

Grantor's Name: Robert T. and Yolanda Tolbert
Mailing Address: 810 Paradise Cove Lane
Wilsonville, AL 35186

Grantee's Name: Oak Island Farm, LLC
Mailing Address: 7 Montagal Way
Birmingham, AL 35242

Property Address: 810 Paradise Cove Lane
Wilsonville, AL 35186

Date of Sale: October 4, 2016

Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$1,955,380

The purchase price or actual value claimed on this deed 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 Assessor's Market Value

This Instrument Was Prepared By:

Send Tax Notice To:

Michael B. Odom
Rumberger, Kirk & Caldwell
2001 Park Place North, Suite 1300
Birmingham, Alabama 35203

Oak Island Farm, LLC
7 Montagal Way
Birmingham, Alabama 35242

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)


KNOW ALL MEN BY THESE PRESENTS, that in consideration of TEN and 00/100 DOLLARS (\$10.00) and other good and valuable consideration to the undersigned Grantors, Robert T. Tolbert and Yolanda Tolbert, husband and wife (herein referred to as "Grantors"), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the Grantors do by these presents, grant, bargain, sell and convey unto Oak Island Farm, LLC ("Grantee") all of that certain real property situated in Shelby County, Alabama, and more particularly described in Exhibit A attached hereto and made a part hereof, together with any and all rights of redemption, statutory or equitable, of the Grantors with respect thereto. Grantors expressly make this conveyance without reservation or retention of any rights of redemption, statutory or equitable. Grantors acknowledge that they have received material benefit in consideration for conveying all of their rights of redemption to Grantee.

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

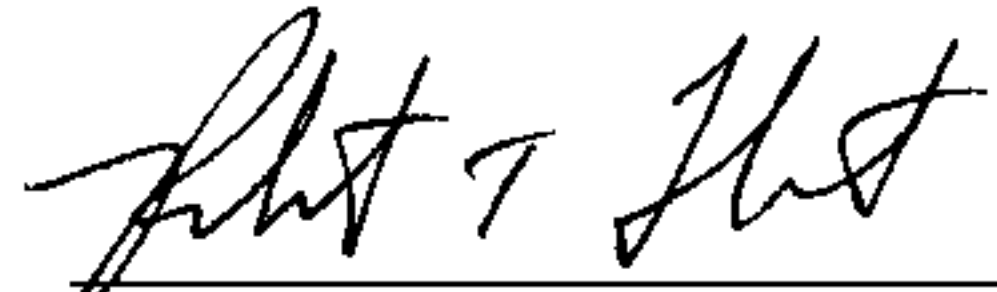
Grantors make no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantors have neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by Grantors.

IN WITNESS WHEREOF, Grantors have caused this conveyance to be executed in their names on the 4th day of October, 2016.

Shelby County, AL 12/29/2016
State of Alabama
Deed Tax: \$1955.50


20161229000473380 1/4 \$1979.50
Shelby Cnty Judge of Probate, AL
12/29/2016 02:26:22 PM FILED/CERT

GRANTORS



ROBERT T. TOLBERT



YOLANDA TOLBERT

STATE OF ALABAMA)

)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Robert T. Tolbert and Yolanda Tolbert, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 4th day of October, 2016.



NOTARY PUBLIC

My Commission Expires: 9/21/2020



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Parcel I:

Lot 2, according to the Survey of Paradise Cove, as recorded in Map Book 15, Page 77, in the Probate Office of Shelby County, Alabama, more particularly described as follows:

Commence at the NW corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 23, Township 21 South, Range 1 East, and run South along the West line thereof 1056.17 feet, thence $49^{\circ}01'30''$ left and run 544.73 feet to the point of beginning, said point being on the South line of Paradise Cove Lane; thence continue along the last described course 184.03 feet to a curve to the left; thence run along said curve (R=335.20') for 212.27 feet; thence continue tangent to said curve 8.00 feet; thence $81^{\circ}40'55''$ right and run South along the West line of Lot 2 of Paradise Cove Phase II for 90.85 feet, thence $112^{\circ}06'04''$ right and run 47.77 feet; thence $94^{\circ}55'$ left and run 81.67 feet; thence $11^{\circ}51'17''$ left and run 134.64 feet; thence $47^{\circ}54'08''$ right and run 85.34 feet; thence $64^{\circ}45'52''$ right and run 58.31 feet; thence $6^{\circ}04'04''$ right and run 40.72 feet; thence $7^{\circ}41'42''$ left and run 59.97 feet; thence $0^{\circ}05'10''$ right and run 161.86 feet; thence $0^{\circ}15'56''$ right and run 75.03 feet; thence $7^{\circ}05'37''$ right and run 54.95 feet; thence $88^{\circ}37'03''$ and run 410.15 feet, to the point of beginning. Also, all that land lying between the above described property and the 397 foot contour of Lay Lake and west of Lot 2 of Paradise Cove Phase II.

Less and except:

That part of Lot 2 of Paradise Cove, as recorded in Map Book 15, Page 77, in the Office of the Judge of Probate of Shelby County, Alabama, and acreage, and being more particularly described as follows:

Commence at the NW Corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 23, Township 21 South, Range 1 East, Shelby County, Alabama; thence $S00^{\circ}00'0''E$, a distance of 1056.17'; thence $S49^{\circ}01'30''E$, a distance of 544.73' to the POINT OF BEGINNING, said point lying on the Southerly R.O.W. line of Paradise Cove Lane; thence $S49^{\circ}22'02''E$ and along said R.O.W. line, a distance of 152.54' to a curve to the left, having a radius of 445.00, a central angle of $30^{\circ}06'03''$, and subtended by a chord which bears $S64^{\circ}25'03''E$, and a chord distance of 231.11'; thence along the arc of said curve and said R.O.W. line, a distance of 233.79'; thence $S06^{\circ}33'35''E$ and leaving said R.O.W. line, a distance of 403.10' to a seawall, all further calls will be along seawall until otherwise noted; thence $S81^{\circ}30'19''W$, a distance of 12.48'; thence $S65^{\circ}48'36''W$, a distance of 63.84'; thence $S76^{\circ}26'32''W$, a distance of 17.74'; thence $S88^{\circ}26'24''W$, a distance of 69.99'; thence $N72^{\circ}12'52''W$, a distance of 16.48'; thence $N59^{\circ}55'53''W$, a distance of 176.69'; thence $N73^{\circ}24'44''W$, a distance of 96.71'; thence $N61^{\circ}17'54''W$, a distance of 47.65'; thence $N44^{\circ}09'02''W$, a distance of 48.52'; thence $N57^{\circ}30'20''W$, a distance of 17.02'; thence $N65^{\circ}05'15''W$, a distance of 93.34'; thence $N28^{\circ}48'21''E$ and leaving said seawall, a distance of 463.70' to the POINT OF BEGINNING.



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Parcel II:


Lot 3, according to the Survey of Paradise Cove as recorded in Map Book 15, Page 77, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

Also the right of ingress and egress over and along a 60 foot easement known as Paradise Cove on the survey of Thomas E. Simmons dated February 11, 1992, and which easement lies adjacent to the West and Southerly lines of subject property.

Parcel III:

Lot 19, according to the Survey of Paradise Cove, as recorded in Map Book 15, Page 77, in the Probate Office of Shelby County, Alabama, and a part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 26, Township 21, Range 1 East, more particularly described as follows:

Commence at the NW corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 23, Township 21 South, Range 1 East; thence run South along the West line of said $\frac{1}{4}$ $\frac{1}{4}$ for 1002.88 feet; thence 49° 01' 30" left run Southeast 838.51 feet; thence 36° 17' left run Easterly 117.83 feet to the point of beginning; thence continue along last described course for 12.79 feet to a curve to the left (having a radius of 327.16 feet); thence run along said curve for 47.26 feet; thence 89° 57' 38" right from tangent of said curve run Southerly 444.05 feet to the 397 foot contour of Lay Lake; thence 91° 55' right run Westerly along said contour 11.78 feet; thence 99° 30' 50" left run Southerly along said contour 68.13 feet; thence continue along said contour the following described line; thence 109° 41' 20" left run 56.61 feet; thence 55° 03' 40" right run 93.24 feet; thence 44° 11' 20" right run 203.30 feet; thence 27° 32' 30" left run 158.77 feet; thence 97° 52' 20" right run 121.01 feet; thence 25° 40' 30" left run 44.28 feet; thence 25° 03' 30" left run 39.30 feet; thence 39° 33' left run 69.54 feet; thence 45° 16' 45" left run 37.53 feet; thence 18° 55' 10" right run 80.27 feet; thence 28° 31' 40" right run 53.49 feet; thence 21° 40' 30" right run 84.60 feet; thence 44° 26' 30" right run 67.80 feet; thence 50° 39' right run 81.60 feet; thence 12° 28' 40" right run 56.04 feet; thence 16° 44' 15" right run 55.11 feet; thence 7° 20' 20" right run 60.30 feet; thence 16° 42' 30" right run 61.52 feet; thence 16° 44' 40" right run 93.66 feet; thence 26° 32' 50" left run 92.14 feet; thence 15° 05' 35" right run 88.66 feet; thence 18° 54' right run 196.84 feet; thence 16° 04' 30" right run 100.93 feet; thence 36° 22' 50" right run 111.69 feet; thence 14° 37' 30" right run 29.64 feet; thence 61° 14' 30" left run 70.90 feet; thence 79° 13' 30" left run 36.73 feet; thence 86° 49' 25" right run 441.21 feet to the point of beginning; being situated in Shelby County, Alabama.


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