

20181120000409900
11/20/2018 12:07:10 PM
CORDEED 1/8

This Corrective Statutory Warranty Deed is being filed to correct the legal description which was incorrectly stated in that certain Statutory Warranty Deed filed for record in the office of the Judge of Probate of Shelby County, Alabama in Instrument 20161213000455170.

THIS INSTRUMENT PREPARED BY:
Matthew S. Hale, Esq.
Wallace, Jordan, Ratliff & Brandt, L.L.C.
Post Office Box 530910
Birmingham, Alabama 35209

STATE OF ALABAMA)
COUNTY OF SHELBY)

CORRECTIVE STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Four Hundred Sixty Two Thousand Eight Hundred Sixty Four and N0/100 Dollars (\$462,864.00) to the undersigned grantor, PINE MOUNTAIN PRESERVE, INC., a Delaware corporation (herein referred to as "Grantor"), in hand paid by Grantee named herein, the receipt of which is hereby acknowledged, the said PINE MOUNTAIN PRESERVE, INC., a Delaware corporation, does by these presents, grant, bargain, sell and convey unto EDDLEMAN RESIDENTIAL, 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

The above property is conveyed subject to:

- (1) 2017 Ad Valorem taxes which have accrued but are not yet due and payable.
- (2) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out In Deed Book 244, page 587, Deed Book 330, page 621; Deed Book 336, page 4; Deed Book 336, page 6; Instrument 1997-03819; Instrument 1997-9552; Instrument 2000-04451; Instrument 2000-04453 and Corrected in Instrument 2001-21744; Instrument 20060221000084810; Instrument 20060221000084820, and corrected in Instrument 20081202000454670, in the Probate Office of Shelby County, Alabama.
- (3) Any continuing liens affecting subject property which may be created by potential future assessments of the Pine Mountain Preserve Improvement District No. Seven. Such assessments constitute a super-priority lien on subject property pursuant to Chapter 99A of Title 11 of Code of Alabama 1975 (the "Alabama Improvement District Act").
- (4) Articles of Incorporation of Pine Mountain Preserve Improvement District No. Seven as recorded in Instrument 20070319000124280, in the Probate Office of Shelby County, Alabama.
- (5) Terms and Condition of Conservation Easement and Declaration of Restrictions and Covenants and Notice of Conveyance by and between Pine Mountain Preserve, LLLP d/b/a Pine

Mountain Preserve, LLP and North American Land Trust, as set out in Instrument 20051228000666520, in the Probate Office of Shelby County, Alabama.

(6) Easement granted to Alabama Power Company recorded in Instrument 20131002000395690, in the Probate Office of Shelby County, Alabama.

(7) Rights of others in and to that certain Easement Agreement by and between The Young Men's Christian Association of Birmingham and Pine Mountain Preserve, LLLP, with reservations and restrictions included therein, recorded in Instrument 20140829000272700, in the Probate Office of Shelby County, Alabama.

(8) Declaration of Easements, Covenants and Restrictions for Pine Mountain Preserve, a Natural Community as recorded in Instrument 20151228000440560, in the Probate Office of Shelby County, Alabama.

(9) Terms and Conditions of Certificate of Formation of Pine Mountain Preserve Association Inc., as recorded in Book LR201515, page 20421, in the Probate Office of Shelby County, Alabama.

This conveyance is made with the express reservation and condition that the Grantee, by itself and on behalf of its successors, assigns, contractor, permittees, licensees and lessees, hereby releases and forever discharges Grantor, its successors and assigns, from any and all liability claims and causes of actions whether arising at law, (by contract or 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 property 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 subject property, whether contiguous or non-contiguous. Grantee acknowledges that it has made its own independent inspections and investigations of the subject property and is purchasing the property in reliance thereof. For purposes of this paragraph, Grantor shall mean and refer to Pine Mountain Preserve, Inc., and (i) its partners, employees and officers and members of each of them and (ii) any successors and assigns of Pine Mountain Preserve, Inc..

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

[Signature appears on the following page.]

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand by its duly authorized officer this 19th day of November 2018.

GRANTOR:

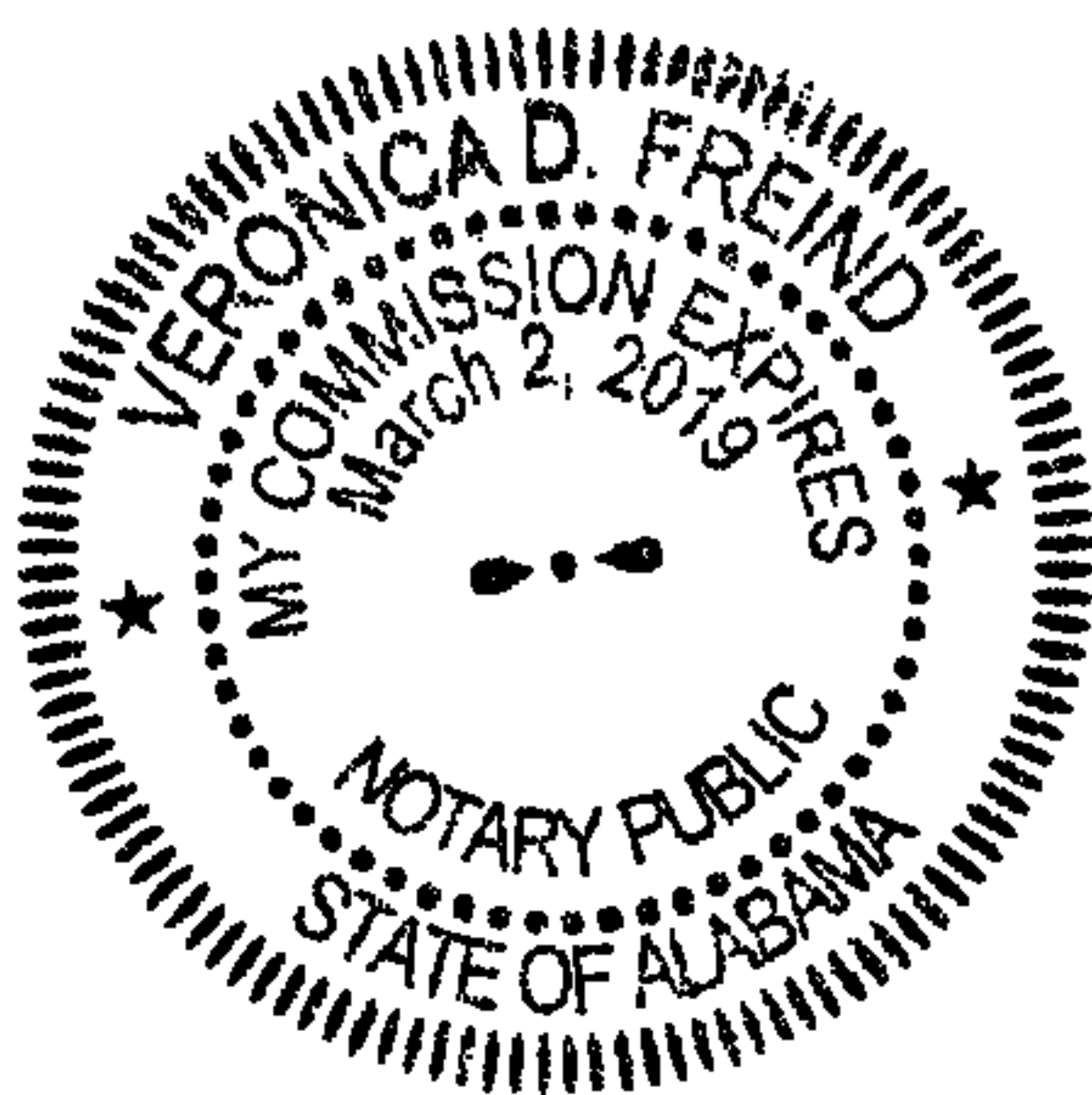
By: Pine Mountain Preserve, Inc.

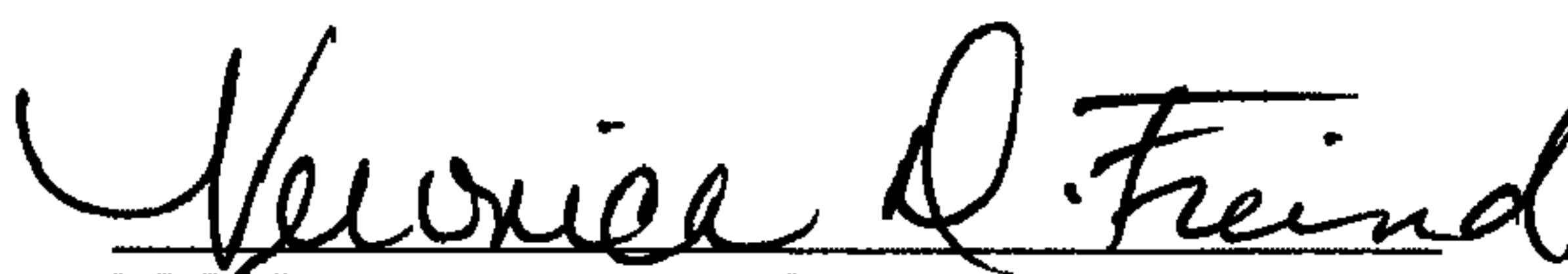

Douglas D. Eddleman,
Its President

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 President of Pine Mountain Preserve, Inc., a Delaware Corporation, 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 officer, and with full authority, executed the same voluntarily for and as the act of said corporation.

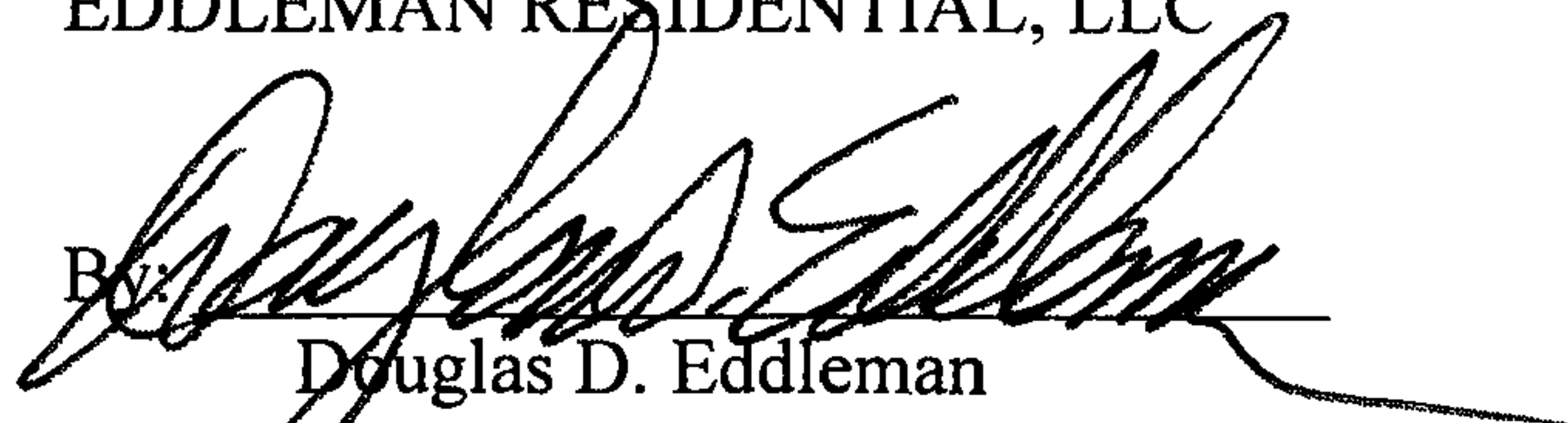
Given under my hand and official seal of office this the 19th day of November, 2018.




NOTARY PUBLIC
My Commission expires:

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

EDDLEMAN RESIDENTIAL, LLC

By: 
Douglas D. Eddleman
Its President & CEO

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 President & CEO of Eddleman Residential, 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 official seal of office this the 19th day of November 2018.



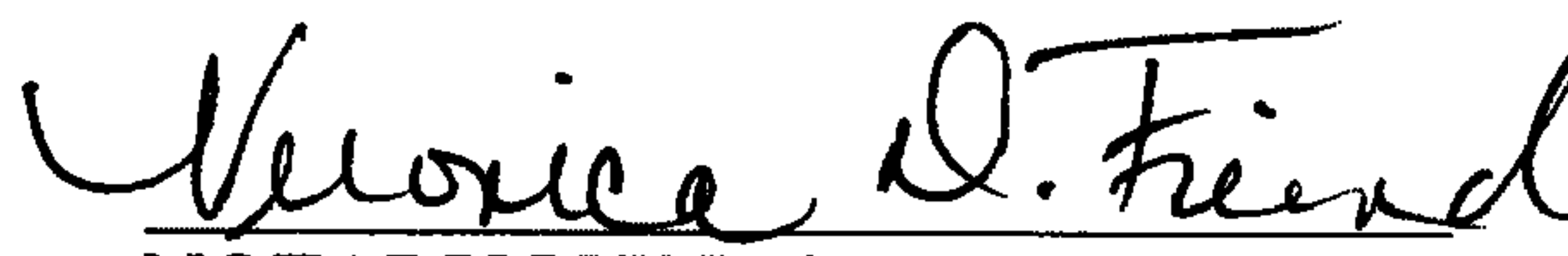

NOTARY PUBLIC
My Commission expires: March 2, 2019

EXHIBIT "A"

PARCEL I:

A TRACT OF LAND LYING IN SECTION 18, TOWNSHIP 19 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA.

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA THENCE RUN NORTH 89 DEGREES 57 MINUTES 48 SECONDS EAST ALONG THE SOUTH LINE OF SAID $\frac{1}{4}$ - $\frac{1}{4}$ SECTION ALONG FOR 575.35 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED: THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE AND SAID $\frac{1}{4}$ - $\frac{1}{4}$ SECTION LINE FOR 735.69 FEET TO THE SOUTHEAST CORNER OF SAID $\frac{1}{4}$ - $\frac{1}{4}$ SECTION; THENCE RUN SOUTH 00 DEGREES 41 MINUTES 22 SECONDS EAST FOR 410.60 FEET; THENCE RUN SOUTH 51 DEGREES 19 MINUTES 51 SECONDS WEST FOR 1257.08 FEET; THENCE NORTH 30 DEGREES 38 MINUTES 50 SECONDS WEST FOR 42.37 FEET; THENCE NORTH 64 DEGREES 14 MINUTES 47 SECONDS WEST FOR 31.24 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST FOR 14.56 FEET; THENCE SOUTH 45 DEGREES 01 MINUTES 12 SECONDS WEST FOR 122.09 FEET; THENCE SOUTH 08 DEGREES 37 MINUTES 18 SECONDS WEST FOR 32.37 FEET THENCE SOUTH 59 DEGREES 03 MINUTES 15 SECONDS WEST FOR 11.31 FEET; THENCE NORTH 32 DEGREES 29 MINUTES 22 SECONDS WEST FOR 25.29 FEET; THENCE SOUTH 29 DEGREES 29 MINUTES 35 SECONDS WEST FOR 25.62 FEET; THENCE SOUTH 42 DEGREES 31 MINUTES 50 SECONDS WEST FOR 31.58 FEET; THENCE NORTH 73 DEGREES 37 MINUTES 17 SECONDS WEST FOR 34.39 FEET; THENCE NORTH 22 DEGREES 56 MINUTES 48 SECONDS WEST FOR 27.38 FEET; THENCE NORTH 05 DEGREES 47 MINUTES 19 SECONDS WEST FOR 23.60 FEET; THENCE NORTH 63 DEGREES 27 MINUTES 04 SECONDS WEST FOR 42.44 FEET; THENCE SOUTH 21 DEGREES 40 MINUTES 08 SECONDS WEST FOR 19.85 FEET; THENCE SOUTH 10 DEGREES 18 MINUTES 43 SECONDS WEST FOR 43.40 FEET; THENCE SOUTH 41 DEGREES 12 MINUTES 21 SECONDS WEST FOR 51.60 FEET; THENCE NORTH 00 DEGREES 51 MINUTES 48 SECONDS EAST FOR 387.58 FEET; THENCE NORTH 32 DEGREES 27 MINUTES 13 SECONDS EAST FOR 1110.89 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED.

LESS AND EXCEPT ANY PART LYING BELOW THE SEASONAL NORMAL POOL WATER LEVEL OF GRANDFATHER LAKE.

SAID TRACT OF LAND CONTAINING 21.41 ACRES MORE OR LESS.

PARCEL II:

A TRACT OF LAND LYING IN SECTION 18, TOWNSHIP 19 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA.

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA; THENCE RUN NORTH 89 DEGREES 57 MINUTES 48 SECONDS EAST ALONG THE SOUTH LINE OF SAID $\frac{1}{4}$ - $\frac{1}{4}$ SECTION FOR 1311.04 FEET TO THE SOUTHEAST CORNER OF SAID $\frac{1}{4}$ - $\frac{1}{4}$ SECTION, AND THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED: THENCE RUN NORTH 01 DEGREES 26 MINUTES 06 SECONDS WEST ALONG THE EAST LINE OF SAID $\frac{1}{4}$ - $\frac{1}{4}$ SECTION 1303.70 FEET TO THE NORTHEAST CORNER OF SAID $\frac{1}{4}$ - $\frac{1}{4}$ SECTION; THENCE NORTH 89 DEGREES 15 MINUTES 19 SECONDS EAST ALONG THE NORTH LINE OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA FOR 1312.43 FEET TO THE NORTHEAST CORNER OF SAID $\frac{1}{4}$ - $\frac{1}{4}$ SECTION; THENCE RUN SOUTH 00 DEGREES 01 MINUTES 04 SECONDS WEST ALONG THE EAST LINE OF SAID $\frac{1}{4}$ - $\frac{1}{4}$ SECTION FOR 1247.55 FEET; THENCE RUN SOUTH 57 DEGREES 05 MINUTES 48 SECONDS WEST FOR 541.64 FEET; THENCE RUN SOUTH 47 DEGREES 06 MINUTES 11 SECONDS WEST FOR 1141.92 FEET; THENCE RUN NORTH 00 DEGREES 41 MINUTES 22 SECONDS EAST FOR 998.79 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED.

SAID TRACT OF LAND CONTAINING 51.38 ACRES MORE OR LESS.

PARCEL III:

TOGETHER WITH RIGHTS AS SET OUT IN THE DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS FOR PINE MOUNTAIN PRESERVE INCLUDING BUT NOT LIMITED TO THE INGRESS/EGRESS AND UTILITY EASEMENT AS RECORDED IN INSTRUMENT 20151228000440560, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

PARCEL IV

TOGETHER WITH RIGHTS IN AND TO THE INGRESS/EGRESS AND UTILITY EASEMENT RECORDED IN INSTRUMENT 20140829000272700 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

PARCEL V

A 50 FOOT WIDE NON EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT BEING 25 FEET ON EACH SIDE OF AND PARALLEL TO THE FOLLOWING DESCRIBED CENTERLINE.

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 1 EAST. SHELBY COUNTY, ALABAMA; THENCE RUN SOUTH 00 DEGREES 22 MINUTES 02 SECONDS EAST FOR 1105.86 FEET; THENCE RUN SOUTH 89 DEGREES 35 MINUTES 58 SECONDS WEST FOR 239.98 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT CENTERLINE; THENCE RUN NORTH 00 DEGREES 26 MINUTES 58

SECONDS WEST FOR 45.61 FEET; THENCE RUN NORTH 19 DEGREES 35 MINUTES 49
SECONDS EAST FOR 31.79 FEET; THENCE RUN NORTH 37 DEGREES 59 MINUTES 38
SECONDS EAST FOR 36.31 FEET; THENCE RUN NORTH 38 DEGREES 38 MINUTES 56
SECONDS EAST FOR 25.07 FEET; THENCE RUN NORTH 24. DEGREES 23 MINUTES 29
SECONDS EAST FOR 29.03 FEET; THENCE RUN NORTH 01 DEGREES 20 MINUTES 06
SECONDS EAST FOR 15.33 FEET; THENCE RUN NORTH 16 DEGREES 40 MINUTES 35
SECONDS WEST FOR 21.54 FEET; THENCE RUN NORTH 29 DEGREES 36 MINUTES 57
SECONDS WEST FOR 41.93 FEET; THENCE RUN NORTH 38 DEGREES 20 MINUTES 44
SECONDS WEST FOR 46.61 FEET; THENCE RUN NORTH 47 DEGREES 27 MINUTES 58
SECONDS WEST FOR 27.75 FEET; THENCE RUN NORTH 57 DEGREES 57 MINUTES 44
SECONDS WEST FOR 18.48 FEET; THENCE RUN NORTH 79 DEGREES 43 MINUTES 47
SECONDS WEST FOR 16.73 FEET; THENCE RUN SOUTH 82 DEGREES 22 MINUTES 47
SECONDS WEST FOR 54.71 FEET; THENCE RUN SOUTH 76 DEGREES 21 MINUTES 29
SECONDS WEST FOR 62.85 FEET; THENCE RUN SOUTH 88 DEGREES 24 MINUTES 24
SECONDS WEST FOR 18.70 FEET; THENCE RUN NORTH 71 DEGREES 33 MINUTES 29
SECONDS WEST FOR 27.44 FEET; THENCE RUN NORTH 34 DEGREES 46 MINUTES 23
SECONDS WEST FOR 22.84 FEET; THENCE RUN NORTH 00 DEGREES 29 MINUTES 17
SECONDS WEST FOR 28.44 FEET; THENCE RUN NORTH 06 DEGREES 21 MINUTES 53
SECONDS EAST FOR 33.48 FEET; THENCE RUN NORTH 01 DEGREES 11 MINUTES 29
SECONDS WEST FOR 58.76 FEET; THENCE RUN NORTH 04 DEGREES 43 MINUTES 03
SECONDS WEST FOR 80.42 FEET; THENCE RUN NORTH 18 DEGREES 57 MINUTES 03
SECONDS EAST FOR 17.74 FEET; THENCE RUN NORTH 37 DEGREES 34 MINUTES 53
SECONDS EAST FOR 100.19 FEET; THENCE RUN NORTH 37 DEGREES 47 MINUTES 00
SECONDS EAST FOR 103.61 FEET; THENCE RUN NORTH 44 DEGREES 56 MINUTES 51
SECONDS EAST FOR 28.99 FEET; THENCE RUN NORTH 52 DEGREES 00 MINUTES 37
SECONDS EAST FOR 71.26 FEET; THENCE RUN NORTH 52 DEGREES 28 MINUTES 30
SECONDS EAST FOR 109.21 FEET; THENCE RUN NORTH 45 DEGREES 06 MINUTES 06
SECONDS EAST FOR 70.57 FEET; THENCE RUN NORTH 38 DEGREES 38 MINUTES 50
SECONDS EAST FOR 65.81 FEET; THENCE RUN NORTH 31 DEGREES 35 MINUTES 37
SECONDS EAST FOR 63.74 FEET; THENCE RUN NORTH 24 DEGREES 06 MINUTES 06
SECONDS EAST FOR 47.13 FEET; THENCE RUN NORTH 16 DEGREES 40 MINUTES 34
SECONDS EAST FOR 17.81 FEET; THENCE RUN NORTH 37 DEGREES 44 MINUTES 01
SECONDS WEST FOR 8.83 FEET; THENCE RUN SOUTH 86 DEGREES 27 MINUTES 28
SECONDS WEST FOR 22.44 FEET; THENCE RUN SOUTH 77 DEGREES 49 MINUTES 17
SECONDS WEST FOR 28.56 FEET; THENCE RUN SOUTH 60 DEGREES 10 MINUTES 33
SECONDS WEST FOR 28.38 FEET; THENCE RUN SOUTH 62 DEGREES 38 MINUTES 02
SECONDS WEST FOR 15.20 FEET; THENCE RUN NORTH 72 DEGREES 33 MINUTES 38
SECONDS WEST FOR 12.29 FEET; THENCE RUN NORTH 48 DEGREES 30 MINUTES 32
SECONDS WEST FOR 15.48 FEET; THENCE RUN NORTH 40 DEGREES 26 MINUTES 20
SECONDS WEST FOR 34.95 FEET; THENCE RUN NORTH 49 DEGREES 04 MINUTES 12
SECONDS WEST FOR 34.52 FEET; THENCE RUN NORTH 56 DEGREES 33 MINUTES 01
SECONDS WEST FOR 13.05 FEET; THENCE RUN NORTH 81 DEGREES 18 MINUTES 41
SECONDS WEST FOR 62.65 FEET; THENCE RUN NORTH 77 DEGREES 36 MINUTES 56
SECONDS WEST FOR 74.69 FEET; THENCE RUN NORTH 74 DEGREES 31 MINUTES 11
SECONDS WEST FOR 110.11 FEET; THENCE RUN NORTH 79 DEGREES 11 MINUTES
43 SECONDS WEST FOR 104.81 FEET; THENCE RUN SOUTH 89 DEGREES 19 MINUTES

42 SECONDS WEST FOR 44.92 FEET; THENCE RUN SOUTH 75 DEGREES 08 MINUTES
 16 SECONDS WEST FOR 49.29 FEET; THENCE RUN SOUTH 63 DEGREES 43 MINUTES
 06 SECONDS WEST FOR 61.37 FEET; THENCE RUN SOUTH 42 DEGREES 34 MINUTES
 41 SECONDS WEST FOR 43.94 FEET; THENCE RUN SOUTH 31 DEGREES 35 MINUTES
 17 SECONDS WEST FOR 31.34 FEET; THENCE RUN SOUTH 46 DEGREES 28 MINUTES
 23 SECONDS WEST FOR 19.38 FEET; THENCE RUN SOUTH 63 DEGREES 39 MINUTES
 35 SECONDS WEST FOR 37.04 FEET; THENCE RUN SOUTH 71 DEGREES 39 MINUTES
 43 SECONDS WEST FOR 18.90 FEET; THENCE RUN NORTH 89 DEGREES 05 MINUTES
 35 SECONDS WEST FOR 25.07 FEET; THENCE RUN NORTH 78 DEGREES 44 MINUTES
 17 SECONDS WEST FOR 30.72 FEET; THENCE RUN NORTH 86 DEGREES 31 MINUTES
 34 SECONDS WEST FOR 32.63 FEET; THENCE RUN SOUTH 89 DEGREES 13 MINUTES
 50 SECONDS WEST FOR 32.53 FEET; THENCE RUN SOUTH 76 DEGREES 34 MINUTES
 45 SECONDS WEST FOR 23.19 FEET; THENCE RUN SOUTH 71 DEGREES 52 MINUTES
 27 SECONDS WEST FOR 20.47 FEET; THENCE RUN SOUTH 78 DEGREES 25 MINUTES
 49 SECONDS WEST FOR 44.93 FEET; THENCE RUN SOUTH 81 DEGREES 04 MINUTES
 02 SECONDS WEST FOR 76.35 FEET; THENCE RUN SOUTH 83 DEGREES 37 MINUTES
 47 SECONDS WEST FOR 78.28 FEET; THENCE RUN SOUTH 82 DEGREES 09 MINUTES
 38 SECONDS WEST FOR 14.38 FEET; THENCE RUN SOUTH 60 DEGREES 12 MINUTES
 54 SECONDS WEST FOR 15.36 FEET; THENCE RUN SOUTH 44 DEGREES 36 MINUTES
 05 SECONDS WEST FOR 50.25 FEET; THENCE RUN SOUTH 38 DEGREES 37 MINUTES
 01 SECONDS WEST FOR 49.40 FEET; THENCE RUN SOUTH 41 DEGREES 25 MINUTES
 50 SECONDS WEST FOR 99.95 FEET; THENCE RUN SOUTH 43 DEGREES 16 MINUTES
 23 SECONDS WEST FOR 78.85 FEET; THENCE RUN SOUTH 52 DEGREES 23 MINUTES
 39 SECONDS WEST FOR 47.98 FEET; THENCE RUN SOUTH 64 DEGREES 49 MINUTES
 13 SECONDS WEST FOR 33.76 FEET; THENCE RUN SOUTH 78 DEGREES 24 MINUTES
 38 SECONDS WEST FOR 24.05 FEET; THENCE RUN NORTH 86 DEGREES 20 MINUTES
 14 SECONDS WEST FOR 21.47 FEET; THENCE RUN NORTH 89 DEGREES 28 MINUTES
 49 SECONDS WEST FOR 20.57 FEET; THENCE RUN SOUTH 75 DEGREES 29 MINUTES
 21 SECONDS WEST FOR 24.79 FEET; THENCE RUN SOUTH 66 DEGREES 24 MINUTES
 00 SECONDS WEST FOR 49.81 FEET; THENCE RUN SOUTH 62 DEGREES 25 MINUTES
 43 SECONDS WEST FOR 94.60 FEET TO THE POINT OF BEGINNING.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/20/2018 12:07:10 PM
 \$37.00 CHARITY
 20181120000409900

Allen S. Bayl