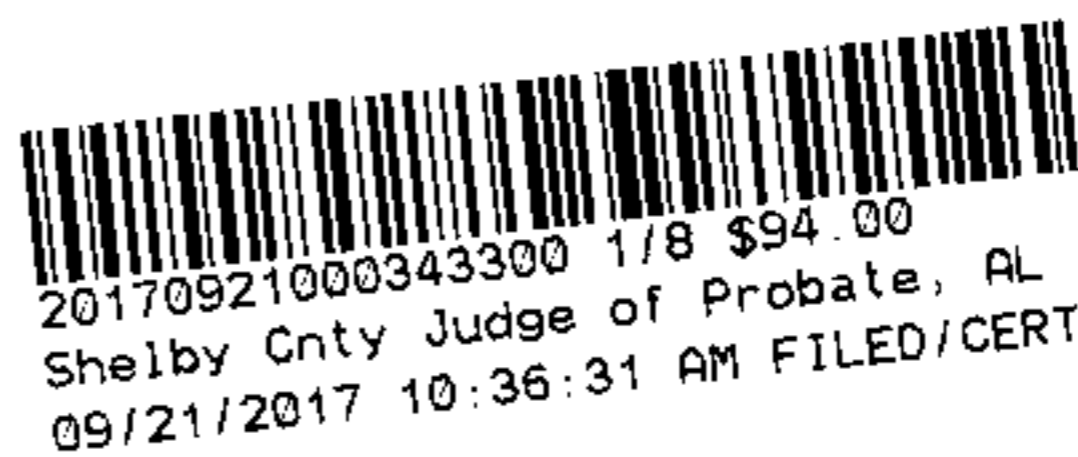


This instrument was prepared by:
Grantor, please send tax notices to:
Three Oaks Inc.
3427 County Road 1043
Cullman, AL 35057

Shelby County, AL 09/21/2017
State of Alabama
Deed Tax: \$58.00



STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of ten and no/100 (\$10.00), to the undersigned grantor, in hand paid by the grantee herein, the receipt of which is acknowledged,

LACEY'S GROVE PROPERTY OWNER'S ASSOCIATION, Inc., (an Alabama not for profit Corp.)(herein referred to as Grantor), does grant, convey, and deliver unto:

THREE OAKS INC., (an Alabama Corp.)(herein referred to as Grantee), all of the Grantor's right, title, interest, and claim in and to the following described real estate, situated in Shelby County, Alabama, to wit:

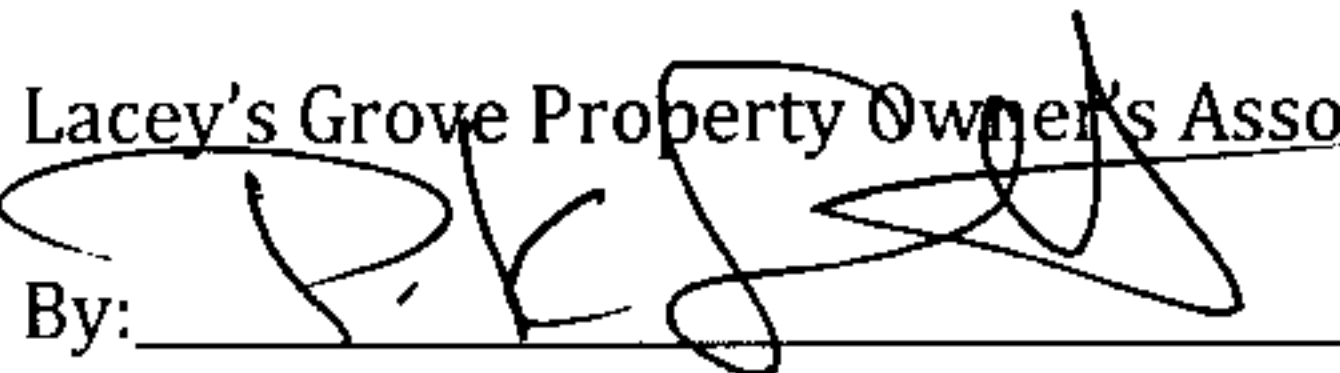
SEE ATTACHED HERETO AS EXHIBIT "A"
SEE ATTACHED HERETO AS EXHIBIT "B"

Subject to easements, current taxes, restrictions and covenants, set-back lines and right of ways, if any, of record.

TO HAVE AND TO HOLD to said grantee, his, her, or their heirs and assigns forever. AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said real land in fee simple, that the Grantor has good right and lawful authority to sell and convey this land, that the Grantor hereby warrants that the title to the land is free from all encumbrances made by Grantor, and Grantor will defend the same against the lawful claims of all entities claiming by, through, or under Grantor.

IN WITNESS WHEREOF, the said LACEY'S GROVE PROPERTY OWNER'S ASSOCIATION, Inc., by P.K. Smartt, its President, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 18th day of September, 2017.

Lacey's Grove Property Owner's Association, Inc.

By: 

By: P.K. Smartt

Its: President

STATE OF ALABAMA)
COUNTY OF Shelby)

Corporate Acknowledgment

I, Maya Burton, the undersigned, a Notary Public in and for said County and State, hereby certify that P.K. Smartt whose name as President of Lacey's Grove Property Owner's Association, Inc., is signed to the foregoing, and who is known to me, and did produce a valid driver's license as evidence of identity, acknowledged before me on this day, that, being informed of the contents of the foregoing, P.K. Smartt as such President and with full corporate authority executed the same voluntarily for and as the act of said Corporation on the day the same bears date.

Given under my hand and official seal this the 18th day of September, 2017.


Notary Public

My Commission Expires: Sept 16 2020

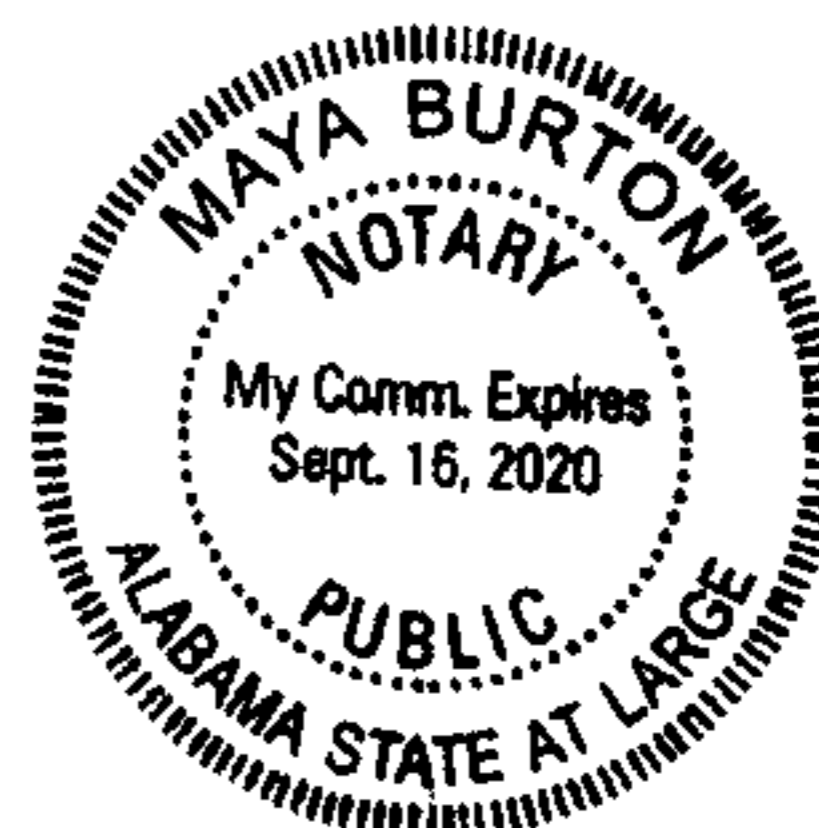


EXHIBIT "A"
LEGAL DESCRIPTION

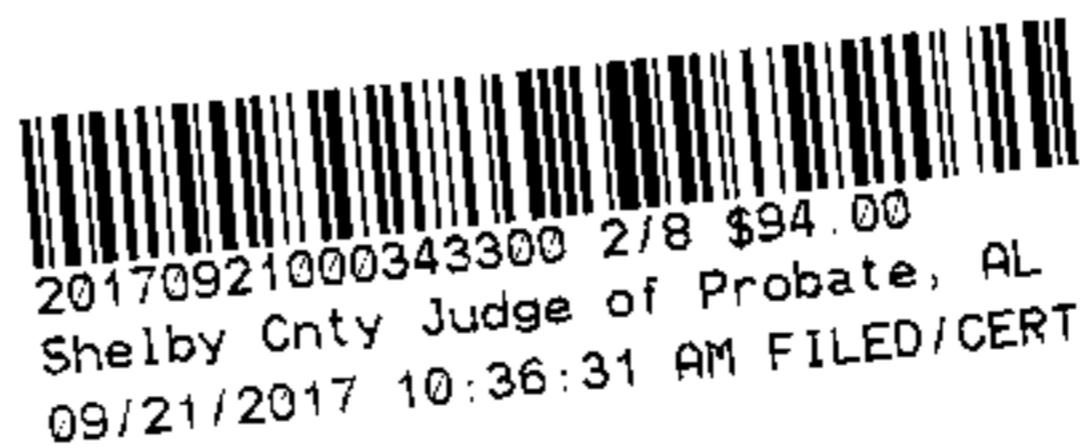
All of the following described property, located in Shelby County, Alabama:

Parcel I

Begin at the Southwest corner of the Southeast quarter of the Northeast quarter of Section 8, Township 21 South, Range 3 West, Huntsville Principal Meridian, Shelby County, Alabama; thence N1°08'57"E, along and with the East line of said quarter-quarter section, 1326.59 feet to the Northwest corner of said quarter-quarter section; thence S88°14'04"E, along and with the North line of said quarter-quarter section, 1211.57 feet to a point; thence S1°16'01"W 925.97 feet to a point; thence S86°57'08"E 123.79 feet to a point; thence S89°05'57"E 993.95 feet to the westerly right-of-way margin of Shelby County Highway 17 thence S2°27'06"W 400.31 feet to a point on the South line of the Southwest quarter of the Northwest quarter of Section 9; thence N88°51'54"W, along and with the South line of said quarter-quarter section, 985.08 feet to the southwest corner of said quarter-quarter section; thence N88°18'25"W, along and with the South line of the Southeast quarter of the Northeast quarter of Section 8, 1333.13 feet to the point of beginning, containing 47.01 acres, more or less.

Parcel II

Commence at the Southwest corner of the Southeast quarter of the Northeast quarter of Section 8, Township 21 South, Range 3 West, Huntsville Principal Meridian, Shelby County, Alabama; thence N1°08'57"E, along and with the East line of said quarter-quarter section, 1326.32 feet to a point, said point being the Point of Beginning; thence continue N01°08'57"E along the West line of the northeast quarter of the northeast quarter of said Section 8, 1324.48 feet to a point at the northwest corner of said quarter-quarter section; thence S88°15'09"E along the North line of said quarter-quarter section, 1336.32 feet to the Northeast corner of said Section 8; thence S89°08'15"E along and with the North line of the Northwest quarter of the Northwest quarter of Section 9, Township 21 South, Range 3 West, Huntsville Principal Meridian, Shelby County, Alabama, 808.87 feet to a point in the centerline of Beaver Dam Creek; thence southerly and easterly along the centerline of said Beaver Dam Creek the following 19 calls: S06°18'21"W, 84.48 feet to a point; thence N79°28'30"W, 44.25 feet to a point; thence S75°17'28"W, 51.07 feet to a point; thence S26°41'24"W, 51.48 feet to a point; thence S06°57'58"W, 14.02 feet to a point; thence S73°30'09"E, 26.77 feet to a point; thence S52°33'57"E, 121.10 feet to a point; thence S07°05'54"W, 48.55 feet to a point; thence S60°00'07"E, 33.24 feet to a point; thence S24°37'24"E, 93.31 feet to a point; thence S64°08'32"E, 58.15 feet to a point; thence S27°00'36"E, 39.50 feet to a point; thence S18°03'07"W, 42.69 feet to a point; thence S45°18'54"E, 85.64 feet to a point; thence S40°39'55"E, 135.24 feet to a point; thence S30°02'38"W, 31.16 feet to a point; thence S31°22'04"W, 17.00 feet to a point; thence S73°15'54"W, 115.67 feet to a point; thence S35°42'48"E, 108.55 feet to a point; thence leaving said Beaver Dam Creek centerline, S89°53'10"W, 919.55 feet to a point; thence N88°36'16"W, 125.19 feet to a point; thence



S01°16'01"W, 503.45 feet to a point on the South line of the Northeast quarter of the Northeast quarter of Section 8, Township 21 South, Range 3 West, Huntsville Principal Meridian, Shelby County, Alabama; thence along and with said South quarter-quarter section line N88°14'04"W, 1211.57 feet to the Point of Beginning, said tract containing 55.89 acres, more or less.

Parcel III

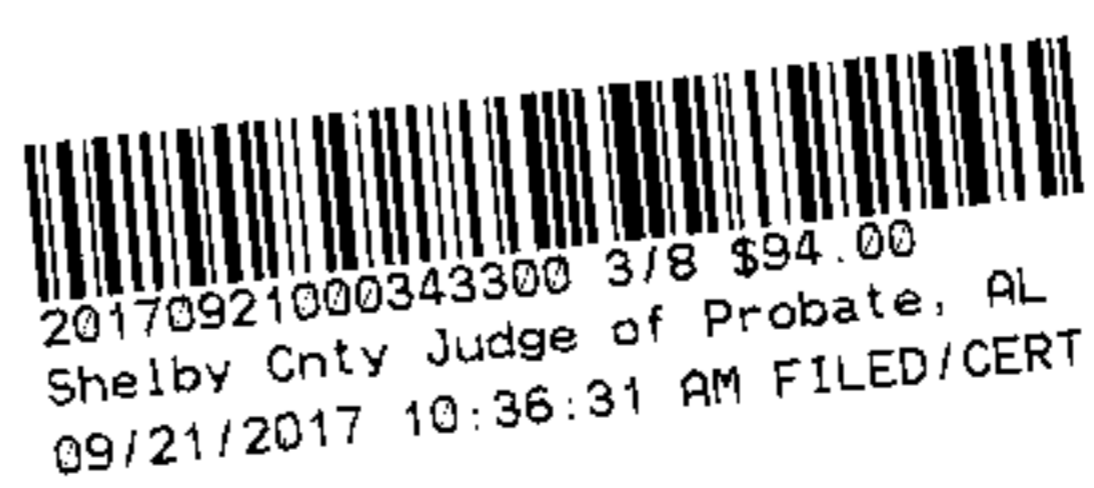
Commence at the Southeast corner of the Northeast quarter of the Southwest quarter of Section 8, Township 21 South, Range 3 West, Huntsville Principal Meridian, Shelby County, Alabama; thence N1°08'57"E 490.40 feet to the point of beginning; thence N88°18'23"W 1335.41 feet to a point on the West line of said quarter-quarter section; thence N1°03'13"E 2161.97 feet to the Northwest corner of the Northwest quarter of the Northeast quarter; thence S88°15'09"E, along and with the North line of said quarter-quarter section, 1339.03 feet to the Northeast corner of said quarter-quarter section; thence S01°08'57"W, along and with the East line of said quarter-quarter section, 2160.67 feet to the point of beginning, said parcel containing 66.34 acres, more or less.

Parcel IV

From the Northwest corner of Section 9, Township 21 South, Range 3 West, run thence East along an accepted segment of the North boundary of said Section 9 for a distance of 1152.20 feet to a point; thence turn 110 degrees 02 minutes 53 seconds right and run 391.70 feet to a point; thence turn 90 degrees 00 minutes 00 seconds left and run 290.00 feet to a point on the Westerly boundary of Shelby County Road #17 (80 foot R.O.W.); thence turn 90 degrees 00 minutes 00 seconds right and run 230.00 feet along said road boundary to a ½ inch rebar, being the point of beginning of herein described parcel of land; thence turn 71 degrees 11 minutes 20 seconds right and run 103.86 feet along an accepted property line to a ½ inch rebar on the bank of Beaverdam Creek; thence turn 108 degrees 01 minutes 08 seconds left and run 46.65 feet along an accepted property line to a 5/8 inch rebar; thence turn 73 degrees 06 minutes 55 seconds left and run 79.24 feet along an accepted property line to a 5/8 inch rebar on the Westerly boundary of aforementioned Shelby County road #17; thence turn 75 degrees 27 minutes 33 seconds left and run 44.00 feet along said road boundary to the point of beginning of herein described parcel of land, situated in the Northwest ¼ of the Northwest ¼ of Section 9, Township 21 South, Range 3 West, Shelby County, Alabama.

Less and Except the following described parcel:

From the Northwest corner of Section 9, Township 21 South, Range 3 West, run thence East along an accepted segment of the North boundary of said Section 9 for a distance of 1152.20 feet to a point; thence turn 110 degrees 02 minutes 53 seconds right and run 391.70 feet to a point; thence turn 90 degrees 00 minutes 00 seconds left and run 290.00 feet to a point on the Westerly boundary of Shelby County Road #17 (80 foot R.O.W.); thence turn 90 degrees 00 minutes 00 seconds right and run 230.00 feet along said road boundary to a ½ inch rebar, being the point of beginning of herein described parcel of land; thence turn 71 degrees 11 minutes 20 seconds right and run 50 feet along an accepted property line to a point; thence turn 90 degrees 00 minutes 00 seconds left and run 10 feet to a point; thence turn 90 degrees 00 minutes 00 seconds left and run 47.61 feet to a point on the Westerly boundary of



said road; thence turn 103 degrees 26 minutes 04 seconds left and run 10.28 feet along Westerly boundary of said road to the point of beginning of herein described parcel of land containing 0.011 acres, more or less, situated in the Northwest ¼ of the Northwest ¼ of Section 9, Township 21 South, Range 3 West, Shelby County, Alabama.

ALL OF THE ABOVE DESCRIBED PROPERTY,

Less and Except the following:

Lots 1-57, Lot 58A, Lot 58B, and Lots 59-81, as recorded in Map Book 35, Page 137, Shelby County Office of the Judge of Probate.

Lots 82-220, as recorded in Map Book 38, Page 19, Shelby County Office of the Judge of Probate.



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Exhibit "B"

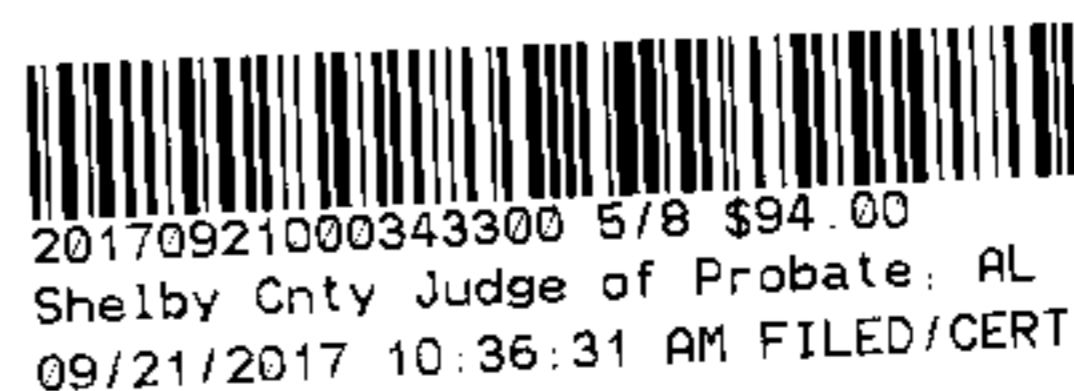
DESCRIPTION

PARCEL A

A parcel of land situated in the NW ¼ of the NW ¼ of Section 9, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Commence at a 3" capped pipe at the NW corner of Section 9, Township 21 South, Range 3 West, Shelby County, Alabama; thence S 89°07'55" E along the north line of the NW ¼ of the NW ¼ of said section a distance of 20.50 feet to a rebar capped RCFA, said point also being the POINT OF BEGINNING; thence S 89°07'55" E along the north line of said 1/4-1/4 section a distance of 385.36 feet to the centerline of a stream that is a tributary to Beaverdam Creek; thence S 48°04'59" W along said centerline and leaving said 1/4-1/4 section a distance of 15.07 feet; thence S 02°45'12" E along said centerline a distance of 43.86 feet; thence S 04°22'37" E along said centerline a distance of 53.36 feet; thence S 00°48'03" E along said centerline a distance of 41.70 feet; thence S 61°41'59" W along said centerline a distance of 25.07 feet; thence S 82°35'08" W along said centerline a distance of 29.81 feet; thence S 47°51'28" W along said centerline a distance of 54.39 feet; thence S 02°51'49" E along said centerline a distance of 44.93 feet; thence N 75°10'33" E along said centerline a distance of 22.09 feet; thence N 80°59'41" E along said centerline a distance of 53.58 feet; thence S 47°40'41" W along said centerline a distance of 70.88 feet; thence S 12°46'44" E along said centerline a distance of 17.30 feet; thence S 52°55'36" E along said centerline a distance of 54.87 feet; thence S 18°07'40" E along said centerline a distance of 46.05 feet; thence S 39°09'58" W along said centerline a distance of 64.27 feet to the northerly line of a future road extension of Crider Road; thence N 67°27'24" W along said future extension and leaving said centerline a distance of 49.18 feet to a rebar capped EDG, said point also being a point of curve to the right having a central angle of 14°17'57" and a radius of 470.00 feet, said curve subtended by a chord bearing N 60°18'25" W and a chord distance of 116.99 feet; thence along the arc of said curve and along said future road extension a distance of 117.30 feet to a rebar capped EDG; thence N 53°09'27" W along said future road extension and along the northerly right-of-way of Crider Road a distance of 119.45 feet to a rebar capped EDG at the SE corner of a parcel labeled future lot future phase on record map of Lacey's Grove Phase 2 as recorded in Map Book 38 Page 19 in the Office of the Judge of Probate in Shelby County, Alabama; thence N 36°50'31" E along the east line of said parcel and leaving said right-of-way a distance of 160.00 feet to a rebar capped EDG at the NE corner of said parcel; thence N 62°13'26" W along the northern line of said parcel and Lots 103 and 104 a distance of 227.83 feet to a rebar capped EDG at the NW corner of Lot 104; thence N 16°45'10" E along the eastern line of Lot 105 a distance of 48.34 feet to the POINT OF BEGINNING. Said parcel of land contains 2.14 acres, more or less.

PARCEL B

A parcel of land situated in the NE ¼ of the NE ¼ of Section 8, and the NW ¼ of the NW ¼ of Section 9, all in Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Commence at a rebar capped RCFA at the SE corner of Lot 82 of Lacey's Grove Phase 2 as recorded in Map Book 38 Page 19 in the Office of the Judge of Probate in Shelby County, Alabama; thence N 3°57'35" E along the eastern line of Lots 82 and 83 a distance of 102.11 feet to a rebar capped EDG on the south line of NE ¼ of the NE ¼ of Section 8, said point also being the POINT OF BEGINNING; thence N 03°57'35" E along the eastern line of lot 83 a distance of 52.52 feet to a rebar capped RCFA; thence N 24°52'37" E along the eastern line of Lot 84 a distance of 50.96 feet to a rebar capped RCFA at the SE corner of Lot 85; thence N 27°02'05" E along the eastern line of Lots 85 through 90 for a distance of 360.17 feet a rebar capped RCFA at the NE corner of Lot 90; thence N 22°02'13" E along the eastern line of Lot 91 for a distance of 76.29 feet to a rebar capped Arrington at the SE corner of Lot 92; thence N 12°52'30" E along the eastern line of Lot 92 for a distance of 77.88 feet to a Rebar capped Arrington at the SE corner of Lot 93; thence N 05°03'54" E along the eastern line of Lot 93 a distance of 72.73 feet to a rebar capped EDG at the NE corner of Lot 93; thence N 79°48'28" E along the southern line of Lot 95 a distance of 37.05 feet to a rebar capped Arrington at the SW corner of Lot 96; thence N 72°38'42" E along the southern line of Lot 96 a distance of 85.31 feet to a rebar capped Arrington at the SW corner of Lot 97; thence N 58°49'04" E along the southeastern line of Lot 97 a distance of 84.80 feet



to a rebar capped Arrington at the SW corner of Lot 98; thence N 44°57'24" E along the southeastern line of Lot 98 a distance of 85.46 feet to a rebar capped RCFA at the SE corner of Lot 99; thence N 31°08'14" E along the southeastern line of Lot 99 a distance of 85.16 feet to a rebar capped EDG at the SE corner of Lot 100; thence N 17°26'54" E along the eastern line of Lot 100 a distance of 85.20 feet to a rebar capped EDG at the SE corner of Lot 101; thence N 04°02'10" E along the eastern line of Lot 101 a distance of 112.25 feet to a rebar capped RCFA at the NE corner of Lot 101, said point being a point on the southerly right-of-way of Crider Road, and also being a point on a curve to the right having a central angle of 14°22'33" and a radius of 370.00 feet, said curve subtended by a chord bearing S 60°20'37" E and a chord distance of 92.59 feet; thence along the arc of said curve and along said right-of-way a distance of 92.84 feet to a Rebar capped EDG; thence S 53°09'27" E along said right-of-way and southerly line of future road extension a distance of 141.76 feet to a rebar capped EDG at a point of curve to the left having a central angle of 14°17'57" and a radius of 530.00 feet, said curve subtended by a chord bearing S 60°18'25" E and a chord distance of 131.93 feet; thence along the arc of said curve and along said future road extension a distance of 132.27 to a rebar capped EDG; thence S 67°27'24" E along the future road extension a distance of 76.62 feet to the centerline of a stream that is a tributary to Beaverdam Creek; thence S 68°34'46" W along said centerline and leaving said future right-of-way a distance of 73.43 feet; thence S 50°32'51" W along said centerline a distance of 76.84 feet; thence N 81°09'21" W along said centerline a distance of 30.03 feet; thence S 51°22'49" W along said centerline a distance of 96.33 feet; thence N 51°11'13" W along said centerline a distance of 74.50 feet; thence N 75°19'22" W along said centerline a distance of 67.63 feet; thence S 62°33'05" W along said centerline a distance of 21.10 feet; thence S 32°32'06" W along said centerline a distance of 49.89 feet; thence S 22°32'22" E along said centerline a distance of 22.50 feet; thence S 38°27'54" W along said centerline a distance of 67.61 feet; thence S 30°11'04" E along said centerline a distance of 52.95 feet; thence S 83°19'30" W along said centerline a distance of 52.66 feet; thence S 47°12'54" W along said centerline a distance of 55.25 feet; thence S 08°51'37" W along said centerline a distance of 42.03 feet; thence N 87°47'46" E and leaving said centerline a distance of 13.91 feet to a 5/8" rebar; thence S 00°55'38" W a distance of 503.45 feet to a rebar capped EDG on the south line of NE ¼ of the NE ¼ of Section 8; thence N 88°34'27" W along the south line of said 1/4-1/4 section a distance of 446.86 feet to the POINT OF BEGINNING. Said parcel of land contains 7.01 acres, more or less.

LESS AND EXCEPT THE FOLLOWING REAL PROPERTY:

a gravel road situated in the NW ¼ of the NW ¼ of Section 9, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a 3" capped pipe at the NW corner of Section 9, Township 21 South, Range 3 West, Shelby County, Alabama; thence S 89°07'55" E along the north line of the NW ¼ of the NW ¼ of said section a distance of 20.50 feet to a rebar capped RCFA; thence S 89°07'55" E along the north line of said 1/4-1/4 section a distance of 385.36 feet to the centerline of a stream that is a tributary to Beaverdam Creek; thence S 48°04'59" W along said centerline and leaving said 1/4-1/4 section a distance of 15.07 feet; thence S 02°45'12" E along said centerline a distance of 43.86 feet; thence S 04°22'37" E along said centerline a distance of 53.36 feet; thence S 00°48'03" E along said centerline a distance of 41.70 feet; thence S 61°41'59" W along said centerline a distance of 25.07 feet; thence S 82°35'08" W along said centerline a distance of 29.81 feet; thence S 47°51'28" W along said centerline a distance of 54.39 feet; thence S 02°51'49" E along said centerline a distance of 44.93 feet; thence N 75°10'33" E along said centerline a distance of 22.09 feet; thence N 80°59'41" E along said centerline a distance of 53.58 feet; thence S 47°40'41" W along said centerline a distance of 70.88 feet; thence S 12°46'44" E along said centerline a distance of 17.30 feet; thence S 52°55'36" E along said centerline a distance of 54.87 feet; thence S 18°07'40" E along said centerline a distance of 46.05 feet; thence S 39°09'58" W along said centerline a distance of 46.33 feet to the POINT OF BEGINNING of the centerline of a 20' ingress and egress easement lying 10 feet either side of and parallel to the following described centerline, said centerline also

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Shelby Cnty Judge of Probate, AL
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being the centerline of an existing dirt road; thence N 64°47'45" W along the centerline of said easement and dirt road, leaving the centerline of said stream for a distance of 221.23 feet to the northerly line of a future road extension of a 60 foot wide right of way recorded as Crider Road and the END of said easement.



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Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

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

Grantor's Name Lacey's Game Pk, Inc.
Mailing Address 5 Riverchase Ridge
Suite 200
Birmingham AL 35244

Grantee's Name Three Oaks Inc
Mailing Address 3427 Camp Rd. 1043
Cullman, AL 35057

Property Address no address
assigned

Date of Sale 9/18/17
Total Purchase Price \$

or
Actual Value \$ 58,000.00

or
Assessor's Market Value \$ 58,000.00



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Shelby Cnty Judge of Probate, AL
09/21/2017 10:36:31 AM 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 9/21/17

Print Lacey's Game Pk, Inc
P.K. Smart, President

Unattested

Sign P.K. Smart
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1