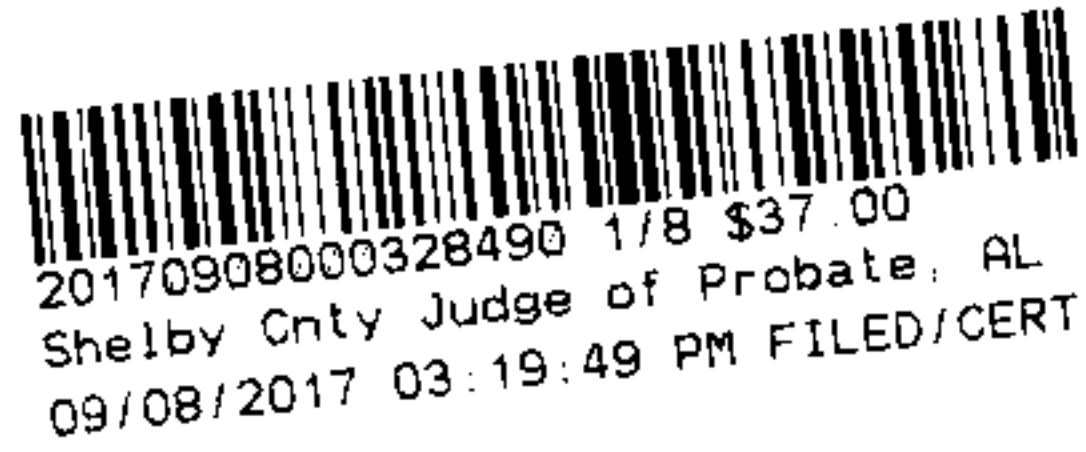




SEND TAX NOTICE TO:

City of Hoover, Alabama
Attn: City Clerk
100 Municipal Lane
Hoover, Alabama 35216

STATE OF ALABAMA)
:
COUNTIES OF JEFFERSON AND SHELBY)

STATUTORY WARRANTY DEED

THIS STATUTORY WARRANTY DEED (this "Deed") is executed and delivered on this 15th day of August, 2017 by **SB DEV. CORP.**, an Alabama corporation ("Grantor"), in favor of **CITY OF HOOVER, ALABAMA**, an Alabama municipal corporation ("Grantee").

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents, GRANT, BARGAIN, SELL and CONVEY unto Grantee that certain real property (the "Property") situated in Jefferson and Shelby Counties, Alabama which is more particularly described in Exhibit A attached hereto and incorporated herein by reference.

The Property is conveyed subject to the following (collectively, the "Permitted Exceptions"):

1. Ad valorem taxes and assessments for the current tax year and for all subsequent tax years thereafter.
2. All easements, restrictions, reservations, rights-of-way and other matters of record.
3. Mining and mineral rights not owned by Grantor.
4. Government actions, including zoning ordinances and restrictions and building and use restrictions, including variances.
5. The remaining terms and provisions of this Deed.

Grantee, by acceptance of this Deed, acknowledges, covenants and agrees, for itself and its successors and assigns, that the Property is conveyed subject to all of the following terms, covenants and restrictions:

(a) Uses. The Property shall be used solely for The Property shall be used solely for the construction and operation thereon of (i) public athletic parks and passive or playground parks (as such terms are defined in Section 11.5-1.1 of Chapter 11.5 of the *Municipal Code of the City of Hoover, Alabama*) and (ii) public roadways.

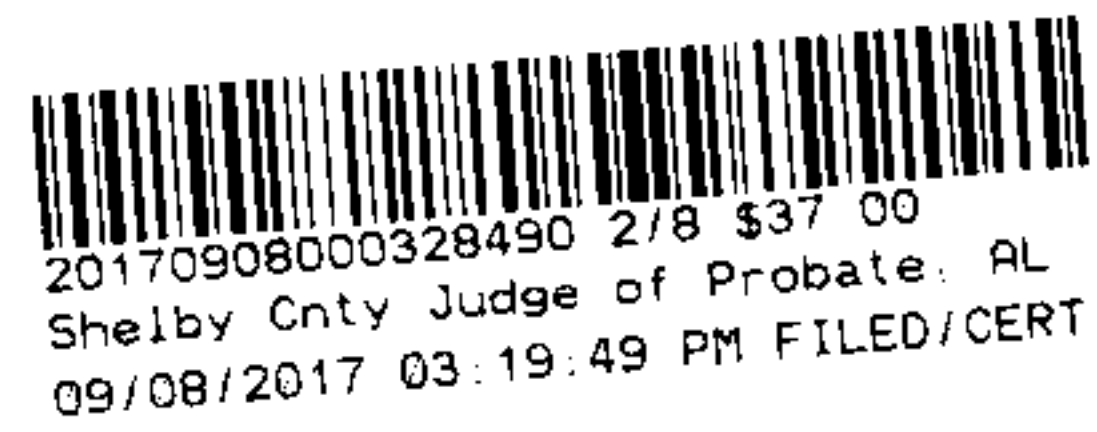
(b) Term. The foregoing terms, covenants, and conditions shall constitute covenants running with the Property which shall be binding on the Property and Grantee (and its successors and assigns) forever.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns, forever; subject, however, to the Permitted Exceptions.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed as of the day and year first above written.

SB DEV. CORP., an Alabama corporation

By: 
Printed Name: Jonathan Belcher
Title: President



STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

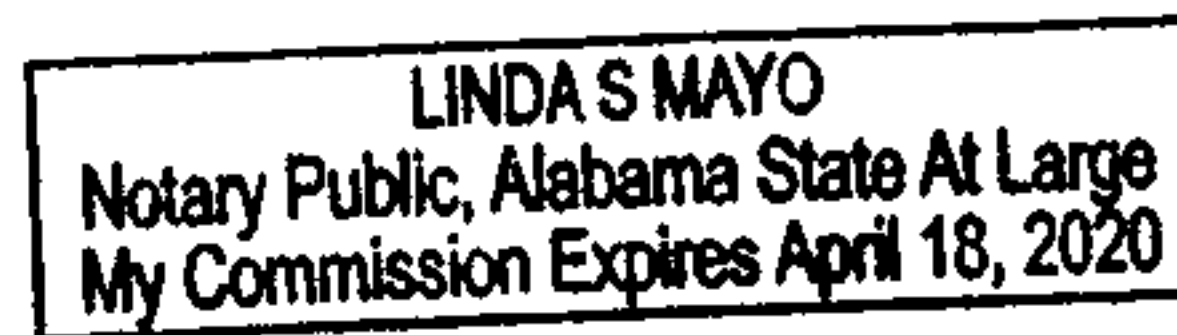
I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Jonathan Belcher whose name as President of SB DEV. CORP., an Alabama corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 15th day of August, 2017.

[NOTARIAL SEAL]

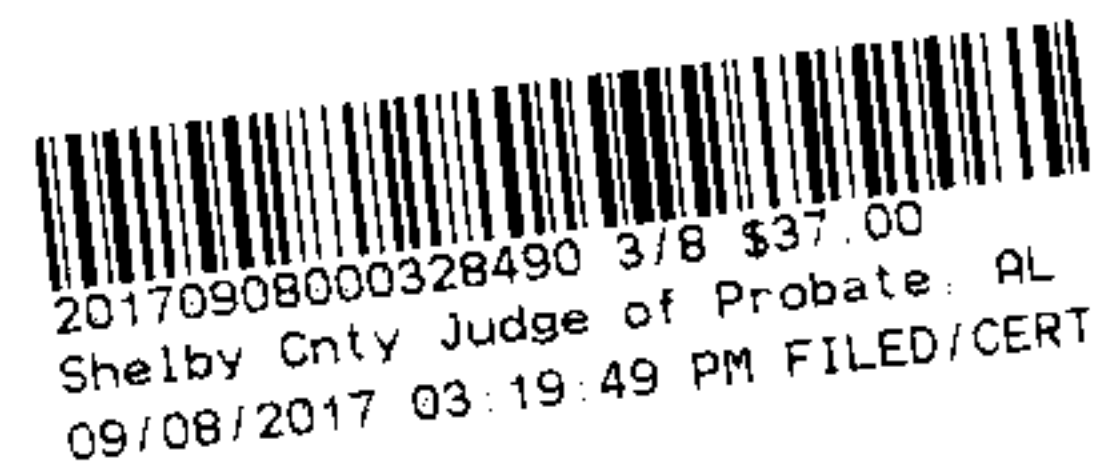
Linda S Mayo
Notary Public

My Commission Expires: 04-18-2020



THIS INSTRUMENT PREPARED BY AND UPON
RECORDING SHOULD BE RETURNED TO:

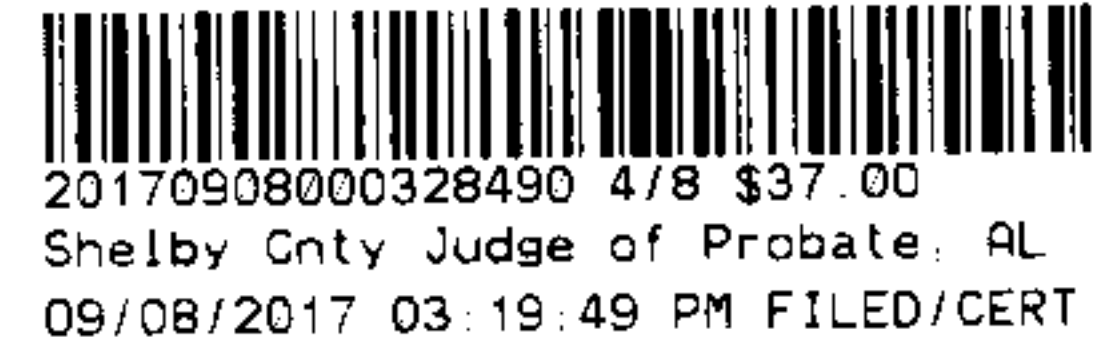
Stephen R. Monk, Esq.
Bradley Arant Boult Cummings LLP
One Federal Place
1819 Fifth Avenue North
Birmingham, Alabama 35203



TITLE NOT EXAMINED BY PREPARER

Exhibit A

Legal Description of Property



PARCEL 8

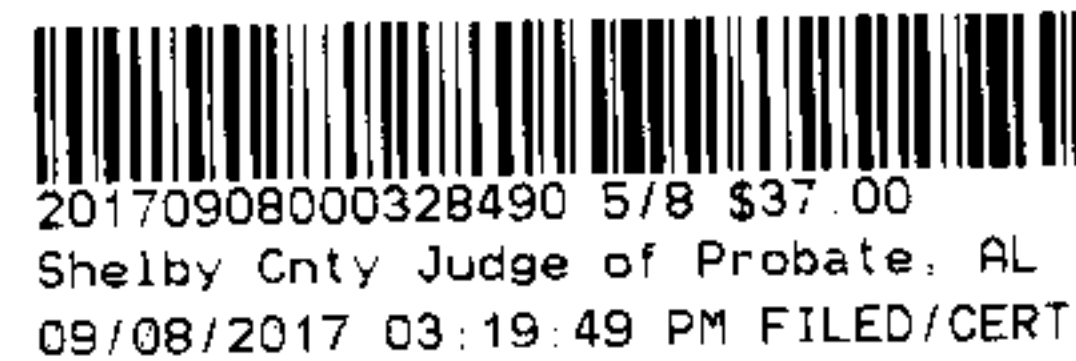
A parcel of land situated in the Northeast $\frac{1}{4}$ of Section 4, Township 20 South, Range 3 West, and the Northwest $\frac{1}{4}$ of Section 3, Township 20 South, Range 3 West, Shelby County Alabama, and in the Southeast $\frac{1}{4}$ of Section 33, Township 19 South, Range 3 West, Jefferson County, Alabama, being more particularly described as follows:

BEGIN at a 3" capped pipe at the Northwest corner of Section 3, Township 20 South, Range 3 West, Shelby County Alabama and run in an Easterly direction along the North-line of said section for a distance of 705.87 feet to a point on a non-tangent curve to the right having a radius of 1475.00 feet and a central angle of $00^{\circ}17'21''$; thence turn an interior angle of $55^{\circ}23'35''$ to the left and run in a Southwesterly direction, along the arc of said curve, for a distance of 7.44 feet; thence run tangent from said curve, in a Southwesterly direction, for a distance of 359.15 feet to the P.C. (Point of Curvature) of a curve to the right having a radius of 475.00 feet and a central angle of $25^{\circ}35'39''$; thence run in a Southwesterly direction, along the arc of said curve, for a distance of 212.18 feet; thence run tangent from said curve, in a Southwesterly direction, for a distance of 194.25 feet to the P.C. of a curve to the right having a radius of 475.00 feet and a central angle of $28^{\circ}41'50''$; thence run in a Southwesterly direction, along the arc of said curve, for a distance of 237.91 feet; thence run tangent from said curve, in a Westerly direction, for a distance of 699.19 feet to the P.C. of a curve to the left having a radius of 1525.00 feet and a central angle of $12^{\circ}12'10''$; thence run in a Westerly then Southwesterly direction, along the arc of said curve, for a distance of 324.80 feet; thence run tangent from said curve, in a Southwesterly direction, for a distance of 177.11 feet to a point on a non-tangent curve to the left having a radius of 1050.00 feet and a central angle of $8^{\circ}34'24''$ thence turn an interior angle of $92^{\circ}2'55''$ to the left and run in a Northwesterly direction, along the arc of said curve, for a distance of 157.12 feet; thence turn an interior angle of $156^{\circ}23'08''$ to the left of the tangent of said curve and continue in a Northerly direction for a distance of 539.77 feet to a point on the North-line of Section 4, Township 20 South, Range 3 West, Shelby County, Alabama; thence turn an interior angle to the left of $90^{\circ}00'00''$ and run in an Easterly direction along the North-line of said section for a distance of 227.38 feet; thence leaving said North-line, turn a deflection angle to the left of $91^{\circ}10'13''$ and run in a Northerly direction for a distance of 245.61 feet to a point on the Southerly right-of-way of Feldspar Way according to the plat of Trace Crossings LIW Phase IV-1st Addition as recorded in Map Book 25, Page 38 in the Office of the Judge of Probate of Jefferson County, Alabama (Bessemer Division), thence turn an interior angle of $138^{\circ}28'46''$ to the left and run in a Northeasterly direction, for a distance of 208.00 feet to the P.C. of a curve to the left having a radius of 330.40 feet and a central angle of $37^{\circ}37'27''$ thence run in a Northeasterly direction along the arc of said curve and along said right-of-way for a distance of 216.96 feet to the point of intersection of said right-of-way and the Southerly right-

of-way of RV Trace as recorded resurvey of Hoover Met Resurvey as recorded in Map Book 37, Page 5 in the Office of the Judge of Probate, Jefferson County, Alabama (Bessemer Division), said point being the P.R.C. (Point of Reverse Curvature) of a curve to the right having a radius of 25.00 feet and a central angle of 83°55'15"; thence run in a Northeasterly direction along the arc of said curve and along said right-of-way of RV Trace for a distance of 36.62 feet; thence run tangent from said curve, in an Easterly direction, for a distance of 166.87 feet to the P.C. of a curve to the left having a radius of 680.00 feet and a central angle of 10°31'19" thence run in a Northeasterly direction along the arc of said curve and along said right-of-way for a distance of 124.88 feet to a found capped rebar (GSA), the point of intersection of said right-of-way and the Westerly boundary of Lot 3C as recorded in Map Book 48, Page 69 in the Office of the Judge of Probate, Jefferson County, Alabama (Bessemer Division); thence leaving said right-of-way turn an interior angle to the left of 81°10'44" (angle measured from tangent) and run in a Southeasterly direction along said boundary of Lot 3C for a distance of 656.90 feet to a found 5/8 rebar at the South-line of Section 33, Township 19 South, Range 3 West, Jefferson County, Alabama; thence turn an interior angle to the left of 264°55'50" and run in an Easterly direction along said South-line for a distance of 494.95 feet to the POINT OF BEGINNING.

Said parcel containing 31.5 acres, more or less.

AND



PARCEL 9B

A parcel of land situated in the Southwest ¼ of Section 34, Township 19 South, Range 3 West, Jefferson County, Alabama, being more particularly described as follows:

Commence at a 3" capped pipe at the Southwest corner of Section 34, Township 19 South, Range 3 West, Jefferson County Alabama, and run in an Easterly direction along the South-line of said Section for a distance of 1313.99 feet to a found 3 inch capped pipe; thence leaving said South-line, turn a deflection angle to the left of 90°58'40" and run in a Northerly direction for a distance of 801.94 feet to the POINT OF BEGINNING; thence continue along the previously described course for a distance of 518.08 feet; thence turn an interior angle to the left of 90°01'11" and run in an Easterly direction for a distance of 189.98 feet to a found capped iron (GSA); thence turn an interior angle to the left of 140°59'07" and run in a Southeasterly direction for a distance of 247.11 feet to a point in a curve to the right having a central angle of 3°55'03" and a radius of 1475.00 feet; thence turn an interior angle to the left (angle measured to tangent) of 80°55'23" and run in a Southwesterly direction along the arc of said curve for a distance of 100.85 feet to the P.T. (Point of Tangency) of said curve; thence leaving said curve run in a Southwesterly direction for a distance of 129.58 feet to the P.C. (Point of Curvature) of a curve to the left having a central angle of 10°55'05" and a radius of 525.00 feet; thence run in a Southwesterly direction along the arc of said curve for a distance of 100.04 feet to the P.T. of said curve; thence leaving said curve run in a Southwesterly direction for a distance of 198.13 feet to the POINT OF BEGINNING.

Said parcel containing 2.5 acres, more or less.

Real Estate Sales Validation Form

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

Grantor's Name SB Dev Corp
Mailing Address 3545 Market St
Hoover 35226

Grantee's Name City of Hoover
Mailing Address _____

Property Address no address assigned

Date of Sale 8/15/17
Total Purchase Price \$ _____
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 no tax

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 9/8/17

Print Lisa Lindsey

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



20170908000328490 8/8 \$37.00
Shelby Cnty Judge of Probate, AL
09/08/2017 03:19:49 PM FILED/CERT

Form RT-1