, warrant and defend the same to Grantee, their heirs, successors and assigns forever against the lawful claims of all persons.

This Property is not the Grantor's homestead.

Shelby County, AL 11/09/2016  
State of Alabama  
Deed Tax: \$217.50

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 4<sup>th</sup> day of November, 2016.

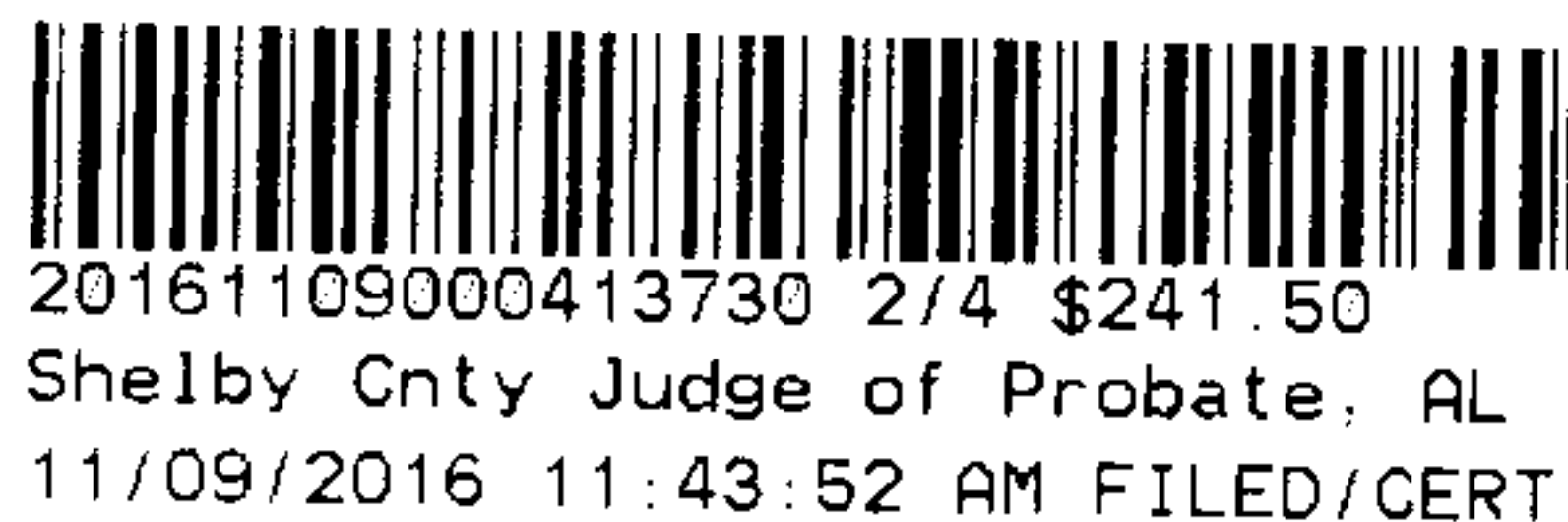
**GRANTOR:**

**TIMBERLINE INVESTMENTS, LLC**, an Alabama limited liability company

By: Del A  
Its: Manager

STATE OF ALABAMA )

Shelby COUNTY )



I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Del Clayton, whose name as Manager of **Timberline Investments, LLC**, an Alabama 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/she, as such officer 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 4<sup>th</sup> day of November, 2016.

Law Pierce  
Notary Public

[NOTARIAL SEAL]

My commission expires: 10-11-20



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**



20161109000413730 3/4 \$241.50  
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Timberline Village Sector 4

**Commencing** at the Northeast corner of Lot 238 of The Reserve at Timberline, Phase 3, as recorded in Map Book 38, Page 53 in the Probate Court of Shelby County, Alabama; thence **North 01°12'45" West** a distance of **295.12'** to a point; thence **North 01°12'10" West** a distance of **111.29'** to the **Point of Beginning**; thence **North 01°03'43" West** a distance of **923.59'** to a Point; thence **South 88°55'11" West** a distance of **218.92'** to a Point; thence **North 81°47'24" West** a distance of **50.66'** to a Point; thence **South 88°55'11" West** a distance of **140.00'** to a Point; thence **South 01°04'49" East** a distance of **247.50'** to a Point; thence **South 15°36'24" West** a distance of **94.09'** to a Point; thence **South 30°54'50" West** a distance of **120.00'** to a Point; thence **North 58°43'06" West** a distance of **91.33'** to the Southeast Corner of Lot 212 of The Reserve at Timberline as recorded in Map Book 39 Page 27; thence **North 84°45'40" West** a distance of **196.01'** along the Southerly line of Lot 212; thence along Riviera Drive the following five courses: **South 07°17'18" West** a distance of **87.62'** to a Point; thence along a curve to the left having a radius of **25.98 feet** Southerly, Southeasterly, Easterly **37.92'** along said curve; thence **South 11°37'46" West** a distance of **50.00'** to a Point; thence along a curve to the left having a radius of **25.00 feet** Westerly, Southwesterly, Southerly along said curve **38.27'**; thence **South 15°56'05" West** a distance of **86.01'** to a Point; thence **South 72°02'15" East** a distance of **147.27'** to a Point; thence **South 21°14'23" West** a distance of **68.91'** to the Northeast Corner of Lot 161 of The Reserve of Timberline as recorded in Map Book 34 Page 117; thence along the exterior bounds of The Reserve at Timberline the following seven courses: thence **South 21°14'23" West** a distance of **108.09'** to a Point; thence **South 30°52'56" West** a distance of **360.84'** to a Point; thence **South 36°38'53" West** a distance of **180.89'** to a Point; thence **South 53°21'07" East** a distance of **145.00'** to a Point; thence **North 36°38'53" East** a distance of **26.51'** to a Point; thence **South 53°21'07" East** a distance of **50.00'** to a Point; thence **South 53°20'37" East** a distance of **137.19'** to the Northeast Corner of Lot 159; thence along the exterior bounds of The Reserve at Timberline Phase 3 as recorded in Map Book 38 Page 53, the following thirteen courses: **North 30°52'56" East** a distance of **303.31'** to a Point; thence **South 59°07'04" East** a distance of **120.00'** to a Point; thence **North 30°52'56" East** a distance of **0.75'** to a Point; thence **South 59°02'53" East** a distance of **49.58'** to a Point; thence **South 30°57'07" West** a distance of **3.13'** to a Point; thence **South 59°02'53" East** a distance of **164.30'** to a Point; thence **North 01°08'34" West** a distance of **33.79'** to a Point; thence **North 12°39'25" East** a distance of **129.11'** to a Point; thence **South 73°13'18" East** a distance of **105.23'** to a Point; thence along a curve to the right having a radius of **225.99 feet** thence Northerly, Northeasterly along said curve **28.11'**; thence **South 66°03'53" East** a distance of **50.00'** to a Point; thence **South 66°03'53" East** a distance of **169.48'** to the **Point of Commencement**; thence **North 01°12'45" West** a distance of **295.12'** to a Point; thence **North 01°12'10" West** a distance of **111.29'** to the **Point of Beginning**; containing 21.74 acres or 946,836.09 square feet more or less.

This description is a compilation of the referenced subdivision plats and is prepared without benefit of a boundary survey.



## Real Estate Sales Validation Form

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

Grantor's Name Timberline Investments, LLC  
Mailing Address P.O. Box 602  
Helena, Alabama 35080

Grantee's Name TL Development, LLC  
Mailing Address P.O. Box 602  
Helena, Alabama 35080


Property Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ 214,700.00 217,400.00  
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)

- ☐ Bill of Sale  
☒ Sales Contract  
☐ Closing Statement

- ☐ Appraisal  
☐ Other \_\_\_\_\_

  
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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 November 4, 2016

Print Del Clayton

Sign [Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1