

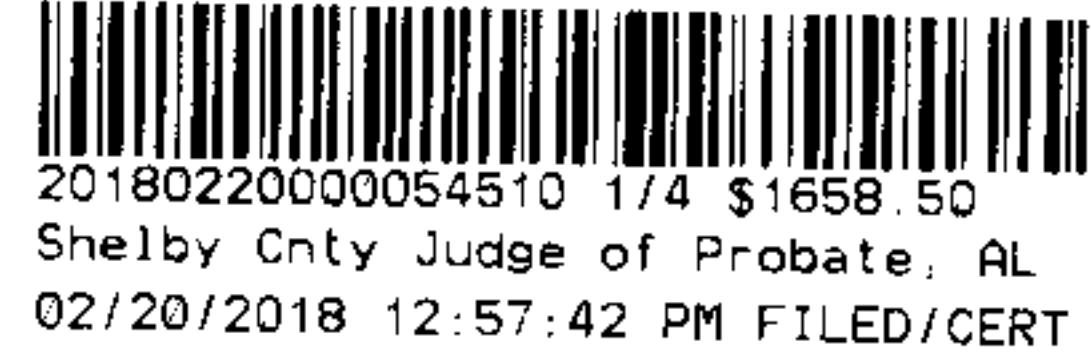
THIS INSTRUMENT PREPARED BY:

James J. Odom, Jr.
P.O. Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:

Oak Island Mansion, LLC
Post Office Box 828
Columbiana, AL 35051

STATE OF ALABAMA)
COUNTY OF SHELBY)



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of One Million Six Hundred Thirty-Four Thousand Two Hundred Twenty-Six and 11/100 Dollars (\$1,634,226.11), and other good and valuable consideration, paid to the undersigned grantor, Bobby Lee Properties, LLC, an Alabama limited liability company ("Grantor"), by Oak Island Mansion, LLC ("Grantee"), the receipt and sufficiency whereof are hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto the Grantee the following described real estate situated in Shelby County, Alabama (the "Premises"), to-wit:

Lot 19, according to the Survey of Paradise Cove, as recorded in Map Book 15, page 77, in the Probate Office of Shelby County, Alabama, and a part of the NW 1/4 of the NW 1/4 of Section 26, Township 21, Range 1 East, more particularly described as follows:

Commence at the NW corner of the SE 1/4 of the SW 1/4 of Section 23, Township 21 South, Range 1 East; thence run South along the West line of said 1/4 - 1/4 for 1002.88 feet; thence 49°01'30" left run Southeast 838.51 feet; thence 36°17' left run Easterly 117.83 feet to the point of beginning; thence continue along last described course for 12.79 feet to a curve to the left (having a radius of 327.16 feet); thence run along said curve for 47.26 feet; thence 89°57'38" right from tangent of said curve run Southerly 444.05 feet to the 397 foot contour of Lay Lake; thence 91°55' right run Westerly along said contour 11.78 feet; thence 99°30'50" left run Southerly along said contour 68.13 feet; thence continue along said contour the following described line; thence 109°41'20" left run 56.61 feet; thence 55°03'40" right run 93.24 feet; thence 44°11'20" right run 203.30 feet; thence 27°32'30" left run 158.77 feet; thence 97°52'20" right run 121.01 feet; thence 25°40'30" left run 44.28 feet; thence 25°03'30" left run 39.30 feet; thence 39°33' left run 69.54 feet; thence 45°16'45" left run 37.53 feet; thence 18°55'10" right run 80.27 feet; thence 28°31'40" right run 53.49 feet; thence 21°40'30" right run 84.60

feet; thence 44°26'30" right run 67.80 feet; thence 50°39' right run 81.60 feet; thence 12°28'40" right run 56.04 feet; thence 16°44'15" right run 55.11 feet; thence 7°20'20" right run 60.30 feet; thence 16°42'30" right run 61.52 feet; thence 16°44'40" right run 93.66 feet; thence 26°32'50" left run 92.14 feet; thence 15°05'35" right run 88.66 feet; thence 18°54' right run 196.84 feet; thence 16°04'30" right run 100.93 feet; thence 36°22'50" right run 111.69 feet; thence 14°37'30" right run 29.64 feet; thence 61°14'30" left run 70.90 feet; thence 79°13'30" left run 36.73 feet; thence 86°49'25" right run 441.21 feet to the point of beginning; being situated in Shelby County, Alabama.

Grantee herein assumes and agrees to pay that certain Mortgage from Bobby Lee Properties, LLC to Oak Island Farm, LLC, recorded in Instrument #20161229000473400, in the Probate Office of Shelby County, Alabama, as amended.

SUBJECT TO: (1) Current Taxes; (2) Building line(s) as shown by recorded map; (3) Easement(s) as shown by recorded map; (4) Restrictions as shown by recorded map; (5) Right of Way granted to Alabama Power Company by instrument recorded in Instrument 1995-17332; Real 358, Page 813; Real 311, Page 723 and Instrument 1992-11229, in the Probate Office of Shelby County, Alabama; (6) Right of way to Southern Bell Telephone and Telegraph Company, as recorded in Volume 343, Page 766, in the Probate Office of Shelby County, Alabama; (7) Mineral and mining rights and rights incident thereto recorded in Volume 377, Page 673, in the Probate Office of Shelby County, Alabama; (8) Alabama Flood rights as recorded in Volume 241, Page 838, and Volume 246, Page 714, in the Probate Office of Shelby County, Alabama; (9) Restrictions appearing of record in Real 365, Page 667, in the Probate Office of Shelby County, Alabama; (10) The rights of upstream and downstream riparian owners with respect to any body of water which may lie adjacent to, and/or traversing through, subject property; (11) Any adverse claim based upon changes in the boundary line of the land resulting from erosion or accretion caused by the flow of Lay Lake. (12) Grantor's right reserved hereby to continued ready access to the Premises through the electronic main gate.

This Deed is executed as required by the Articles of Organization and Operating Agreement of Bobby Lee Properties, LLC, and same have not been modified or amended.

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

And Grantor does for itself, its successors and assigns, covenant with Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that the premises

are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will, and its successors and assigns shall, warrant and defend the same to the Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this the 14th day of July, 2018.

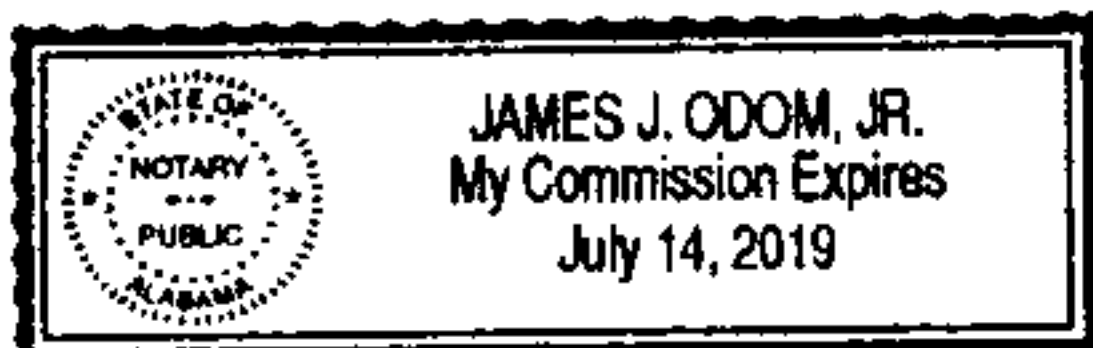
Bobby Lee Properties, LLC

By: Stephen H. Lee
Stephen H. Lee, as its Sole Member

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stephen H. Lee, whose name as Sole Member of Bobby Lee Properties, 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 officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this 14th day of July, 2018.



My Commission Expires: _____

James J. Odom, Jr.
Notary Public

Real Estate Sales Validation Form

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

Grantor's Name Bobby Lee Properties, LLC
Mailing Address 16200 Highway 61
Wilsonville, AL 35186

Grantee's Name Oak Island Mansion, LLC
Mailing Address Post Office Box 828
Columbiana, AL 35051

Property Address Lot 19, Survey of Paradise Cove
Map Book 15, Page 77
Shelby County, Alabama

Date of Sale February 16, 2018
Total Purchase Price \$ 1,634,226.11

or
Actual Value
or
Assessor's Market Value 
20180220000054510 4/4 \$1658.50
Shelby Cnty Judge of Probate, AL
02/20/2018 12:57:42 PM 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
☐ 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.

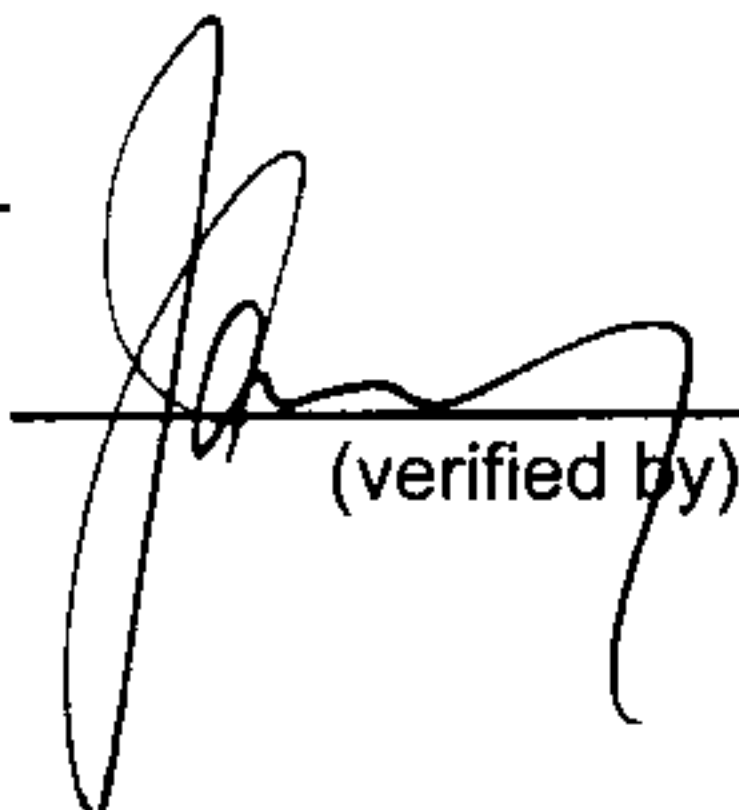
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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).

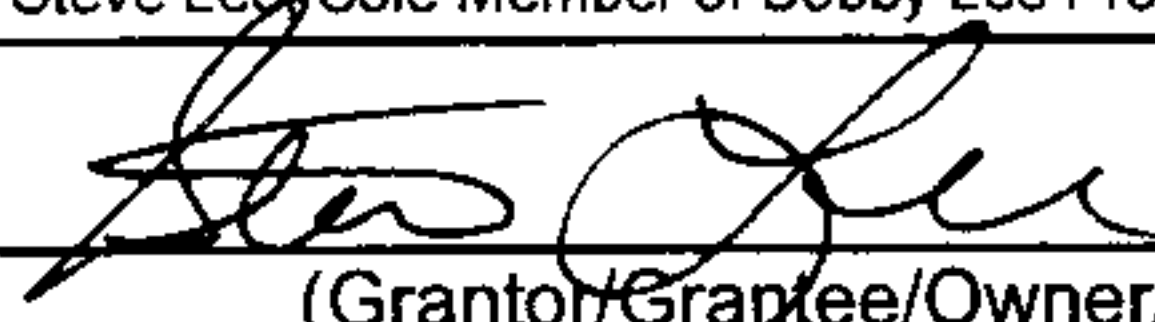
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date February 16, 2018

☐ Unattested


(verified by)

Print Steve Lee, Sole Member of Bobby Lee Properties, LLC

Sign 
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1