



20180126000028040 1/12 \$85.00
 Shelby Cnty Judge of Probate, AL
 01/26/2018 03:36:39 PM FILED/CERT

Jefferson County = 90%
 Shelby County = 10%

This instrument was prepared by:
 W.L. Silver, USS Real Estate
 610 Preserve Parkway, Suite 200
 Hoover, Alabama 35226

Send Tax Notice to:
 Associa – McKay Management
 5 Riverchase Ridge
 Hoover, Alabama 35244

QUITCLAIM DEED

State of Alabama)
 Jefferson &
 Shelby Counties)

County Division Code: AL040
 Inst. # 2018008117 Pages: 1 of 12
 I certify this instrument filed on
 1/26/2018 10:48 AM Doc: D
 Alan L. King, Judge of Probate
 Jefferson County, AL. Rec: \$49.00
 DeedTx: \$346.50
 Clerk: NICOLE

That in consideration of Ten Dollars and 00/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, **United States Steel Corporation**, a Delaware Corporation, herein referred to as "Grantor" does hereby remise, release, and quitclaim to the **Trace Crossings Residential Association, Inc.**, an Alabama non-profit corporation, herein referred to as "Grantee", all their right, title, interest and claim in or the following described real estate, situated in Jefferson and Shelby Counties, Alabama, to-wit:

See attached Exhibit "A" & "B".

TO HAVE AND HOLD TO SAID GRANTEE FOREVER.

Given under my hand and seal this 24 day of January, 2018.

United States Steel Corporation
 a Delaware Corporation

By: W.L. Silver

Its: Director

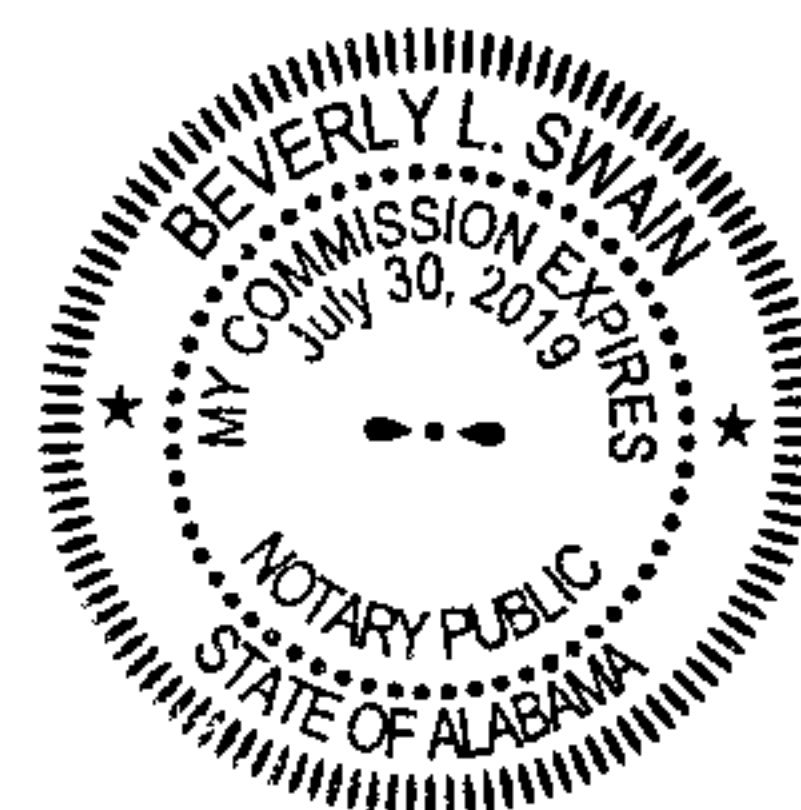
STATE OF ALABAMA
 COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that W.L. Silver, whose name as Director-Real Estate, Southeast, USS Real Estate, a division of United States Steel Corporation, a Delaware Corporation, is signed to the forgoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, in such capacity and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 24 day of January, 2018.

Beverly L. Swain
 Notary Public

Shelby County, AL 01/26/2018
 State of Alabama
 Deed Tax: \$37.00





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EXHIBIT "A"

LEGAL DESCRIPTION COMMON AREA CONVEYANCE TO TRACE CROSSINGS RESIDENTIAL ASSOCIATION, LLC.

Parcel 1

A tract of land located in the Northeast $\frac{1}{4}$ and the North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 32, Township 19 South, Range 3 West, Jefferson County, Alabama, described as follows:

BEGIN at the intersection of the North boundary of Brocks Gap Parkway and the East boundary of South Shades Crest Road; thence in a Northeasterly direction along the East boundary of South Shades Crest Road to the intersection with Interstate I-459; thence continue Northerly and Northeasterly along the South boundary of said Interstate Highway to the intersection with the North boundary of Lot 2715 of the Trace Crossings 27th Sector, as recorded in the Judge of Probate Office, Bessemer Division, in Book 41, Page 78; the following ten (10) courses are along the boundary of said Sector 27; thence turn an angle to the right of $155^{\circ}11'34''$ from said Interstate boundary in a Southwesterly direction along the boundary of said Lot 2715 and 2714 a distance of 179.98 feet; thence turn an angle to the left of $6^{\circ}44'16''$ in a Southwesterly direction along the boundary of Lot 2713 a distance of 120.56 feet; thence turn an angle to the left of $4^{\circ}50'40''$ in a Southwesterly direction along the boundary of Lot 2712 a distance of 106.03 feet; thence turn an angle to the left of $0^{\circ}15'07''$ along the boundary of Lot 2711 a distance of 100.00 feet; thence turn an angle to the right of $0^{\circ}44'56''$ along the boundary of Lot 2710 a distance of 93.78 feet; thence turn an angle to the right of $4^{\circ}40'20''$ along the boundary of Lot 2709 a distance of 91.75 feet; thence turn an angle to the right of $1^{\circ}34'44''$ along the boundary of Lot 2708 a distance of 100.00 feet; thence turn an angle to the left of $0^{\circ}04'20''$ along the boundary of Lot 2707 a distance of 103.29 feet; thence turn an angle to the left of $8^{\circ}46'41''$ along the boundary of Lots 2706, 2705, 2704, 2703 and 2702 a distance of 616.75 feet to the Northeast boundary of an Alabama Power Company transmission line corridor; thence turn an angle to the left of $63^{\circ}34'06''$ in a Southeasterly direction along the boundary of Lots 2702 and 2701 and also said transmission line corridor a distance of 183.92 to the Western most corner of Lot 2613 of the Trace Crossings 26th Sector, as recorded in the Judge of Probate Office, Bessemer Division, Book 40, Page 62; thence leaving said Sector 27, continue in a straight line along the boundary of said Lot 2613 and said transmission line corridor a distance of 196.41 feet to the Northern boundary of Scout Trace and the beginning of a non-tangent curve to the left, with a radius of 390.00 feet, a central angle of $30^{\circ}16'14''$; thence turn and angle to the left to of $100^{\circ}52'50''$ to chord; thence along the arc of said curve and boundary of said road a distance of 206.05 feet to a point on the Northeast boundary of Lot 2801 of the Trace Crossings 28th Sector, as recorded in the Judge of Probate Office, Bessemer Division, in Book 45, Page 51 and also the Southwestern boundary of said transmission line corridor; the following twelve (12) courses are along the boundary of said Sector 28; thence turn an angle to the right of $100^{\circ}52'30''$ from cord from said curve along the boundary of said Lot 2801 and Southwest boundary of said transmission line corridor a distance of 209.14 feet to the Northern most corner of said Lot 2801; thence leaving said transmission line corridor



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turn an angle to the left of $124^{\circ}34'42''$ in a Southerly direction along the West boundary of said Lot 2801 a distance of 225.89 feet; thence turn an angle to the left of $10^{\circ}50'29''$ along the boundary of Lot 2802 a distance of 113.42 feet; thence turn an angle to the left of $0^{\circ}53'41''$ along the boundary of Lot 2803 a distance of 91.21 feet; thence turn an angle to the left of $0^{\circ}48'46''$ along the boundary of Lots 2804 and 2805 a distance of 160.00 feet; thence turn an angle to the right of $1^{\circ}49'39''$ along the boundary of Lot 2806 a distance of 69.42 feet; thence turn an angle to the right of $8^{\circ}52'34''$ along the boundary of Lot 2807 a distance of 63.84 feet; thence turn an angle to the right of $8^{\circ}18'57''$ along the boundary of Lots 2809 and 2810 a distance of 160.00 feet; thence turn an angle to the left of $1^{\circ}24'22''$ along the boundary of Lot 2811 a distance of 91.00 feet; thence turn an angle to the left of $5^{\circ}08'36''$ along the boundary of Lot 2812 a distance of 95.71 feet; thence turn an angle to the left of $5^{\circ}27'32''$ along the boundary of Lot 2813 a distance of 95.71 feet; thence turn an angle to the left of $5^{\circ}12'18''$ along the boundary of Lots 2814 and 2815 a distance of 257.57 feet to the Southwest corner of said Lot 2815; thence leaving said Sector 28, continue in a straight line projection of the last call to the Northern boundary of Brocks Gap Parkway; thence right along the Northern boundary of said Parkway in a Northwesterly direction to the **POINT OF BEGINNING**. Containing 56 acres, more or less.

Parcel 2

A tract of land located in the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and the Southeast $\frac{1}{4}$ of Section 32, and the Southwest $\frac{1}{4}$ of Section 33, Township 19 South, Range 3 West Jefferson County, Alabama; and the Northeast $\frac{1}{4}$ of Section 5, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows:

BEGIN at the at the intersection of the South boundary of Brocks Gap Parkway and the East boundary of South Shades Crest Road; thence in a Southeasterly direction along the South boundary of said Brocks Gap Parkway to the intersection with the West boundary of Creekside Drive; thence right in a Southeasterly direction along the West boundary of said Creekside Drive to the Northeast corner of Lot 1, of Creekside Phase 1, as recorded in the Judge of Probate Office, Bessemer Division, in Book 40, Pages 90 and 90A; the following seven (7) courses are along the boundary of said Creekside Phase 1; thence right in a Westerly direction along the boundary of said Lot 1 a distance of 115.50 feet to the Northwest corner of said Lot 1; thence turn an angle to the left of $79^{\circ}15'46''$ along the boundary of said Lot 1 a distance of 41.76 feet; thence turn an angle to the right of $20^{\circ}15'20''$ along the boundary of Lot 2 a distance of 60.63 feet; thence turn an angle to the right of $33^{\circ}13'43''$ along the boundary of Lots 3 and 4 a distance of 117.84 feet; thence turn an angle to the right of $4^{\circ}46'06''$ along the boundary of Lots 5, 6, 7, 8 and 9 a distance of 281.88 feet; thence turn an angle to the left of $13^{\circ}37'43''$ along the boundary of Lots 9, 10, 11, 12, 13, and 14 a distance of 352.44 feet to the Northwest corner of said Lot 14; thence turn an angle to the left of $90^{\circ}00'00''$ along the boundary of said Lot 14 a distance of 100.00 feet to the boundary of Creekside Drive; thence leaving said Phase 1, turn an angle to the right of $90^{\circ}00'00''$ along the boundary of said Creekside Drive a distance of 9.87 feet; thence turn an angle to the right of $90^{\circ}00'00''$ along the boundary of said Creekside Drive a distance of 40.00 feet; thence turn an angle to the left of $90^{\circ}00'00''$ along the boundary of said Creekside Drive a distance of 196.32 feet to the


beginning of a curve to the left with a radius of 315.00 feet, a central angle of $26^{\circ}56'39''$; thence along the boundary of said Creekside Drive and arc of said curve a distance of 148.13 feet to a radial of said curve; thence turn an angle to the left along said radial and boundary of said road a distance of 40.00 feet; thence turn an angle to the right of $90^{\circ}00'00''$ along the boundary of said Creekside Drive a distance of 60.96 feet to the Eastern most point of Lot 201 of Creekside Phase 2 – Part A as recorded in the Judge of Probate Office, Bessemer Division, Book 43, Page 55; the following five (5) courses are along the boundary of said Creekside Phase 2 – Part A; thence turn an angle to the right of $75^{\circ}57'50''$ along the boundary of said Lot 201 a distance of 103.08 feet; thence turn an angle to the left of $75^{\circ}57'50''$ along the boundary of said Lot 201 and 202 a distance of 125.32 feet; thence turn an angle to the right of $18^{\circ}16'18''$ along the boundary of Lots 203 and 204 a distance of 121.81 feet; thence turn an angle to the right of $17^{\circ}16'29''$ along the boundary of Lots 205, 206, 207 and 208 a distance of 227.37 feet; thence turn an angle to the left of $18^{\circ}30'19''$ along the boundary of Lots 208, 209, 210, 211, 212, 213, 214, 215, 216, 217 and 218 a distance of 682.75 feet to the Northwest corner of Lot 219, of Creekside Phase 2 – Part B, as recorded in the Judge of Probate Office, Bessemer Division, Book 44, Page 26 and the Judge of Probate, Shelby County, # 20071102000507300; thence leaving said Phase 2 – Part A, turn an angle to the left of $2^{\circ}35'48''$ along boundary of said Lot 219 and Lot 220 a distance of 134.55 feet; thence turn an angle to the left of $83^{\circ}02'39''$ along the boundary Lot 220 a distance of 85.99 feet to the boundary of Creekside Drive ; thence turn an angle to the right of $84^{\circ}13'21''$ along the boundary of said Creekside Drive a distance of 49.11 feet to the beginning of a curve to the left with a radius of 51.00 feet, a central angle of $35^{\circ}11'23''$; thence along the boundary of said road and arc of said curve a distance of 31.32 feet to the beginning of a curve to the left with a radius of 67.00 feet, a central angle of $100^{\circ}32'31''$; thence along the boundary of said Creekside Drive and the arc of said curve a distance of 117.57 feet to a curve to the right with a radius of 51.00 feet, a central angle of $37^{\circ}12'56''$; thence along the boundary of said Creekside Drive and arc of said curve a distance of 33.13 feet to the Northeast corner of Lot 221A of the Resurvey of Lot 221, Creekside – Phase 2 – Part B, as recorded in the Judge of Probate Office, Shelby County, # 20090925000365760; thence turn an angle to the right of $88^{\circ}47'23''$ along the boundary of said Lot 221A a distance of 100.02 feet; thence turn an angle to the left of $88^{\circ}42'58''$ a distance of 61.17 feet to the Northwest corner of Lot 222 Creekside Phase 2 – Part B, as recorded in the Judge of Probate Office, Shelby County, # 20071102000507300; the following eighteen (18) courses are along said Creekside Phase 2 – Part B; thence turn an angle to right of $5^{\circ}51'50''$ along the boundary of said Lot 222, 223 and 224 a distance of 189.80 feet; thence turn an angle to the left of $4^{\circ}48'44''$ along the boundary of Lots 225 and 226 a distance of 132.40 feet; thence turn an angle to the left of $3^{\circ}39'43''$ along boundary of Lots 227 and 228 a distance of 126.98 feet; thence turn an angle to the left of $4^{\circ}10'47''$ along the boundary of Lot 229 a distance of 63.56 feet to a walking trail easement; thence turn an angle to the left of $90^{\circ}05'08''$ along the boundary of Lot 229 and radial of a curve a distance of 100.31 feet to the boundary of Creekside Drive and the beginning of a non-tangent curve to the left with a radius of 1690.00 feet, a central angle of $0^{\circ}36'50''$; thence along the boundary of said road and arc of said curve a distance of 18.11 feet; thence right along the radial of said curve and boundary of Lot 230 a distance of 100.45 feet; thence turn an angle to the left of $89^{\circ}18'02''$ along the boundary of Lot 230 a distance of 63.60 feet; thence turn an angle to the left of $5^{\circ}52'03''$ along the boundary of Lots 231, 232 and 233 a distance of 201.33 feet; thence turn an angle to the left of $10^{\circ}51'49''$ along the boundary of Lot 234 a distance of 105.22 feet; thence turn an angle to the left of $6^{\circ}58'06''$ along the boundary of Lot 235 a

distance of 105.83 feet; thence turn an angle to the left of 29°11'53" along the boundary of Lot 235 a distance of 74.09 feet; thence turn an angle to the left of 49°43'07" along the boundary of Lot 236 a distance of 116.86 feet; thence turn an angle to the left of 39°32'08" along the boundary of Lot 237 a distance of 130.35 feet; thence turn an angle to the left of 35°00'12" along the boundary of Lot 238 a distance of 82.46 feet; thence turn an angle to the left of 35°26'58" along the boundary of Lots 238, 239 and 240 to a point on the boundary of Lot 241 a distance of 167.36 feet; thence turn an angle to the right of 116°01'53" along the boundary of Lot 241 to the Southwest corner of Lot 244; thence turn an angle to the right of 3°23'02" along the boundary of Lots 244 and 245 a distance of 140.89 feet to the Southern most point of Lot 320, Creekside – Phase 2 – Part C, as recorded in the Judge of Probate Office, Shelby County, # 20111123000355330; thence leaving said Creekside Phase 2 –Part B, turn an angle to the left of 0°00'30" along the boundary of Lot 320 for a distance of 17.32 feet; thence turn an angle to the left of 36°47'36" along the boundary of Lot 320 a distance of 89.37 feet; thence turn an angle to the left of 28°37'48" along the boundary of Lots 320 and 321 a distance of 90.00 feet; thence turn an angle to the left of 34°30'36" along the boundary of Lot 321 and Lot 246 of Creekside Phase 2 – Part B a distance of 157.59 feet to a point on Lot 322 Creekside Phase 2 – Part C; thence turn an angle to the right of 86°58'53" along the boundary of Lots 322, 323, 324, and 325 a distance of 279.62 feet; thence turn an angle to the left of 8°31'00" along the boundary of Lot 326 a distance of 72.57 feet; thence turn an angle to the left of 5°44'21" along the boundary of Lot 327 a distance of 115.94 feet; thence turn an angle to the left of 91°34'05" along the boundary of Lot 327 a distance of 70.54 feet to the boundary of Black Creek Loop South and a non-tangent curve to the left with a radius of 50.00 feet, a central angle of 95°23'42" and tangent of 64°33'50"; thence along the boundary of said Black Creek Loop South and the arc of said curve a distance of 83.24 feet to a straight line tangent to said curve; thence along said straight line and boundary of said Black Creek Loop Road a distance of 27.51 feet; thence turn an angle to the left of 57°38'33" along a straight line and the boundary of said Black Creek Loop Road a distance of 3.43 feet to the Eastern most point of Lot 256, Creekside Phase 2 – Part B; thence turn an angle to the right of 89°32'11" along the boundary of said Lot 256 a distance of 104.15 feet to a point on the boundary of Lot 273, Creekside Phase 2 – Part B; thence turn an angle to the right of 88°49'57" along the boundary of Lot 273 a distance of 6.59 feet; thence continue in a straight line along the boundary of Lot 274 a distance of 60.27 feet; thence turn an angle to the right of 3°06'27" along the boundary of Lots 275 and 276 a distance of 120.46 feet; thence turn an angle to the right of 3°33'23" along the boundary of Lots 277 and 278 a distance of 133.03 feet; thence turn an angle to the right of 3°32'36" along the boundary of Lots 279 and 280 a distance of 119.54 feet; thence turn an angle to the right of 3°21'14" along the boundary of Lots 281 and 282 a distance of 119.54 feet; thence turn an angle to the right of 3°21'11" along the boundary of Lots 283 and 284 a distance of 119.48 feet to the Southern most point of Lot 284A of Creekside Phase 2 – Part C; thence turn an angle to the left of 14°52'08" along the boundary of Lot 284A a distance of 106.63 feet; thence turn an angle to the left of 44°11'22" along the boundary of Lot 284A a distance of 22.03 feet to Black Creek Loop North and the beginning of a non-tangent curve to the left with a radius of 55.00 feet, a central angle of 48°45'50" and tangent of 91°57'28"; thence along the arc of said curve and boundary of said road a distance of 46.81 feet; thence in a straight line along the boundary of said road and tangent to said curve a distance of 21.68 feet to the beginning of a curve to the left with a radius of 40.00 feet, a central angle of 60°18'26"; thence along the boundary of said road and arc of said curve a distance of 42.10 feet to the boundary of Lot 285A of Creekside Phase 2

– Part C; thence turn to the right along the radial of said curve in a Northeasterly direction along boundary of said Lot 285A a distance of 37.05 feet; thence turn an angle to the left of $60^{\circ}55'33''$ along the boundary of said Lot 285A a distance of 145.12 feet; thence turn an angle to the left of $106^{\circ}26'26''$ along the boundary of Lots 285A and 286A a distance of 153.02 feet; thence turn an angle to the left of $23^{\circ}08'21''$ along the boundary of Lots 286A, and Lots 287, 288 and 289 of Creekside Phase 2 – Part B a distance of 224.46 feet; thence turn an angle to the left of $4^{\circ}34'24''$ along the boundary of Lots 290 and 291 a distance of 125.48 feet; thence turn an angle to the left of $1^{\circ}41'50''$ along the boundary of Lots 292 and 293 a distance of 125.48 feet; thence turn an angle to the left of $4^{\circ}32'38''$ along the boundary of Lots 294 and 295 a distance of 130.61 feet; thence turn an angle to the left of $2^{\circ}02'24''$ along the boundary of Lots 296 and 297 a distance of 130.68 feet; thence turn an angle to the left of $4^{\circ}27'43''$ along the boundary of Lots 298 and 299 a distance of 125.49 feet; thence turn an angle to the left of $0^{\circ}54'16''$ along the boundary of Lots 300 and 301 a distance of 121.95 feet; thence turn an angle to the right of $24^{\circ}26'12''$ along the boundary of Lot 302 a distance of 45.06 feet; thence turn an angle to the right of $30^{\circ}07'15''$ along the boundary of Lots 303 and 304 a distance of 111.67 feet; thence turn an angle to the right of $5^{\circ}11'35''$ along the boundary of Lot 305 a distance of 67.90 feet to the boundary of Creekside Drive and a non-tangent curve to right with a radius of 86.00 feet, a central angle of $9^{\circ}26'45''$; thence along the boundary of said road and arc of said curve a distance of 14.18 feet to the beginning of a curve to the right with a radius of 775.00 feet, a central angle of $4^{\circ}40'49''$; thence along the boundary of said Creekside Drive and arc of said curve a distance of 63.31 feet to a corner of Lot 306, Creekside Phase 2 – Part A; thence turn an angle to the right from tangent of $67^{\circ}12'25''$ along the boundary of said Lot 306 a distance of 71.06 feet; thence turn an angle to the left of $37^{\circ}04'51''$ along the boundary of Lot 306 a distance of 94.07 feet; thence turn an angle to the left of $24^{\circ}10'13''$ along the boundary of Lots 307 and 308 a distance of 145.00 feet; thence turn an angle to the left of $90^{\circ}00'00''$ along the boundary of Lot 308 a distance of 105.00 feet to the boundary of Creekside Drive; thence turn an angle to the right of $90^{\circ}00'00''$ along the boundary of Creekside Drive a distance of 359.13 feet to a corner of Lot 309; thence turn an angle to the right of $81^{\circ}28'09''$ along the boundary of Lot 309 a distance of 101.12 feet; thence turn an angle to the left of $77^{\circ}29'51''$ along the boundary of Lots 309 and 310 a distance of 121.17 feet; thence turn an angle to the right of $14^{\circ}23'11''$ along the boundary of Lot 311, 312 and 313 a distance of 193.75 feet; thence turn an angle to the left of $14^{\circ}36'48''$ along the boundary of Lots 314 and 315 a distance of 149.57 feet; thence turn an angle to the left of $10^{\circ}31'43''$ along the boundary of Lot 316 a distance of 72.16 feet; thence turn an angle to the left of $10^{\circ}15'27''$ along the boundary of Lots 317, 318 and 319 a distance of 193.89 feet; thence turn an angle to the left of $73^{\circ}18'03''$ along the boundary of Lot 319 a distance of 104.40 feet to the boundary of Creekside Drive; thence turn an angle to the right of $73^{\circ}18'03''$ along the boundary of said Creekside Drive a distance of 10.79 feet; thence turn an angle to the right of $90^{\circ}00'00''$ along a radial to a curve from Creekside Drive a distance of 40.00 feet to the beginning of a non-tangent curve to the right with a radius of 185.00 feet, a central angle of $26^{\circ}56'39''$; thence along the boundary of said Creekside Drive and arc of said curve a distance of 87.00 feet to a straight line tangent to said curve a distance of 196.32 feet; thence turn an angle to the left of $90^{\circ}00'00''$ along the boundary of said Creekside Drive a distance of 40.00 feet; thence turn an angle to the right of $90^{\circ}00'00''$ along the boundary of Creekside Drive a distance of 77.10 feet to a corner of Lot 15, Creekside Phase 1; thence turn an angle to the right of $90^{\circ}15'05''$ along the boundary of Lots 15, 16 and 17 a distance of 187.55 feet; thence turn an angle to the right of $9^{\circ}00'42''$ along the boundary of

Lots 18 and 19 a distance of 139.64 feet; thence turn an angle to the right of 6°31'35" along the boundary of Lots 20, 21, 22 and 23 a distance of 247.73 feet; thence turn an angle to the right of 10°02'13" along the boundary of Lots 24 and 25 a distance of 136.87 feet; thence turn an angle to the left of 21°00'37" along the boundary of Lot 26 a distance of 61.91 feet; thence turn an angle to the left of 27°23'25" along the boundary of Lot 26 a distance of 71.33 feet; thence turn an angle to the left of 26°34'01" along the boundary of Lot 27 a distance of 68.63 feet; thence turn an angle to the left of 24°38'29" along the boundary of Lot 27 a distance of 64.15 feet; thence turn an angle to the left of 22°04'49" along the boundary of Lot 28 a distance of 51.50 feet; thence turn an angle to the left of 23°32'47" along the boundary of Lots 28 and 29 a distance of 92.76 feet; thence turn an angle to the right of 37°25'37" along the boundary of Lots 29, 30, 31 and 32 a distance of 199.95 feet; thence turn an angle to the right of 4°54'13" along the boundary of Lots 33, 34 and 35 a distance of 179.24 feet; thence turn an angle to the right of 4°44'32" along the boundary of Lots 36, 37 and 38 a distance of 180.00 feet; thence turn an angle to the right of 23°47'25" along the boundary of Lot 39 a distance of 65.61 feet; thence turn an angle to the left of 14°03'31" along the boundary of Lot 40 a distance of 60.06 feet; thence turn an angle to the left of 20°12'42" along the boundary of Lot 41 a distance of 64.86 feet; thence turn an angle to the left of 24°34'17" along the boundary of Lot 41 a distance of 67.08 feet; thence turn an angle to the left of 23°03'01" along the boundary of Lot 42 a distance of 61.42 feet to the Southwestern boundary of an Alabama Power Company transmission line corridor; thence turn an angle to the left of 30°28'14" along said Southwest transmission line corridor boundary and along the boundary of Lots 42, 43, 44, 45, 46, 47 and 48 a distance of 434.06 feet; thence turn an angle to the left of 90° 04' 56" along the boundary of Lot 48 a distance of 115.55 feet to the boundary of Creekside Loop Road; thence turn an angle to the right of 86°43'34" along the boundary of Creekside Loop Road a distance of 10.02 feet to the corner of Lot 49; thence turn an angle to the right of 86°43'34" and run along the boundary of Lot 49, parallel and equal distance (10.00 feet) from Lot 48 a distance of 114.99 feet to the Southwest boundary of said transmission line corridor; thence turn an angle to the left of 89° 55'04" along the boundary of Lots 49 and Lot 50 and along the Southwest transmission line boundary a distance of 110.68 feet; thence turn an angle to the left of 13°55'54" leaving the boundary of said transmission line corridor along the boundary of Lots 50 and 51 a distance of 103.51 feet; thence turn an angle to the left of 6°54'48" along the boundary of Lot 52 a distance of 74.44 feet; thence turn an angle to the left of 3°55'26" along the boundary of Lot 53 a distance of 60.00 feet; thence turn an angle to the left of 0°00'27" along the boundary of Lot 54 a distance of 60.00 feet; thence turn an angle to the left of 5°39'55" along the boundary of Lot 55 a distance of 81.74 feet; thence turn an angle to the left of 10°33'35" along the boundary of Lot 56 a distance of 80.21 feet; thence turn an angle to the left of 10°27'36" along the boundary of Lot 57 a distance of 80.21 feet; thence turn an angle to the left of 95°13'48" along the boundary of Lot 57 a distance of 114.74 feet to the boundary of Creekside Loop Road and a non-tangent curve to the right, with a radius of 25.00 feet, a central angle of 64°31'58" and tangent of 81°25'05"; thence along the boundary of said road and arc of said curve a distance of 28.16 feet to a straight line tangent to said curve and along the boundary of said road a distance of 97.41 feet; thence turn an angle to the left of 12°26'31" along the boundary of said road a distance of 29.52 feet to the beginning of a curve to the right, with a radius of 25.00 feet, a central 89°58'47"; thence along the boundary of said road and arc of said curve a distance of 39.26 feet to the intersection with the South boundary of Brocks Gap Parkway; thence to the right along the South boundary of said Parkway a

distance of 500 feet, more or less, to the boundary of a tract of land, Lot 2320 Trace Crossings, 23rd Sector, as recorded in the Judge of Probate Office, Jefferson County, Bessemer Division, Book 38, Page 69 and conveyed by United States Steel Corporation to the Trace Crossings Residential Association, Inc., by document dated, June 23, 2011 said point also being the Northeast boundary of an Alabama Power Company transmission line corridor; thence right in a Southeasterly direction along the boundary of said Lot 2320 and Northeast boundary of said transmission line corridor a distance of 37 feet, more or less, to a corner of Lot 2305 of the Trace Crossings 23rd Sector, as recorded in the Judge of Probate Office, Jefferson County, Bessemer Division, Book 38, Page 69; thence continue in a Southeasterly direction along the Northeast boundary of said transmission line corridor and the boundary of Lots 2305, 2306, 2307, 2308, 2309, 2310 and 2311 a distance of 825.60 feet to a corner of Lot 5, Addition to Trace Crossings, as recorded in the Judge of Probate Office, Bessemer Division, Book 46, Page 74; thence continue in a Southeasterly direction along the Northeast boundary of said transmission line corridor and said boundary of Lot 5 a distance of 795.75 feet; thence turn an angle to the left of 90°00'00" along the boundary of said Lot 5, a distance of 66.80 feet to the corner of Lots 100 and 101, Phase 2, Chestnut Ridge at Trace Crossings, 4th Sector, as recorded in the Judge of Probate Office, Bessemer Division, Book 41, Page 8 and also the corner of a tract of land conveyed by United States Steel Corporation to the Trace Crossings Residential Association, Inc., by document dated December 9, 2011, recorded in the Judge of Probate Office, Bessemer Division, Book 201163, Page 21801; thence turn an angle to the right in a Southwesterly direction along said Trace Crossings Residential Association tract to the intersection with the Northeast boundary of said Alabama Power Company transmission line corridor; thence turn an angle to the left in a Southeasterly direction along the Northeast boundary of said transmission line corridor a distance of 800, more or less, to the South line of Section 33, Township 19 South, Range 3 West and also the boundary of a tract of land conveyed by United States Steel Corporation to P.R. Wilborn, LLC by document dated February 2, 2016 and recorded in the Judge of Probate Office, Bessemer Division # 2016017965; thence turn an angle to the right and run along the South line of said Section and boundary of said P.R. Wilborn tract to the Southeast corner of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 33; thence continue in a Westerly direction along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ and boundary of said P.R. Wilborn tract a distance of 95.07 feet the next seven (7) courses are along the boundary of said P.R. Wilborn tract; thence turn an angle to the right of 53°58'03" a distance of 655.60 feet; thence turn an angle to the left of 75°24'06" a distance of 903.68 feet to a point on the West line of said Section 200.00 feet North of the Southwest corner of said Section 33; thence turn an angle to the right of 2°02'18" a distance of 313.57 feet; thence turn an angle to the left of 32°31'39" a distance of 843.00 feet; thence turn an angle to the left of 6°00'00" a distance of 731.00 feet; thence turn an angle to the left of 14°00'00" a distance of 624.00 feet; thence turn an angle to the left of 16°00'00" a distance of 300.00 feet to the boundary of a CSX Transportation Company rail line; thence right leaving said P.R. Wilborn tract in a Northwesterly and Northerly direction along the boundary of said rail line to the intersection with the East boundary of South Shades Crest Road; thence right in a Northeasterly direction along the East boundary of said road to the **PONIT OF BEGINNING**. Containing 73 acres, more or less.


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Parcel 3

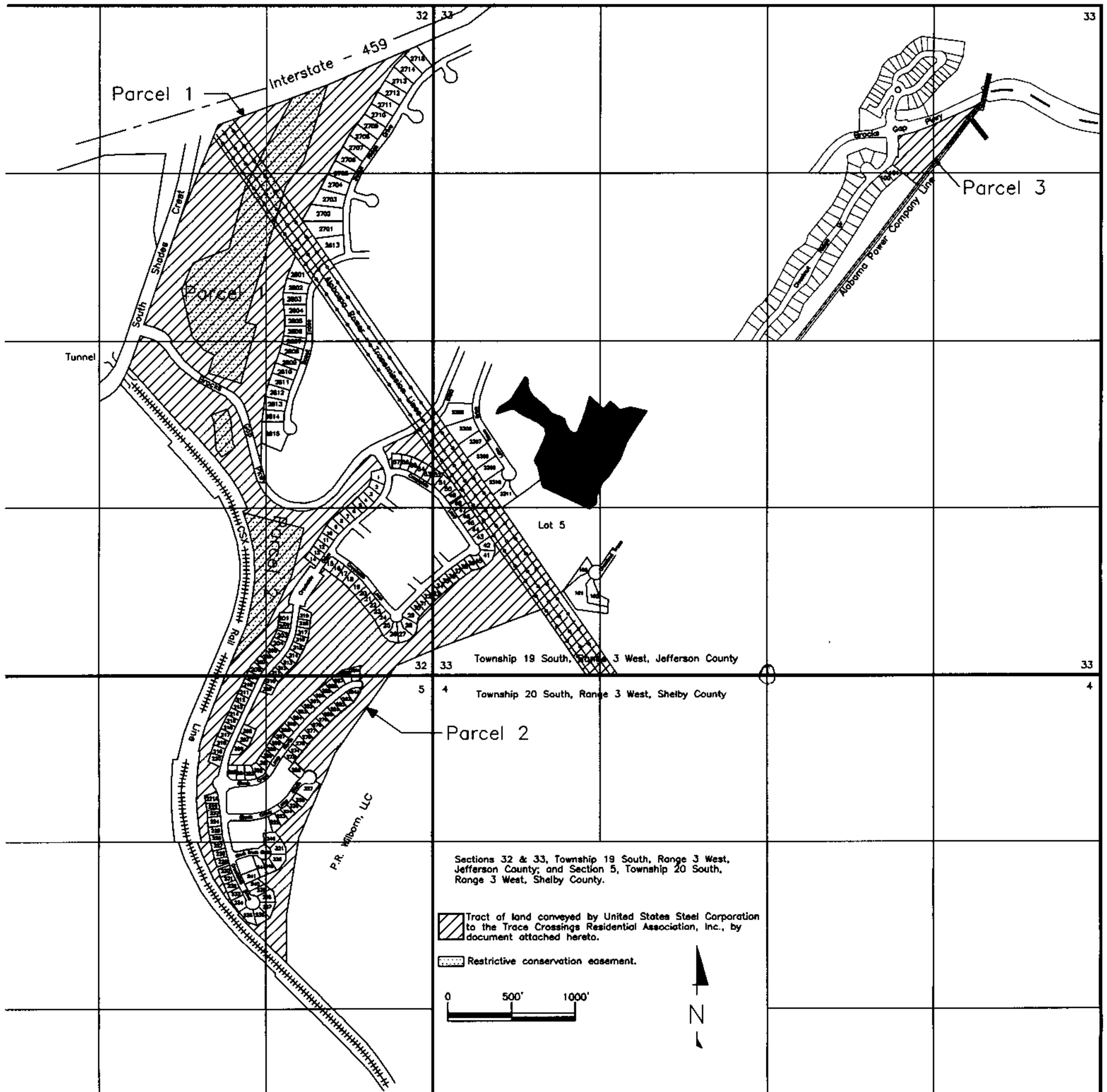
A tract of land situated in the Northeast $\frac{1}{4}$ of Section 33, Township 19 South, Range 3 West, Jefferson County, Alabama described as follows:

Commence at the South property corner of Lot 100 of Chestnut Ridge at Trace Crossings 1st Sector as recorded in MB 35, PG 17 in the Office of the Judge of Probate, Jefferson County, Alabama; thence run Northeasterly along the East property lines of Lots 100 and 101, 165.09 feet to the Northeast property corner of Lot 101, said corner being the **POINT OF BEGINNING** of the herein described tract of land, said corner also being the most Northerly corner of a tract of land (common area) conveyed by United States Steel Corporation to the Trace Crossing Residential Association, Inc. by document dated December 9, 2011; thence turn an angle to the right of $91^{\circ} 53' 35''$ and run Southeasterly along the North line of said common area property line, a distance of 158.94 feet more or less to a point on the West right-of-way line of a Alabama Power Company easement; thence left and run Northeasterly along said APCO West right-of-way line to a point on the South right-of-way line of a public road (Brocks Gap Parkway, Phase 1 as conveyed by USX Realty Corporation to the City of Hoover, Alabama by record map prepared by Paragon Engineering and recorded in MB 35, PG 15 in the Office of Judge of Probate, Jefferson County, Alabama); thence left and run in a Southwesterly direction along said South right-of-way line to the East right-of-way line of a private road (Chestnut Ridge Drive) as conveyed by USX Corporation to the Chestnut Ridge Owner's Association, Inc. by document dated December 6, 2000 and recorded in MB 200063, PG 2683 in the Office of Judge of Probate, Jefferson County, Alabama (Bessemer Division); thence left and run Southerly along said East right-of-way line to the most Northerly property corner of said Lot 101; thence left and run Southeasterly along the Northeast property line of said Lot 101, a distance of 116.91 feet more or less to the **POINT OF BEGINNING**. Containing 3.4 acres, more or less.



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Exhibit B



Real Estate Sales Validation Form

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

Grantor's Name United States Steel Corporation
Mailing Address 600 Grant Street
Pittsburgh, PA 15219

Grantee's Name Trace Crossings Residential Association, Inc.
Mailing Address c/o Associa-McKay Management
5 Riverchase Ridge
Hoover, AL 35244

Property Address See legal description of Jefferson County
parcel set forth on Exhibit A of deed
attached hereto.

Date of Sale 1-24-18

Total Purchase Price \$

or

Actual Value \$ 346,500.00

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

☒ 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 1-24-18

Print Michael M. Partain

Unattested

Sign

Michael M. Partain

ed by)

(Grantor/Grantee/Owner/Agent) circle one

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Shelby Cnty Judge of Probate, AL
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Print Form

Form RT-1

Real Estate Sales Validation Form

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

Grantor's Name United States Steel Corporation
Mailing Address 600 Grant Street
Pittsburgh, PA 15219

Grantee's Name Trace Crossings Residential Association, Inc.
Mailing Address c/o Associa-McKay Management
5 Riverchase Ridge
Hoover, AL 35244

Property Address See legal description of Shelby County
parcel set forth on Exhibit A of deed
attached hereto.

Date of Sale 1-24-18

Total Purchase Price \$

or

Actual Value \$ 36,900.00

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

☒ 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 1-24-18

Print Michael M. Partain

Unattested

Sign Michael M. Partain

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



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Print Form

Form RT-1