

This instrument prepared by:

Send Tax Notices To:

Matthew S. Hale  
Wallace, Jordan, Ratliff & Brandt, L.L.C.  
800 Shades Creek Parkway, Suite 400  
Birmingham, Alabama 35209

Eddleman Lands, LLC  
2700 Highway 280, Suite 425  
Birmingham, Alabama 35223

**STATUTORY WARRANTY DEED**

STATE OF ALABAMA       )  
SHELBY COUNTY        )

**KNOW ALL MEN BY THESE PRESENTS,** That in consideration of the sum of Four Hundred Sixty-Two Thousand Eight Hundred Sixty-Four and No/100 DOLLARS (\$462,864.00) and other good and valuable consideration to the undersigned grantor, **EDDLEMAN RESIDENTIAL, LLC**, an Alabama limited liability company (hereinafter, the "GRANTOR"), in hand paid by the grantee herein, the receipt and sufficiency of which is hereby acknowledged, the GRANTOR does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto **EDDLEMAN LANDS, LLC**, an Alabama limited liability company (hereinafter, the "GRANTEE"), the following described real estate situated in Shelby County, Alabama, to-wit:

See Attached Exhibit "A"

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:	Grantee's Name and Mailing Address:
Eddleman Residential, LLC	Eddleman Lands, LLC
2700 Highway 280, Suite 425	2700 Highway 280, Suite 425
Birmingham, Alabama 35223	Birmingham, Alabama 35223
Property Address:	N/A

Tax Parcel IDs:	08-4-18-0-000-001.003 08-4-18-0-000-001.004
Date of Sale:	Date of this Deed
Total Purchase Price:	\$462,864.00
The Purchase Price can be verified in:	<input checked="" type="checkbox"/> Closing Statement

**Subject to:**

1. All taxes for the year 2019 and subsequent years, not yet due and payable.
2. Easement granted to Westover Water & Fire Protection Authority, as recorded in Deed Book 334, Page 329.
3. Easement for Underground Subdivision granted to Alabama Power Company, as recorded in Instrument #20180103000000340.
4. Easement granted to Alabama Power Company, as recorded in Instrument #20131002000395690.
5. Declaration of Easements, Covenants and Restrictions for Pine Mountain Preserve, A Natural Community appearing of record in Instrument No. 20151228000440560, but deleting any restrictions based on race, color, creed or national origin.
6. Terms and Conditions of Conservation Easement and Declaration of Restrictions and Covenants and Conveyance as recorded in Instrument No. 20051228000666520.
7. Right of Way granted to Alabama Power Company by instrument(s) recorded in Instrument #20160926000350620.
8. Terms and Conditions as set out in the insured Easement Agreement as described in Instrument #20140829000272700.
9. Mortgages recorded in Inst. #1999-15739, together with Subordination Agreement recorded in Instrument #20141118000363430 to be shown as a subordinate matter on the final policy.

**TO HAVE AND TO HOLD** the described premises to said GRANTEE, its successors and assigns, forever.

And the GRANTOR will warrant and forever defend the right and title to the above described property unto the GRANTEE against all the claims of GRANTOR and all others claiming by or under GRANTOR, but none other.

*[Signature on following page.]*

IN WITNESS WHEREOF, GRANTOR has caused its duly authorized officers to hereunto set their signatures as the act of such GRANTOR, this the 19th day of November, 2018.

**EDDLEMAN RESIDENTIAL, LLC**, an Alabama limited liability company

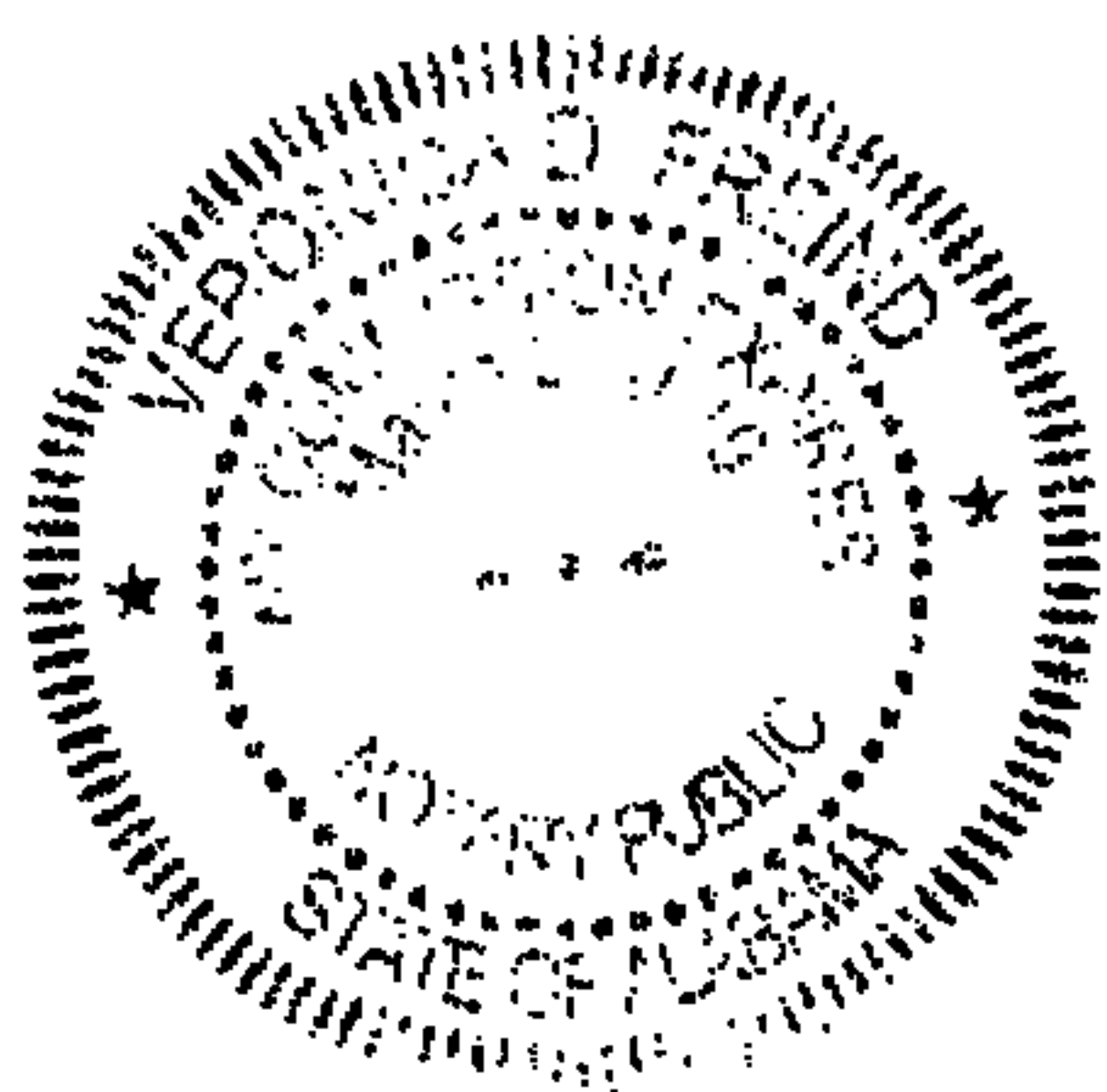
By

  
Douglas D. Eddleman  
Its Sole Member

STATE OF ALABAMA     )  
                                      )  
JEFFERSON COUNTY     )

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

Given under my hand and official seal this 19th 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.

**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.



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 ¼ OF THE NORTHEAST ¼ 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 12:07:11 PM  
\$496.00 CHARITY  
20181120000409910

*Allen S. Bayl*