

This instrument was prepared by:
Clayton T. Sweeney, Esquire
2700 Highway 280 East
Suite 160
Birmingham, Alabama 35223

Send Tax Notice to:
Eddleman Lands LLC
2700 Hwy 280. Suite 425
Birmingham, AL 35223

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and NO/100 Dollars (\$10.00) to the undersigned grantor, **EDDLEMAN PROPERTIES, LLC**, an Alabama limited partnership (herein referred to as "Grantor"), in hand paid by Grantee named herein, the receipt of which is hereby acknowledged, the said **EDDLEMAN PROPERTIES, LLC**, an Alabama limited partnership, does by these presents, grant, bargain, sell and convey unto **EDDLEMAN LANDS, LLC**, an Alabama limited liability company (hereinafter referred to as "Grantee", whether one or more), the following described real estate (the "property"), situated in Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof for legal description.

Mineral and mining rights excepted.

The above property is conveyed subject to:

- (1) Ad Valorem taxes due and payable October 1, 2018 and all subsequent years thereafter.
- (2) Public utility easements, rights of way, and limitations of record.


The preparer of this instrument makes no representation as to the status of the title conveyed herein. Legal Description provided by grantor.

The Grantor herein was formerly known as Eddleman Properties II, LLC. The name was changed by merger with Eddleman Properties, LLC.

This conveyance is made with the express reservation and condition that by acceptance of this deed, the Grantees, for themselves and on behalf of their heirs, administrators, executors, successors, assigns, contractors, permittees, licensees and lessees, hereby release and forever discharge Grantor, its successors and assigns, from any and all liability, claims and causes of action whether arising at law (by contract or in tort) or in equity with respect to damage or destruction of property and injury to or death of any person located in, on, or under the surface of or over lands herein conveyed, as the case may be, which are caused by, or arise as a result of, past or future soil, subsoil or other conditions (including without limitation, sinkholes, underground mines, and limestone formations) under or on the Property, whether contiguous or non-contiguous. The Grantee(s) agree(s) that he (she) (they) is (are) acquiring the Property "AS IS", without any representation or warranty on the part of Grantor other than as to title. Further, the Grantee, its successors and assigns hereby acknowledges that the Grantor shall not be liable for and no action shall be asserted against Grantor in connection with any drainage easements, ditches or pipes or drainage problems associated therewith and that Grantee has inspected the same and accepts the property along with all drainage easements, ditches or pipes in its present "AS IS" condition. For purposes of this paragraph the term Grantor shall mean and refer to (i) the partners, agents and employees of Grantor; (ii) the officers, directors, employees and agents of general partners of Grantor or partners thereof; and (iii) any successors or assigns of Grantor. This covenant and agreement shall run with the land conveyed hereby as against Grantee, and all persons, firms, trusts, partnerships, limited partnerships, corporations, or other entities holding under or through Grantee.

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

Shelby County, AL 01/19/2018
State of Alabama
Deed Tax: \$110.00


20180119000019360 1/5 \$137.00
Shelby Cnty Judge of Probate, AL
01/19/2018 01:24:06 PM FILED/CERT

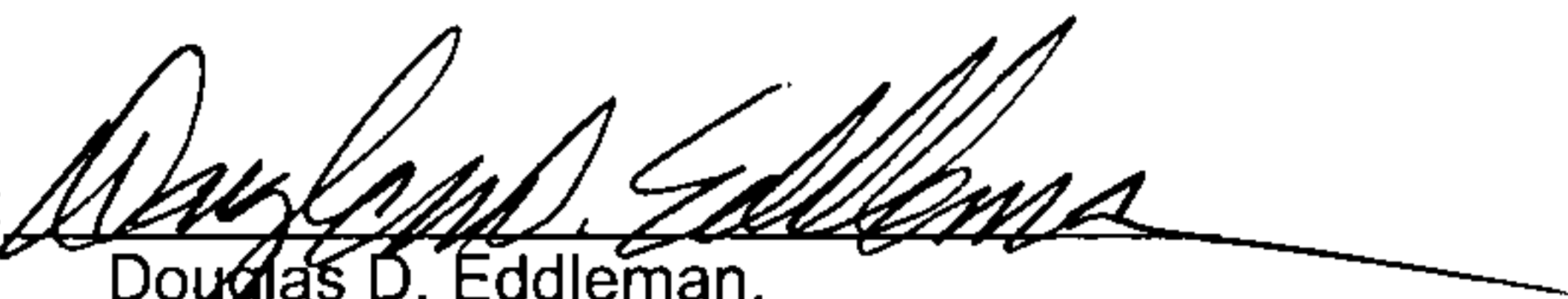
This instrument is executed as required by the Articles of organization and operational agreement of said LLC and same have not been modified or amended

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand by its duly authorized officer this 28th day of December, 2017.

GRANTOR:

EDDLEMAN PROPERTIES, LLC

By its members:

By: 
Douglas D. Eddleman,
Its Member

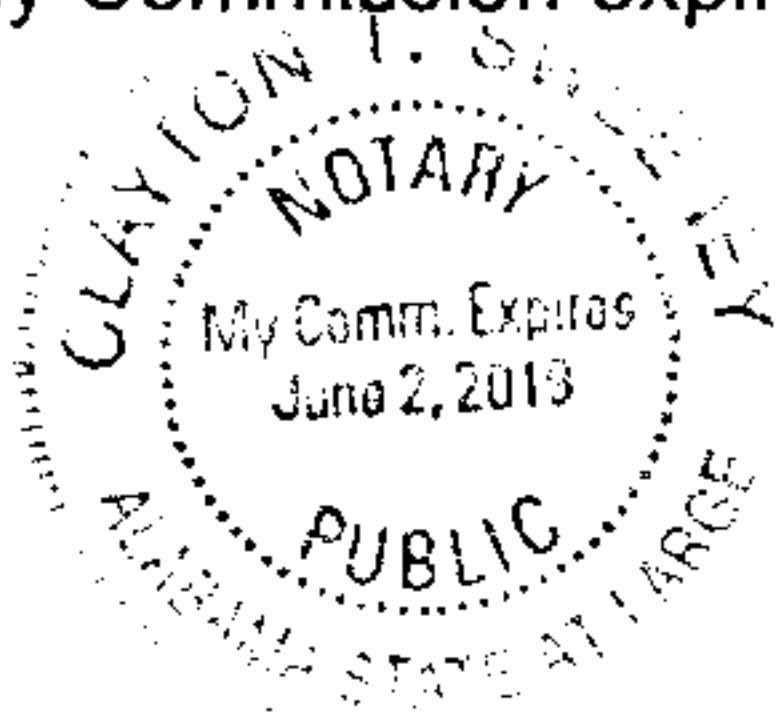
STATE OF ALABAMA)
COUNTY OF JEFFERSON)


I, the undersigned, a Notary Public in and for said County in said State hereby certify that Douglas D. Eddleman, whose name as Member of Eddleman Properties, LLC, an Alabama limited liability company, is signed to the foregoing Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing deed, he, as such member, 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 of office this the 28th day of December, 2017.


NOTARY PUBLIC

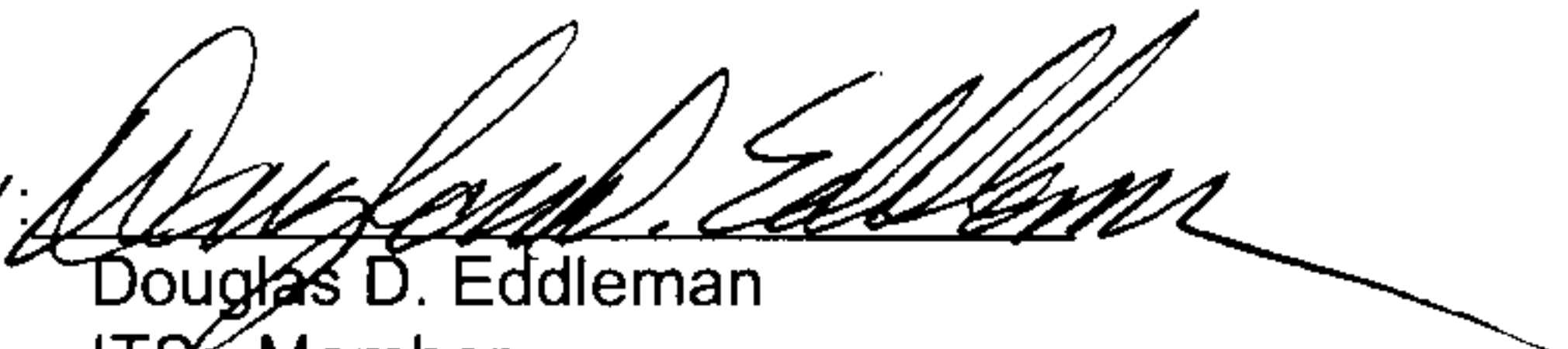
My Commission expires: 6-2-2019




20180119000019360 2/5 \$137.00
Shelby Cnty Judge of Probate, AL
01/19/2018 01:24:06 PM FILED/CERT

The Grantee executes this deed only to acknowledge and accept all covenants and restrictions contained hereinabove and Grantee, his successors and assigns, agree and understand that the property conveyed herein is subject to the foregoing covenants and restrictions.

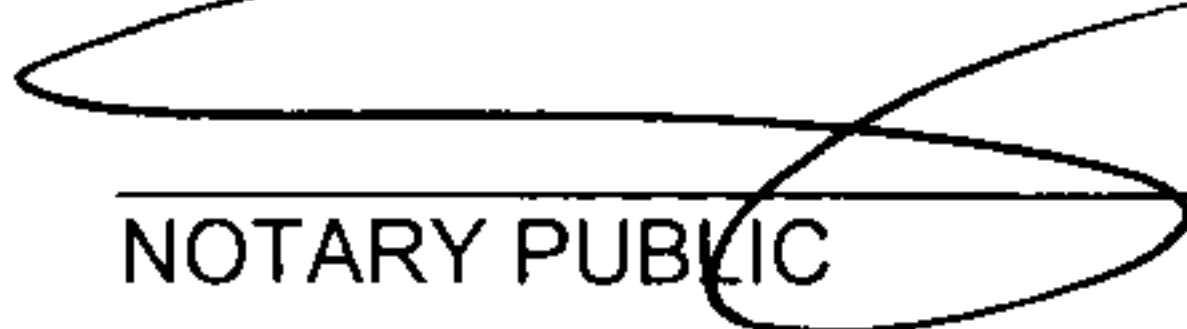
Eddleman Lands, LLC

BY: 
Douglas D. Eddleman
ITS: Member

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Douglas D. Eddleman, whose name as Member of Eddleman Lands, LLC, an Alabama limited liability company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he as such member and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal this 29th day of December, 2017.



NOTARY PUBLIC

My Commission expires: 6-2-2019





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Exhibit "A"

A parcel of land situated in the East one-half of the West one-half of Section 32, Township 19 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Begin at an iron pin found at the intersection of the West line of the East one-half of the West one-half of said Section 32 and the South right-of-way line of Pumpkin Swamp Road, Shelby County Highway # 32; thence run South along said West line for a distance of 1,171.25 feet to an iron pin found on the Northwest right-of-way line of Shelby County Highway # 438; thence turn an angle to the left of 126 degrees, 18 minutes, 02 seconds and run in a Northeasterly direction along said Northwest right-of-way line for a distance of 241.37 feet to a point on a curve to the left having a central angle of 17 degrees, 45 minutes, 19 seconds and a radius of 538.00 feet; thence run in a Northeasterly direction along the arc of said curve and also along said Northwest right-of-way line for a distance of 166.72 feet to a point on a reverse curve to the right having a central angle of 19 degrees, 51 minutes, 31 seconds and a radius of 1,143.26 feet; thence run in a Northeasterly direction along the arc of said curve and also along said Northwest right-of-way line for a distance of 396.26 feet to a point; thence run tangent to last stated curve in a Northeasterly direction along said Northwest right-of-way line for a distance of 554.85 feet to a point on a curve to the left having a central angle of 2 degrees, 42 minutes, 24 seconds and a radius of 768.00 feet; thence run in a Northeasterly direction along the arc of said curve and also along said Northwest right-of-way line for a distance of 36.28 feet to a point; thence turn an angle to the left from the chord of last stated curve of 145 degrees, 46 minutes, 44 seconds and run in a Westerly direction for a distance of 59.64 feet to a point; thence turn an angle to the right of 92 degrees, 55 minutes, 45 seconds and run in a Northerly direction for a distance of 209.80 feet to a point on the South right-of-way line of Pumpkin Swamp Road, Shelby County Highway # 32, said point being on a curve to the right having a central angle of 3 degrees, 24 minutes, 25 seconds and a radius of 3,020.00 feet; thence turn an angle to the left of 15 degrees, 53 minutes, 07 seconds to the radius of said curve and run in a Southwesterly direction along the arc of said curve and also along said South right-of-way line for a distance of 179.57 feet to a point; thence run tangent to last stated curve in a Southwesterly direction along said South right-of-way line for a distance of 142.43 feet to a point on a curve to the left having a central angle of 4 degrees, 57 minutes, 55 seconds and a radius of 1,382.30 feet; thence run in a Southwesterly direction along the arc of said curve and also along South right-of-way line for a distance of 119.79 feet to a point; thence run tangent to last stated curve in a Southwesterly direction along said South right-of-way line for a distance of 126.61 feet to a point on a curve to the right having a central angle of 58 degrees, 17 minutes, 05 seconds and a radius of 170.00 feet; thence run in a Southwesterly to Northwesterly direction along the arc of said curve and also along said South right-of-way line for a distance of 172.93 feet to a point; thence run tangent to last stated curve in a Northwesterly direction along said South right-of-way line for a distance of 94.75 feet to a point on a curve to the left having a central angle of 24 degrees, 32 minutes, 41 seconds and a radius of 454.01 feet; thence run in a Northwesterly direction along the arc of said curve and also along said South right-of-way line for a distance of 194.49 feet to a point; thence run tangent to last stated curve in a Northwesterly direction along said South right-of-way line for a distance of 79.87 feet to the point of beginning;

Being a portion of the premises conveyed to the Grantor by Deed dated February 10, 2000 and recorded in the Official Records of Shelby County, AL as instrument number 2000-04450.

20180119000019360 4/5 \$137.00
Shelby Cnty Judge of Probate, AL
01/19/2018 01:24:06 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Eddleman Properties, LLC
2700 Hwy. 280 E., Ste. 425
Mailing Address Birmingham, AL 35223

Grantee's Name Eddleman Lands, LLC
2700 Hwy. 280 E., Ste. 425
Mailing Address Birmingham, AL 35223

Property Address Metes and Bounds

Date of Sale December 29, 2017

Total Purchase Price \$ 110,000.00

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

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 _____

Eddleman Properties, LLC
Print by Douglas D. Eddleman, Member

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one



20180119000019360 5/5 \$137.00
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