


THIS INSTRUMENT PREPARED BY:
William Sylvester
Baker, Donelson, Bearman, Caldwell & Berkowitz
420 North 20th Street, Suite 1400
Birmingham, Alabama 35203-5202

STATE OF ALABAMA)
)
COUNTY OF SHELBY)


20171122000422350 1/10 \$43.00
Shelby Cnty Judge of Probate, AL
11/22/2017 01:11:13 PM FILED/CERT

QUITCLAIM DEED WITH RESERVATIONS

THIS CONVEYANCE WAS EXECUTED FOR A NOMINAL CONSIDERATION FOR THE PURPOSE OF PERFECTING TITLE TO REAL ESTATE IN THE GRANTEE IN ACCORDANCE WITH SECTION 40-22-1 OF THE CODE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS, that as of the 27th day of October, 2017, and in consideration of the sum of One and 00/100 Dollars (\$1.00) and other good and valuable consideration in hand paid to the hereinafter named Grantors, the receipt and sufficiency whereof is hereby acknowledged, the following Grantors do hereby remise, release, quitclaim and convey to **RMCS2017, LLC**, an Alabama limited liability company (hereinafter referred to as the "**Grantee**") all of the Grantors' right, title and interest in and to that certain real property situated in Shelby County, Alabama, as particularly described below (the "**Subject Property**").

This conveyance has been executed, acknowledged, and delivered to the Grantee by all of the following (the "**Grantors**"):

(1) James Steven Mobley, an individual resident of Jefferson County, Alabama;

(2) James Steven Mobley, as Trustee of the Robin Reed Mobley Irrevocable Trust dated December 18, 2012; and

(3) Robin Reed Mobley, as Trustee of the James Steven Mobley Irrevocable Trust dated December 18, 2012.

James Steven Mobley and Robin Reed Mobley are husband and wife.

The Subject Property is more particularly described as follows:

The following parcel of land situated in the South 1/2 of Section 27, in the Southeast 1/4 of Section 28, in the Northeast 1/4 of Section 33 and in the North 1/4 of Section 34, all in Township 20 South, Range 2 West, Shelby County, Alabama:

Commence at the SE corner of the NE 1/4 of the NE 1/4 of Section 33, Township 20 South, Range 2 West as the Point of Beginning; thence N 88°05'36" W along the South line of said 1/4-1/4 a distance of 2249.48'; thence N 62°40'13" E a distance of 2147.00'; thence N 27°16'51" W a distance of 215.00'; thence S 62°43'09" W a distance of 236.79'; thence N 27°16'51" W a distance of 509.28'; thence N 64°00'41" E a distance of 189.83'; thence N 77°48'43" E a distance of 804.52'; thence S 86°40'33" E a distance of 132.86'; thence S 74°41'53" E a distance of 103.88'; thence S 29°15'05" E a distance of 304.76' to the point of a non-tangent curve to the left having a radius of 285.00', a central angle of 9°55'26", and subtended by a chord which bears S 64°16'23" W, a chord distance of 49.30'; thence along said curve an arc distance of 49.36'; thence S 59°18'40" W a distance of 127.04'; to the point of curve to the right having a radius of 515.00', a central angle of 27°26'43", and subtended by a chord which bears S 73°02'01" W, a chord distance of 244.34'; thence along said curve an arc distance of 246.69'; thence S 86°45'23" W a distance of 48.38'; to the point of curve to the left having a radius of 1035.00', a central angle of 1°01'47", and subtended by a chord which bears S 86°14'30" W, a chord distance of 18.60'; thence along said curve an arc distance of 18.60'; thence S 04°35'30" E a distance of 70.00'; thence S 08°43'19" E a distance of 145.43'; thence S 02°37'53" W a distance of 625.76'; thence N 76°53'32" E a distance of 1206.99'; thence N 59°45'20" W a distance of 128.77'; thence N 16°28'54" W a distance of 648.46'; thence N 73°22'43" E a distance of 451.31' to the point of curve to the left having a radius of 1030.00', a central angle of 8°56'25", and subtended by a chord which bears N 68°54'31" E, a chord distance of 160.55'; thence along said curve an arc distance of 160.72'; thence with a reverse curve to the right having a radius of 470.00', a central angle of 12°31'35", and subtended by a chord which bears N 70°42'06" E, a chord distance of 102.55'; thence along said curve an arc distance of 102.75'; thence N 76°57'53" E a distance of 154.85' to the point of curve to the left having a radius of 280.00', a central angle of 34°28'05", and subtended by a chord which bears N 59°43'50" E, a chord distance of 165.91'; thence along said curve an arc distance of 168.44'; thence N 42°29'48" E a distance of 59.30' to the point of curve to the right having a radius of 25.00', a central angle of 81°06'42", and subtended by a chord which bears N 83°03'09" E, a chord distance of 32.51'; thence along said curve an arc distance of 35.39'; thence with a reverse curve to the left having a radius of 325.00', a central angle of 39°03'15", and subtended by a chord which bears S 75°55'08" E, a chord distance of 217.26'; thence along said curve an arc distance of 221.53'; thence N 84°33'14" E a distance of 128.07'; thence S 05°26'46" E a distance of 125.00'; thence N 83°50'29" E a distance of 180.01'; thence N 88°30'38" E a distance of 491.66'; thence S 11°23'03" E a distance of 103.03'; thence S 74°13'57" W a distance of 63.80'; thence S 87°28'09" W a distance of 138.08'; thence S 76°38'02" W a distance of 126.50'; thence S 11°28'34" W a distance of 249.21'; thence S 53°40'55" E a distance of 213.83'; thence N 77°04'20" E a distance of 113.12'; thence N 63°08'53" E a distance of 73.06'; thence N 71°45'31" E a distance of 156.06'; thence N 21°19'06" W a distance of 20.03'; thence N 68°47'45" E a distance of 67.02'; thence N 78°06'08" E a distance of 62.82'; thence N 87°04'06" E a distance of 46.60'; thence S 22°06'38" W a distance of

165.41'; thence S 37°53'22" E a distance of 213.62'; thence N 82°06'38" E a distance of 186.54'; thence N 35°28'47" E a distance of 363.52'; thence N 78°14'17" E a distance of 59.44'; thence N 69°43'09" E a distance of 156.48' to the point of a non-tangent curve to the left having a radius of 75.00', a central angle of 86°30'32", and subtended by a chord which bears N 44°08'23" E, a chord distance of 102.79'; thence along said curve an arc distance of 113.24'; thence N 00°53'08" E a distance of 12.12'; thence S 89°06'52" E a distance of 135.00'; thence N 00°53'08" E a distance of 62.73'; thence S 76°50'54" E a distance of 455.75'; thence S 79°31'18" E a distance of 470.77'; thence S 79°31'32" E a distance of 238.89' to the East line of the SE 1/4 of the SE 1/4 of Section 27, Township 20 South, Range 2 West; thence S 00°33'08" E along said East line a distance of 141.22'; thence N 89°35'45" W a distance of 208.78'; thence S 00°34'11" E a distance of 208.66'; thence S 89°56'08" E a distance of 209.44' to the East line of the NE 1/4 of the NE 1/4 of Section 34, Township 20 South, Range 2 West; thence S 00°33'08" E along said East line a distance of 1088.55' to the SE corner of said 1/4-1/4; thence N 89°07'13" W along the South line of said 1/4-1/4 a distance of 1303.35' to the SW corner of said 1/4-1/4; thence N 89°10'42" W along the South line of the NW 1/4 of the NE 1/4 and along the NE 1/4 of the NW 1/4 of said Section 34 a distance of 2641.07' to the SE corner of the NW 1/4 of the NW 1/4 of said Section 34; thence S 89°51'07" W along the South line of said 1/4-1/4 section a distance of 1343.66' to the Point of Beginning.

Containing 213.3 acres, more or less.

This conveyance is made by the Grantors as their contributions to the capital of the Grantee, and is in exchange for the respective Grantors' membership interests in the Grantee. This conveyance is not taxable for federal or state income tax purposes. The federal income tax treatment of this conveyance is intended to be governed by Sections 721 and 1223(2) of the Internal Revenue Code.

This conveyance is expressly subject to a reservation to the Grantors of a seventy foot (70.00') right-of-way (the "**Right-Of-Way**") over and through the land described on **EXHIBIT "A"** attached to this conveyance and incorporated by reference herein. The Grantors, or any one (1) or more of them, shall have the right to improve, utilize, maintain, repair, and dedicate private or public roads within the Right-Of-Way. If deemed necessary or convenient to the City of Pelham, Alabama or to any other party, the Grantee, and its successors and assigns, shall confirm Grantors' reservation of rights in and to the Right-Of-Way, and shall execute in recordable form, without charge or delay, any instrument deemed necessary or convenient by Grantors to document any dedication of the Right-Of-Way.

This conveyance is further expressly subject to a reservation to James Steven Mobley, as Trustee of the Robin Reed Mobley Irrevocable Trust dated December 18, 2012, of the right and privilege to install, repair, and replace effluent irrigation facilities and related improvements within those portions of the Subject Property identified on **EXHIBIT "B"** attached to this conveyance and incorporated by reference herein (the "**Field Line Areas**"). Such improvements shall serve Waste

Water Treatment Plant Site 2 ("**Plant #2**"), currently operated by Weatherly Utility Services under Permit AL0076520 issued by the Alabama Department of Environmental Management ("**ADEM**"). Components which may be installed, repaired, or replaced within the Field Line Areas may include, without limitation, such fencing, underground or above ground piping, valves, connectors, and sprinklers as already are in place and other components as may be necessary or convenient to effect an expansion as permitted by the ADEM or similar board or agency. There is also reserved to J. Steven Mobley, as Trustee of the Robin Reed Mobley Irrevocable Trust dated December 18, 2012, an easement to connect the Field Line Areas to Plant #2 directly or through connections.

The rights reserved in connection with this conveyance shall be freely assignable by the Grantors, and by their successors and assigns.

Grantors (other than James Steven Mobley acting as a Grantor in his individual capacity) do for themselves and for their successors and assigns, covenant with Grantee and its successors and assigns, that Grantors (other than James Steven Mobley acting as a Grantor in his individual capacity) and their successors and assigns shall defend the same to Grantee and its successors and assigns forever, against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under Grantors (other than James Steven Mobley acting as a Grantor in his individual capacity) in their respective capacity as Trustee, but not further or otherwise. This instrument is executed by Grantors (other than James Steven Mobley acting as a Grantor in his individual capacity) solely in their respective capacity as Trustee, and neither this instrument nor anything herein contained shall be construed as creating any obligation or liability on the part of the Grantors (other than James Steven Mobley acting as a Grantor in his individual capacity) in their individual capacity; Grantors (other than James Steven Mobley acting as a Grantor in his individual capacity) expressly limit their respective liability hereunder to the assets they received and held in such respective capacities.

GRANTORS' NAMES AND ADDRESS: James Steven Mobley; James Steven Mobley as Trustee; and Robin Reed Mobley, as Trustee, 2101 4th Avenue South, Suite 200, Birmingham, Alabama 35233.

SUBJECT PROPERTY ADDRESS: 103 Ballantrae Road
,Pelham, Alabama, 35124

ASSESSED MARKET VALUE:

\$1,962,600.00.

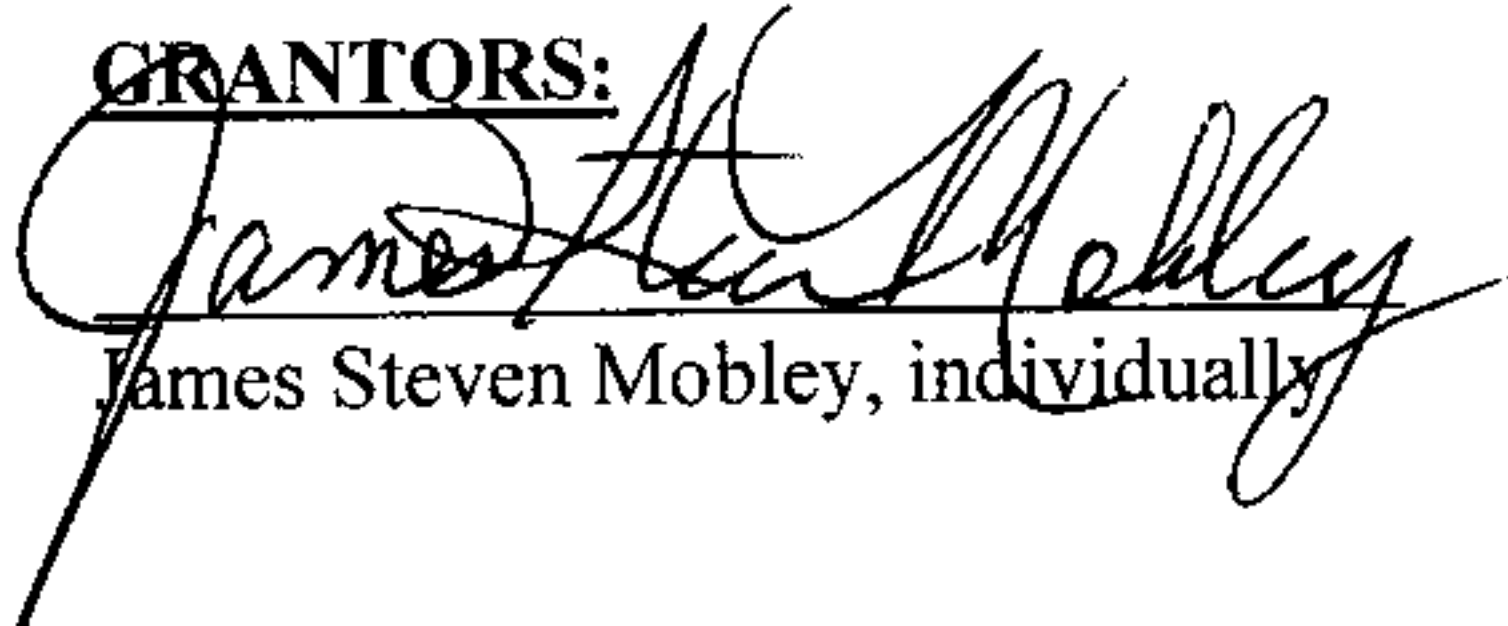
The actual assessed market value of the Subject Property can be verified in the documentary records of the Tax Assessor for Shelby County, AL

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

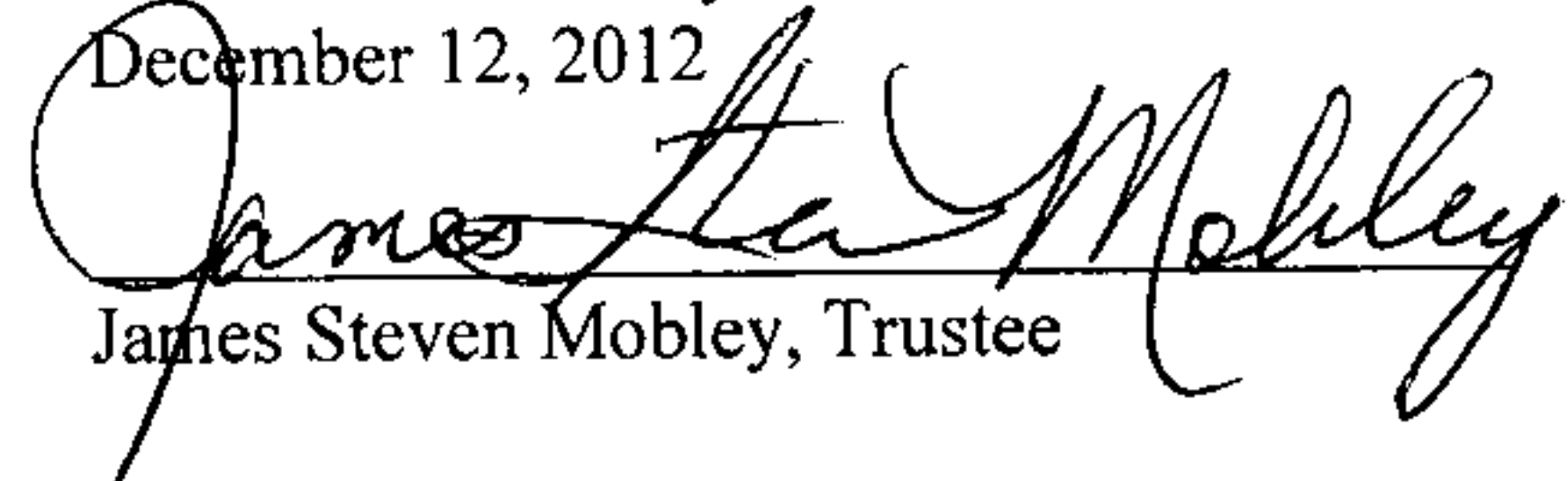


IN WITNESS WHEREOF, the Grantors have caused this Quitclaim Deed With Reservations to be executed, acknowledged, and delivered as of the date first written above.

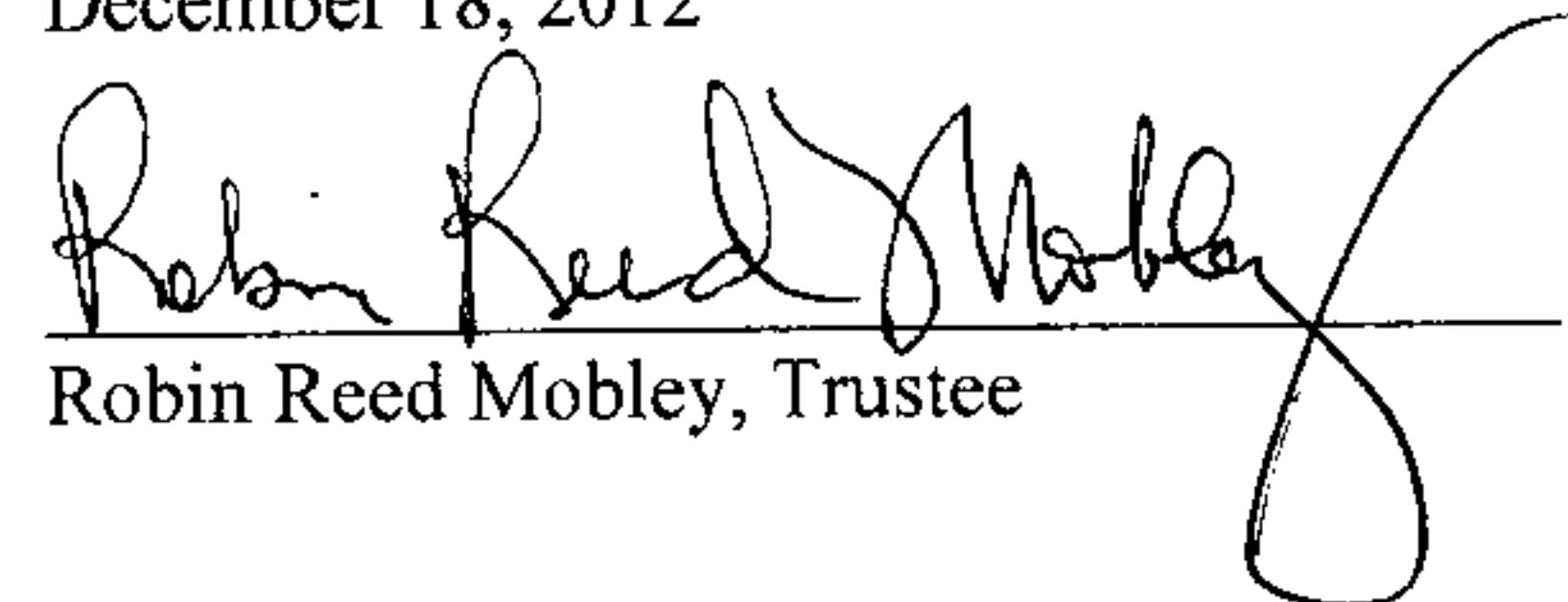
GRANTORS:



James Steven Mobley, individually

James Steven Mobley, as Trustee of the
Robin Reed Mobley Irrevocable Trust dated
December 12, 2012


James Steven Mobley, Trustee

Robin Reed Mobley, as Trustee of the James
Steven Mobley Irrevocable Trust dated
December 18, 2012


Robin Reed Mobley, Trustee


20171122000422350 5/10 \$43.00
Shelby Cnty Judge of Probate, AL
11/22/2017 01:11:13 PM FILED/CERT

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James Steven Mobley, a married man, is signed to the foregoing Quitclaim Deed With Reservations, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he executed the same voluntarily as of October 27, 2017.

Given under my hand and seal this the 21st day of November, 2017.


Notary Public

[NOTARIAL SEAL]

My Commission Expires: 3-29-21

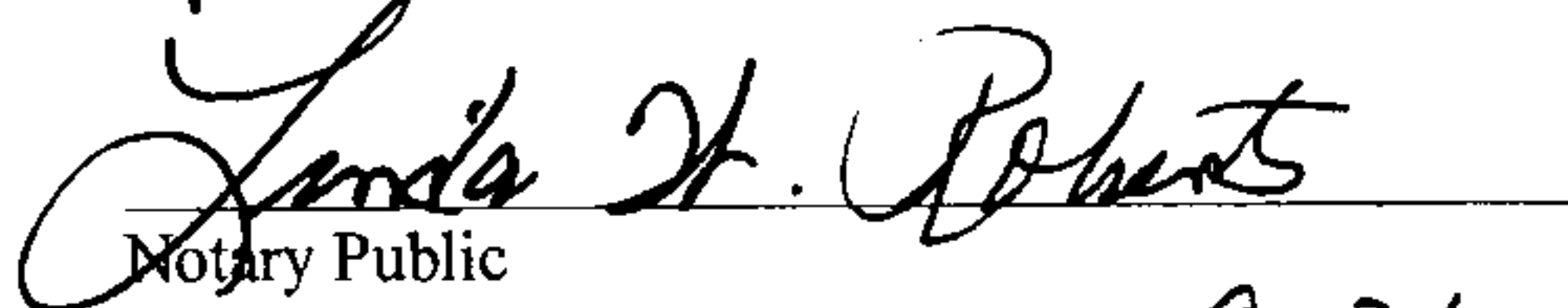


STATE OF ALABAMA)

JEFFERSON COUNTY)

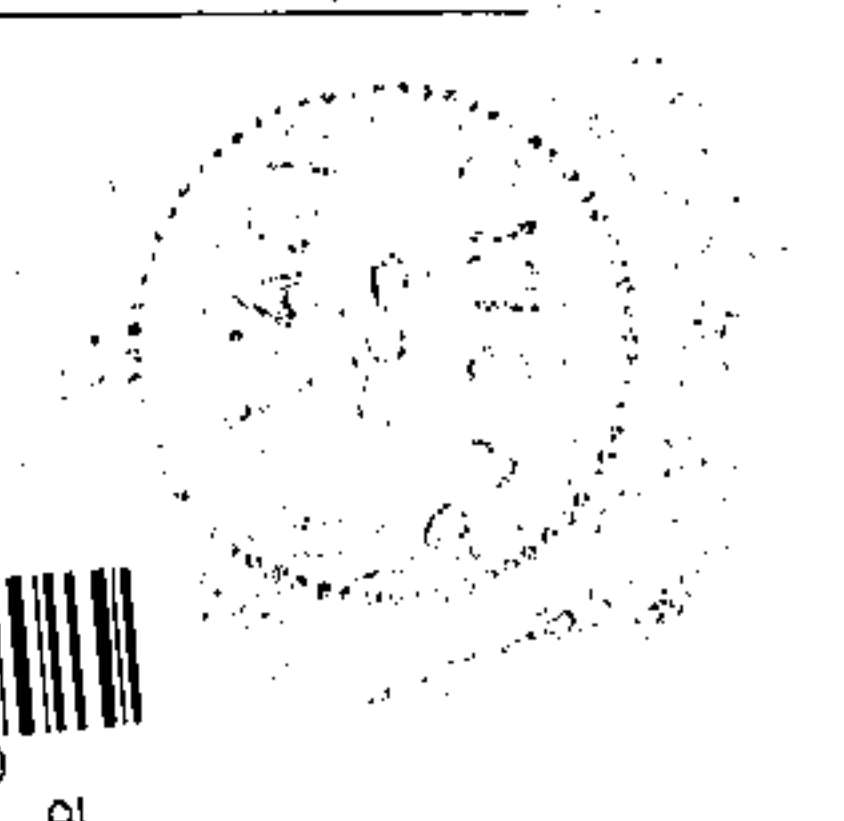
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James Steven Mobley, as Trustee of the Robin Reed Mobley Irrevocable Trust dated December 12, 2012, is signed to the foregoing Quitclaim Deed With Reservations, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he, in his capacity as such Trustee and with full authority, executed the same voluntarily for and as the act of said Trust, as of October 27, 2017.

Given under my hand and seal this the 21st day of November, 2017.


Notary Public

[NOTARIAL SEAL]

My Commission Expires: 3-29-21



STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Robin Reed Mobley, as Trustee of the James Steven Mobley Irrevocable Trust dated December 18, 2012, is signed to the foregoing Quitclaim Deed With Reservations, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, she, in her capacity as such Trustee and with full authority, executed the same voluntarily for and as the act of said Trust, as of October 27, 2017.

Given under my hand and seal this the 21st day of November, 2017.



Notary Public

[NOTARIAL SEAL]

My Commission Expires: 3-29-21





20171122000422350 7/10 \$43.00
Shelby Cnty Judge of Probate, AL
11/22/2017 01:11:13 PM FILED/CERT

EXHIBIT A

A 70' strip of land being more particularly described as follows:

Commence at the Southeast corner of the Northeast 1/4 of the Northeast 1/4 of Section 33, Township 20 South, Range 2 West; thence N 88°02'24" W along the South line of said 1/4-1/4 a distance of 2249.48'; thence N 62°43'09" E a distance of 2145.98'; thence N 27°16'51" W a distance of 145.00' to the point of Beginning; thence N 27°16'51" W a distance of 70.00'; thence N 62°43'09" E a distance of 48.81'; to the point of curve to the right having a radius of 1035.00', a central angle of 23°00'27", and subtended by a chord which bears N 74°13'23" E, a chord distance of 412.83', thence along said curve an arc distance of 415.61'; thence S 04°35'30" E a distance of 70.00' to the point of a non-tangent curve to the left having a radius of 965.00', a central angle of 23°01'50", and subtended by a chord which bears S 74°14'04" W, a chord distance of 385.29', thence along said curve an arc distance of 387.89'; thence S 62°43'09" W a distance of 48.81' to the Point of Beginning.

Containing 0.7 acres, more or less.



20171122000422350 8/10 \$43.00
Shelby Cnty Judge of Probate, AL
11/22/2017 01:11:13 PM FILED/CERT

EXHIBIT B

ES 1B (Existing Field Line Area)

Commence at the SW corner of the NW 1/4 of the NW 1/4 of Section 34, Township 20 South, Range 2 West; thence N 89°51'07" E a distance of 339.04'; thence N 00°08'53" W a distance of 625.28' to the Point of Beginning; thence N 76°53'32" E a distance of 860.69'; thence N 59°45'20" W a distance of 128.77'; thence N 16°28'54" W a distance of 294.05'; thence N 62°12'47" E a distance of 100.10'; thence S 64°28'50" E a distance of 194.88'; thence S 55°33'33" E a distance of 136.88'; thence S 81°15'31" E a distance of 134.17'; thence S 08°37'38" E a distance of 279.54'; thence N 71°45'08" W a distance of 231.52'; thence S 66°54'08" W a distance of 193.45'; thence S 55°15'20" W a distance of 184.84'; thence S 61°42'47" W a distance of 234.25'; thence S 82°40'26" W a distance of 195.41'; thence S 62°11'50" W a distance of 208.85'; thence N 16°03'45" W a distance of 220.13' to the Point of Beginning.

Containing 6.3 acres, more or less.

ES 2 (Existing Field Line Area)

Commence at the SW corner of the NW 1/4 of the NW 1/4 of Section 34, Township 20 South, Range 2 West; thence N 89°51'07" E a distance of 407.19'; thence N 00°08'53" W a distance of 236.45' to the Point of Beginning; thence N 72°13'58" E a distance of 160.90'; thence N 77°03'52" E a distance of 198.71'; thence N 76°18'36" E a distance of 66.77'; thence N 67°25'12" E a distance of 72.79'; thence N 77°13'25" E a distance of 73.73'; thence N 82°48'39" E a distance of 189.54'; thence S 14°23'45" E a distance of 196.04'; thence S 13°45'03" E a distance of 128.95'; thence S 74°26'56" W a distance of 215.98'; thence S 88°10'51" W a distance of 117.69'; thence N 61°48'18" W a distance of 128.31'; thence N 89°00'40" W a distance of 254.69'; thence N 42°53'38" W a distance of 183.45' to the Point of Beginning.

Containing 4.5 acres, more or less.

ES 3 (Future Expansion)

Commence at the SW corner of the NW 1/4 of the NW 1/4 of Section 34, Township 20 South, Range 2 West; thence N 00°41'16" W a distance of 496.54'; thence N 89°18'44" E a distance of 1850.94' to the Point of Beginning; thence S 85°39'48" E a distance of 449.27'; thence S 11°45'10" W a distance of 224.22'; thence S 82°07'27" W a distance of 309.78'; thence N 17°52'37" W a distance of 310.95' to the Point of Beginning.

Containing 2.2 acres, more or less.

ES 4 (Future Expansion)

Commence at the SW corner of the NW 1/4 of the NW 1/4 of Section 34, Township 20 South, Range 2 West; thence N 00°41'16" W a distance of 259.53'; thence N 89°18'44" E a distance of 2422.76' to the Point of Beginning; thence N 11°36'42" E a distance of 384.40'; thence S 83°51'32" E a distance of 651.30'; thence S 05°51'20" W a distance of 408.28'; thence N 81°43'54" W a distance of 690.46' to the Point of Beginning.

Containing 6.1 acres, more or less.

ES 5 (Future Expansion)

Commence at the SW corner of the NW 1/4 of the NW 1/4 of Section 34, Township 20 South, Range 2 West; thence N 00°41'16" W a distance of 229.72'; thence S 89°18'44" W a distance of 3406.36' to the Point of Beginning; thence N 01°59'37" W a distance of 419.07'; thence S 88°33'44" E a distance of 142.66'; thence S 78°57'21" E a distance of 192.42'; thence S 68°34'54" E a distance of 472.81'; thence S 46°01'15" W a distance of 365.67'; thence N 84°25'33" W a distance of 496.26' to the Point of Beginning.

Containing 5.8 acres, more or less.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/22/2017 01:11:13 PM
\$2005.00 DEBBIE
20171122000422350

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister", is written over the official text.