

8. Easement between Double Oak Water Reclamation, L.L.C. and KOO, LLC recorded April 5, 2004 in Inst. #20040405000172450. (AS TO PARCEL 1)
9. Sewer Service Agreement between Chelsea Station, LLC, (as subscriber), and Double Oak Water Reclamation, LLC, recorded August 16, 2006 in Inst. #20060816000399780. (AS TO PARCEL 5)
10. Memorandum of Sewer Service Agreement Regarding Chelsea Station recorded November 2, 2012 in Inst. #20121102000422230. (AS TO PARCEL 5)
11. Rights of way granted to South Central Bell Telephone and Telegraph Company, as set out in Deed Book 324, Page 840 AND Book 321, Page 610. (AS TO PARCELS 1, 2 AND 6)
12. Right of way granted to Alabama Power Company referenced in that deed recorded in Book 2007, Page 227960. (AS TO PARCEL 5)
13. Less and except any part of the Land lying within the right of way of a public road. (AS TO PARCELS 1, 3, 5 AND 6)
14. Riparian and other rights created by the fact that the Land fronts on Ivy Branch. (AS TO PARCELS 2 AND 6)
15. Riparian and other rights created by the fact that the Land fronts on Cooper Branch. (AS TO PARCEL 3)
16. Declaration of Restrictive Covenants appearing of record in Inst. #20041206000667370. NOTE: Covenants, conditions or restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
17. Right of way granted to BellSouth Telecommunications, LLC d/b/a AT&T Alabama as set out in instrument(s) recorded in Inst. #20150730000261240. (AS TO PARCEL 5)
18. All other easements, liens, encumbrances, restrictions, rights-of-way, any reservations of mineral rights, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, easements, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.
19. Taxes and assessments for the year 2018 and subsequent years, not yet due and payable.

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

No warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed is made by the Grantor other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor except as set forth above.

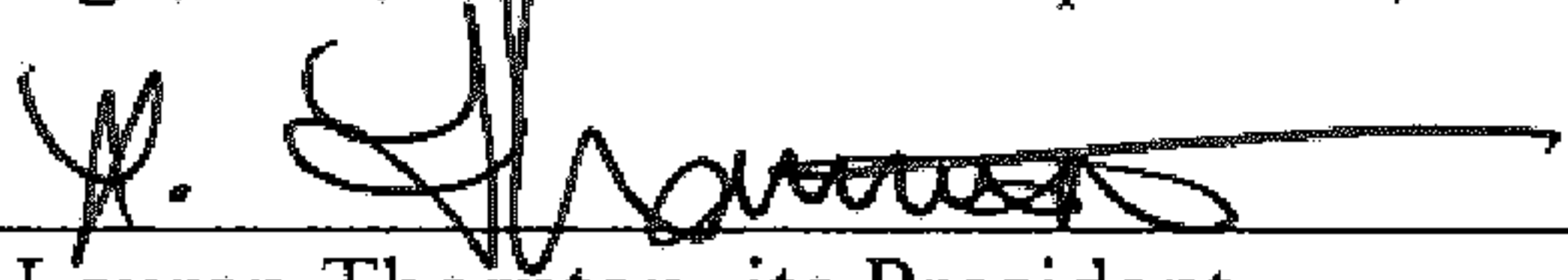
Grantor and Grantee agree and acknowledge that this deed is part of a broader conveyance of assets from Grantor to Grantee pursuant to that certain Asset Purchase Agreement between Grantor and Grantee dated February 1, 2018, with such other assets being conveyed in connection herewith pursuant to other conveyance documents.

The above property does not constitute the homestead of the Grantor.

IN WITNESS WHEREOF, the Grantor has caused its name and seal to be affixed hereto by the Grantor's Manager who is authorized to execute this conveyance, on April 18th, 2018.


Double Oak Water Reclamation, LLC

By: South Edge, Inc., an Alabama corporation, its Manager

By: 
Lauren Thornton, its President

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Lauren Thornton, in her capacity as President of South Edge, Inc., an Alabama corporation, the Manager of Double Oak Water Reclamation, 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, she, in her said capacity and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand on April 11, 2018.


Notary Public

Pamela G. Lee
Printed Name

(NOTARY SEAL)

My Commission Expires: 12-21-20

Exhibit "A"

PARCEL 1: (HOLDING POND)

A parcel of land situated in the S 1/2 of the SE 1/4 of Section 20, Township 19 South, Range 1 West, being more particularly described as follows:

Commence at the SW corner of the SW 1/4 of the SE 1/4 of said Section 20: thence run in an Easterly direction along the South line of said Section South 88 deg. 42 min, 32 sec. East, a distance of 1125.24 feet to the point of beginning of the parcel herein described; thence turn an angle to the left and run in a Northwesterly direction on a bearing of North 38 deg. 29 min. 36 sec. West, a distance of 654.01 feet to a point; thence turn an angle to the right and run in a Northeasterly direction on a bearing of North 51 deg. 30 min. 24 sec. East, a distance of 93.97 feet to a point; thence turn an angle to the right and run in a Northeasterly direction on a bearing of North 68 deg. 09 min. 46 sec. East, a distance of 301.28 feet to a point: thence turn an angle to the left and run in a Northeasterly direction on a bearing of North 19 deg. 58 min. 23 sec. East, a distance of 300.00 feet to a point; thence turn an angle to the right and run in a Southeasterly direction on a bearing of South 63 deg. 38 min. 51 sec. East, a distance of 300.00 feet to a point; thence turn an angle to the right and run in a Southeasterly direction on a bearing of South 15 deg. 26 min. 02 sec. East, a distance of 182.97 feet to a point; thence turn an angle to the left and run in a Southeasterly direction on a bearing of South 54 deg. 46 min. 57 sec. East, a distance of 300.00 feet to a point said point being on the westerly right of way of Old Highway No. 280: thence turn an angle to the right and run along said right of way in a Southwesterly direction on a bearing of South 28 deg. 22 min. 12 sec. West, a distance of 541.99 feet to a point, said point being on the south line of said Section 20; thence turn an angle to the right and run in a Westerly direction along said Section line on a bearing of South 88 deg. 42 min. 32 sec. West, a distance of 357.70 feet to the point of beginning; being situated in Shelby County, Alabama.

SOURCE OF TITLE: Inst. # 1998-24239

PARCEL 2: (AUGMENTATION POND)

A parcel of land situated in the SW 1/4 of the NW 1/4, the SE 1/4 of the NW 1/4, and the NW 1/4 of the SW 1/4 of Section 20, Township 19 South, Range 1 West, being more particularly described as follows:

Commence at the SW corner of said SW 1/4 of NW 1/4, thence run in an Easterly direction along the south line of said 1/4 - 1/4 section on a bearing of North 89°16'06" East, a distance of 30.00 feet to a point, said point being the POINT OF BEGINNING of parcel herein described; thence turn an angle to the left and run in a Northerly direction on a bearing of North 00°16'28" West, a distance of 339.13 feet to a point; thence turn an angle to the right and run in a Northeasterly direction on a bearing of North 72°56'54" East, a distance of 650.10 feet to a point; thence turn an angle to the left and run in a Northeasterly direction on a bearing of North 58°45'14" East, a distance of 443.83 feet to a point; thence turn an angle to the left and run in a Northeasterly direction on a bearing of North 41°12'26" East, a distance of 96.63 feet to a point; thence turn an angle to the right and run in a Northeasterly direction on a bearing of North 48°30'28" East, a distance of 435.59 feet to a point; thence turn an angle to the right and run in a Northeasterly direction on a bearing of North 67°52'15" East, a distance of 160.10 feet to a point; thence turn an angle to the left and run in a Northeasterly direction on a bearing of North 43°48'37" East, a distance of 134.85 feet to a point; thence turn an angle to the right and run in a Southeasterly direction on a bearing of South 08°12'17" East, a distance of 97.89 feet to a point; thence turn an angle to the right and run in a Southwesterly direction on a bearing of South 27°36'49" West, a distance of 58.90 feet to a point; thence turn an angle to the left and run in a Southeasterly direction on a bearing of South 06°57'28" East, a distance of 369.08 feet to a point; thence turn an angle to the right and run in a Southwesterly direction on a bearing of South 14°07'31"

West, a distance of 455.62 feet to a point; thence turn an angle to the right and run in a Northwesterly direction on a bearing of North 85°54'49" West, a distance of 323.17 feet to a point; thence turn an angle to the left and run in a Southwesterly direction on a bearing of South 66°30'58" West, a distance of 1338.77 feet to a point; thence turn an angle to the right and run in a Northwesterly direction on a bearing of North 00°16'28" West, a distance of 188.86 feet the POINT OF BEGINNING.

SOURCE OF TITLE: Inst. # 2001-38209

PARCEL 3: (PLANT SITE – ACREAGE)

Part of the SW 1/4 of the NE 1/4 of Section 29, Township 19 South, Range 1 West, Shelby County, Alabama, more particularly described as follows:

Commence at the NE corner of the SW 1/4 of the NE 1/4 of Section 29, Township 19 South, Range 1 West, and run West along said 1/4 - 1/4 Section line, a distance of 411 feet to the west right of way line of the Florida Short Route Highway for a point of beginning. From said point of beginning, continue West along the said 1/4 - 1/4 Section line, a distance of 909 feet to northwest corner of the SW 1/4 of the NE 1/4; thence run South a distance of 1320 feet to southwest corner of the SW 1/4 of the NE 1/4; thence run East, a distance of 70 feet; thence along a made line and along the top or crest of the mountain in a Northeasterly direction a distance of 1600 feet to the southwest boundary of the Florida Short Route Highway right of way; thence Northwesterly along the southwest boundary of said Florida Short Route right of way, a distance of 600 feet to the point of beginning, being situated in Shelby County, Alabama.

LESS AND EXCEPT THE FOLLOWING:

Part of the SW 1/4 of the NE 1/4 of Section 29, Township 19 South, Range 1 West, Shelby County, Alabama, more particularly described as follows:

Commence at the NW corner of the SW 1/4 of the NE 1/4 of Section 29, Township 19 South, Range 1 West, and in a Southerly direction along the west line of said 1/4 - 1/4, run a distance of 476.57 feet; thence turn an angle of 101 deg. 50 1/2 min. to the left, a distance of 656.97 feet; thence turn an angle of 13 deg. 38 min. to the left, a distance of 102.72 feet to the point of beginning; thence turn an angle of 90 deg. to the right, a distance of 210.0 feet; thence turn an angle of 90 deg. to the right, a distance of 210.0 feet; thence turn an angle of 90 deg. to the right, a distance of 210.0 feet; thence turn an angle of 90 deg. to the right, a distance of 210.0 feet to the point of beginning; being situated in Shelby County, Alabama.

ALSO LESS AND EXCEPT:

TRACT I:

From a 3" open top pipe accepted as the Northwest corner of the SW 1/4 of NE 1/4 of Section 29, Township 19 South, Range 1 West, run thence South along the accepted West boundary of said SW 1/4 of the NE 1/4 a distance of 158.55 feet to a 1/2 inch rebar, being the point of beginning of herein described parcel of land; thence continue along said course a distance of 100.63 feet to a 1/2 inch rebar; thence turn 116 deg. 34 min. 24 sec. left and run 602.86 feet to a 1/2 inch rebar on the accepted North boundary of said SW 1/4 of the NE 1/4; thence turn 154 deg. 32 min. 35 sec. left and run 209.38 feet along the accepted North boundary of said SW 1/4 of the NE 1/4 to a 1/2 inch rebar; thence turn 25 deg. 27 min. 25 sec. left and run 368.80 feet to the point of beginning of herein described parcel of land; being situated in the SW 1/4 of the NE 1/4 of Section 29, Township 19 South, Range 1 West, Shelby County, Alabama.

TRACT II:

A parcel of land situated in the SW 1/4 of the NE 1/4 of Section 29, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows: Commence at the Northeast corner of the SW 1/4 of the NE 1/4 of said Section 29, and

run in a westerly direction along the North line of said quarter-quarter section a distance of 396.50 feet to a point on the westerly right of way line of the Florida Short Route Highway (Shelby County Highway No. 280); thence continue in the same direction as the last described course, in a westerly direction, along said quarter-quarter line a distance of 600.19 feet to a found 1/2 inch rebar iron, said rebar being the point of beginning of the parcel herein described; thence continue in the same direction as the last described course, in a westerly direction, along said quarter-quarter section line a distance of 329.90 feet to a found 3" open top iron at the Northwest corner of said quarter-quarter section; thence turn an interior angle of 91 deg. 06 min. 59 sec. and run to the left in a southerly direction along the west line of said quarter-quarter section a distance of 158.55 feet to a point; thence turn an interior angle of 63 deg. 25 min. 37 sec. and run to the left in a northeasterly direction a distance of 368.79 feet to the point of beginning.

SOURCE OF TITLE: Inst. # 2000-16622

PARCEL 4: (PLANT SITE – OLD HOMESTEAD)

Part of the SW 1/4 of the NE 1/4 of Section 29, Township 19 South, Range 1 West, Shelby County, Alabama, more particularly described as follows:

Commence at the NW corner of the SW 1/4 of the NE 1/4 of Section 29, Township 19 South, Range 1 West, and in a Southerly direction along the west line of said 1/4 - 1/4, run a distance of 476.57 feet; thence turn an angle of 101 deg. 50 1/2 min. to the left, a distance of 656.97 feet; thence turn an angle of 13 deg. 38 min. to the left, a distance of 102.72 feet to the point of beginning; thence turn an angle of 90 deg. to the right, a distance of 210.0 feet; thence turn an angle of 90 deg. to the right, a distance of 210.0 feet; thence turn an angle of 90 deg. to the right, a distance of 210.0 feet; thence turn an angle of 90 deg. to the right, a distance of 210.0 feet to the point of beginning; being situated in Shelby County, Alabama.

SOURCE OF TITLE: Inst. # 2000-16619

PARCEL 5: (CHELSEA STATION PUMP STATION)

Part of the Southeast 1/4 of the Northeast 1/4 of Section 31, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Beginning at the Southeast corner of the Northeast 1/4 of the Northeast 1/4 of said Section 31, run in a Northerly direction along the east line of said 1/4 - 1/4 section a distance of 298.99 feet, more or less, to a point of intersection with the southeast right-of-way line of Shelby County Highway #11; thence turn an angle to the left of 123°50'41" and run in a Southwesterly direction along the southeast right-of-way line of said Shelby County Highway #11, a distance of 809.03 feet to an existing iron rebar set by Weygand and being the point of beginning; thence continue in a Southwesterly direction along the last mentioned course and said right-of-way line, a distance of 110.0 feet to an existing iron rebar set by Weygand; thence turn an angle to the left of 89°59'24" and run in a Southeasterly direction a distance of 187.83 feet to an existing iron rebar set by Weygand; thence turn an angle to the left of 90° and run in a Northeasterly direction a distance of 110.0 feet to an existing iron rebar set by Weygand; thence turn an angle to the left of 90° and run in a Northwesterly direction a distance of 187.85 feet, more or less, to the point of beginning.

Being subject to an existing 20 foot Alabama Power Company easement along the Northwest line of said property.

SOURCE OF TITLE: Inst. # 20070515000227960

PARCEL 6: (SCENIC PRESERVE)

A parcel of land situated in the Southwest 1/4 of the Northeast 1/4 of Section 20, Township 19 South, Range 1 West, being more particularly described as follows:

Commence at the Northwest corner of said Southwest 1/4 of the Northeast 1/4 of said Section 20; thence run in an Easterly direction on a bearing of North 89 deg. 32 min. 53 sec. East, a distance of 784.92 feet to the POINT OF BEGINNING of the parcel herein described, said point also being on the easterly right-of-way of Old Hwy. 280; thence continue along said north line in the same direction as last described course on a bearing of North 89 deg. 32 min. 53 sec. East, a distance of 191.23 feet to a point, said point being on the westerly right-of way of new U.S. Hwy. 280; thence turn an angle to the right and run in a Southeasterly direction along said right-of-way on a bearing of South 31 deg. 35 min. 26 sec. East, a distance of 674.84 feet to a point, said point being on the east line of the Southwest 1/4 of the Northeast 1/4 of said Section 20; thence turn an angle to the right and run in a Southerly direction along said east line on a bearing of South 00 deg. 17 min. 33 sec. East, a distance of 424.39 feet to a point, said point being on the northeasterly right-of-way of Old Hwy. 280, said point also being on a curve to the left; thence turn an angle to the right and run along said right-of-way and along the arc of said curve, having a radius of 995.10 feet, a central angle of 03 deg. 01 min. 21 sec., an arc length of 52.49 feet, and a chord bearing of North 66 deg. 28 min. 08 sec. West to a point; thence continue tangent to last described curve in a Northwesterly direction and along said right-of-way on a bearing of North 67 deg. 58 min. 48 sec. West, a distance of 102.50 feet to a point, said point being on a curve to the right; thence continue along said right-of-way and along the arc of said curve, having a radius of 319.26 feet, a central angle of 74 deg. 01 min. 00 sec., an arc length of 412.43 feet, and a chord bearing of North 30 deg. 58 min. 18 sec. West to a point; thence continue tangent to last described curve and along said right-of-way in a Northeasterly direction on a bearing of North 06 deg. 02 min. 12 sec. East, a distance of 66.50 feet to a point, said point being the beginning of a curve to the left; thence continue along said right-of-way and along the arc of said curve, having a radius of 614.98 feet, a central angle of 47 deg. 22 min. 00 sec., an arc length of 508.41 feet and a chord bearing of North 17 deg. 38 min. 48 sec. West; thence continue tangent to last described curve and along said right-of-way in a Northwesterly direction on a bearing of North 41 deg. 19 min. 48 sec. West, a distance of 95.68 feet to the POINT OF BEGINNING.

All being situated in Shelby County, Alabama.

SOURCE OF TITLE: Inst. # 20021230000651540

Real Estate Sales Validation Form

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

Grantor's Name	Double Oak Water Reclamation, LLC	Grantee's Name	Shelby Ridge Utility Systems, LLC
Mailing Address	8300 Cahaba River Road, Suite 200 Birmingham, AL 35243	Mailing Address	728 Volare Drive Birmingham, AL 35244
Property Address	12133 Old Highway 280 Chelsea, AL 35043	Date of Sale	April 18, 2018
		Total Purchase Price	\$ 20,000,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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 April 18, 2018	Print Lauren Thornton, President of South Edge, Inc., Manager of Grantor
<input checked="" type="checkbox"/> Unattested	Sign  (Grantor/Grantee/Owner/Agent) circle one
(verified by)	

