

\$748,610.15 of the purchase price is represented by a mortgage being recorded simultaneously herewith.

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 One Million Six Hundred Eighty-Five Thousand and No/100 DOLLARS (\$1,685,000.00) and other good and valuable consideration to the undersigned grantor, **PINE MOUNTAIN PRESERVE, INC.**, a Delaware corporation (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:
Pine Mountain Preserve, Inc.	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:	08-4-18-0-000-001.001
Date of Sale:	Date of this Deed
Total Purchase Price:	\$1,685,000.00
The Purchase Price can be verified in:	☒ 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.

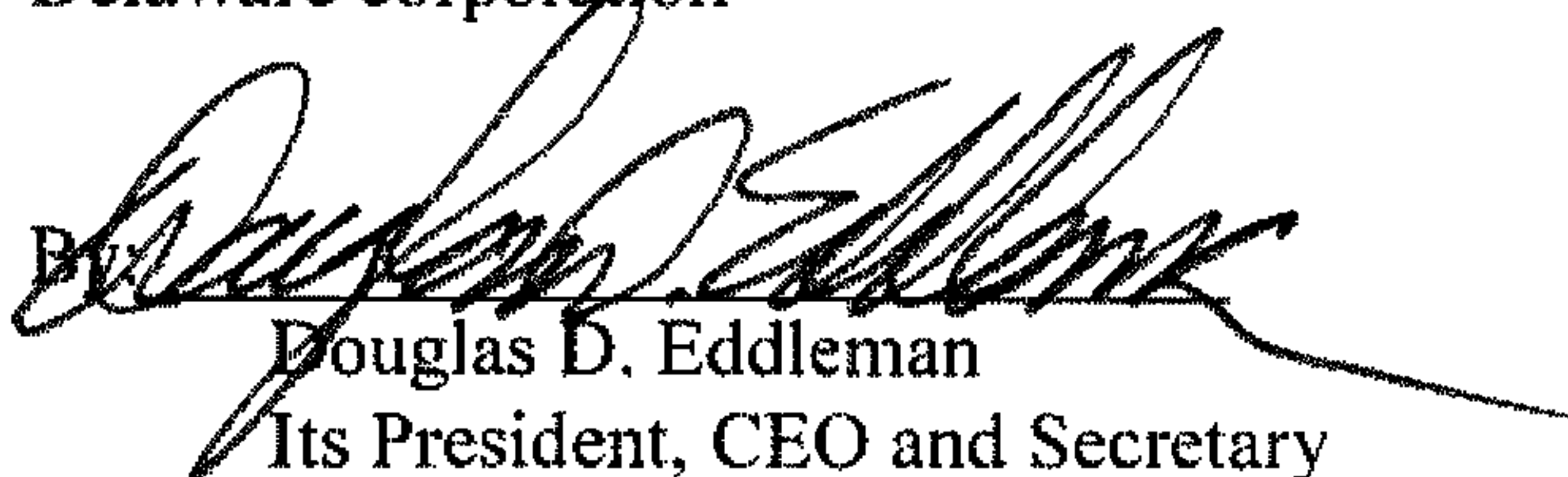
TO HAVE AND TO HOLD the described premises to said GRANTEE, its successors and assigns, forever.

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.

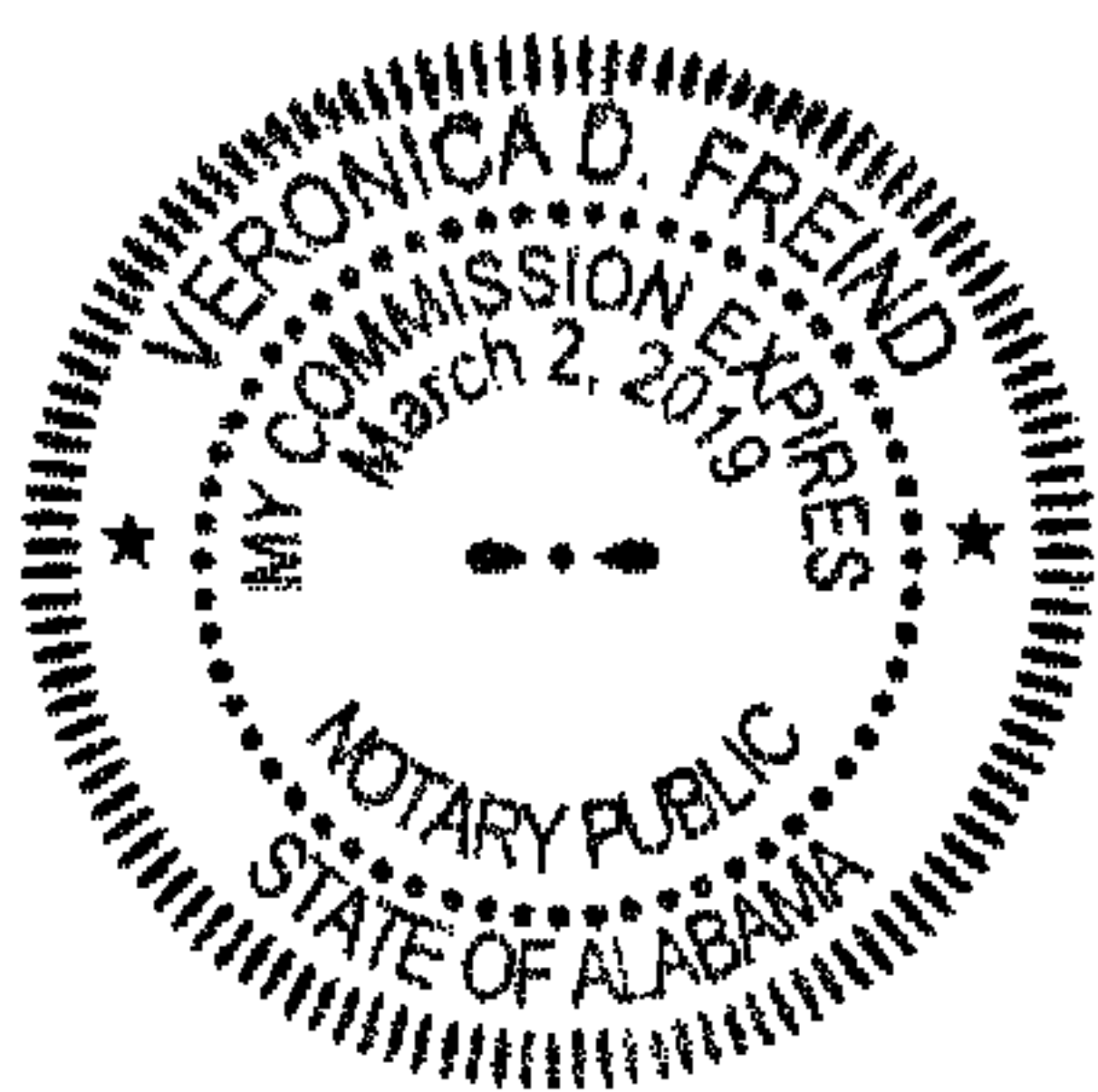
PINE MOUNTAIN PRESERVE, INC., a
Delaware corporation

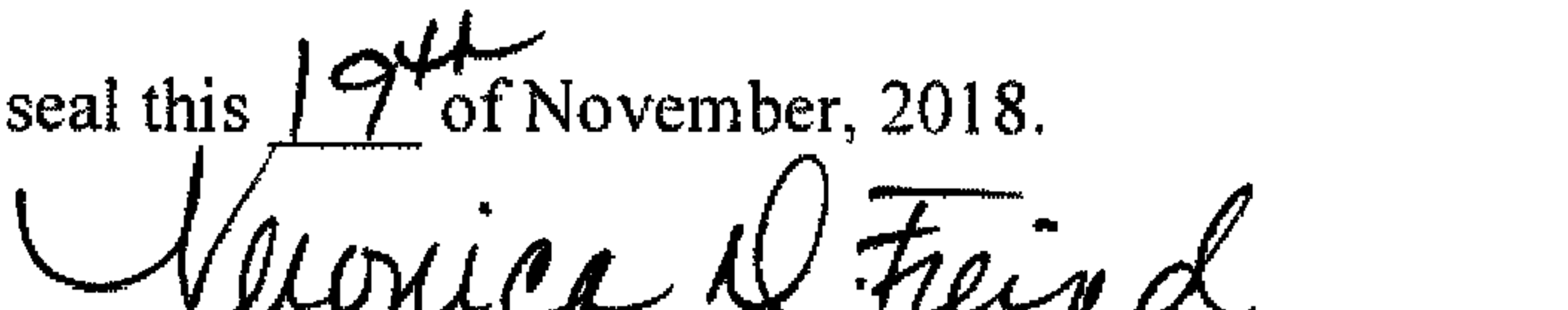

Douglas D. Eddleman
Its President, CEO and Secretary

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 President, CEO and Secretary of Pine Mountain Preserve, Inc., a Delaware corporation, 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 corporation.

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




Notary Public
My commission expires: March 2, 2019

[NOTARIAL SEAL]

EXHIBIT "A"

Tract 1A

A tract of land lying in the Southwest, Southeast and Northeast Quarters of Section 18, Township 19 South, Range 1 East, Shelby County, Alabama.

Commence at the Southwest corner of Section 18, Township 19 South, Range 1 East, thence run South 89 degrees 12 minutes 59 seconds East for 3145.65 feet; thence run North 00 degrees 47 minutes 01 seconds East for 2067.87 feet to the POINT OF BEGINNING of the tract of land herein described; thence run North 44 degrees 52 minutes 16 seconds East for 344.85 feet; thence run North 44 degrees 45 minutes 59 seconds East for 421.35 feet; thence run North 43 degrees 59 minutes 29 seconds East for 428.42 feet; thence run North 00 degrees 41 minutes 22 seconds East for 588.19 feet; thence run South 51 degrees 19 minutes 51 seconds West for 1257.08 feet; thence run South 30 degrees 38 minutes 50 seconds East for 43.62 feet; thence run South 49 degrees 54 minutes 07 seconds West for 261.82 feet; thence run South 38 degrees 55 minutes 23 seconds West for 97.69 feet; thence run South 64 degrees 27 minutes 00 seconds West for 195.11 feet; thence run South 40 degrees 11 minutes 27 seconds West for 65.74 feet; thence run South 15 degrees 12 minutes 08 seconds West for 128.17 feet; thence run South 42 degrees 23 minutes 53 seconds West for 100.02 feet; thence run South 13 degrees 04 minutes 07 seconds West for 115.64 feet; thence run South 08 degrees 53 minutes 46 seconds East for 139.45 feet; thence run South 31 degrees 58 minutes 43 seconds East for 239.42 feet; thence run North 63 degrees 29 minutes 54 seconds East for 15.52 feet; thence run South 26 degrees 30 minutes 06 seconds East for 143.09 feet; thence run South 38 degrees 59 minutes 57 seconds East for 94.65 feet; thence run South 38 degrees 05 minutes 20 seconds East for 41.38 feet; thence run South 69 degrees 47 minutes 39 seconds East for 39.88 feet; thence run South 86 degrees 35 minutes 40 seconds East for 59.99 feet; thence run North 01 degrees 13 minutes 12 seconds West for 122.33 feet; thence run North 24 degrees 30 minutes 12 seconds East for 278.78 feet; thence run North 35 degrees 25 minutes 19 seconds East for 345.74 feet to the POINT OF BEGINNING.

Less and Except any part lying below the seasonal normal pool water level of Grandfather Lake.

Tract 1B

A tract of land lying in the Southwest, and Southeast Quarters of Section 18, Township 19 South, Range 1 East, Shelby County, Alabama.

Commence at the Southwest corner of Section 18, Township 19 South, Range 1 East, thence run South 89 degrees 12 minutes 59 seconds East for 1868.88 feet; thence run North 00 degrees 47 minutes 01 seconds East for 197.61 feet to the POINT OF BEGINNING of the tract of land herein described; thence run North 81 degrees 18 minutes 59 seconds East for 28.23 feet; thence run South 70 degrees 55 minutes 55 seconds East for 69.42 feet; thence run South 74 degrees 08 minutes 25 seconds East for 52.13 feet; thence run North 67 degrees 26 minutes 22 seconds East for 72.81 feet; thence run North 52 degrees 39 minutes 41 seconds East for 75.78 feet; thence run North 49 degrees 32 minutes 57 seconds East for 151.15 feet; thence run North 59 degrees 19 minutes 56 seconds East for 74.54 feet; thence run North 63 degrees 12 minutes 59 seconds East

for 168.03 feet; thence run North 50 degrees 16 minutes 21 seconds East for 76.59 feet; thence run North 39 degrees 03 minutes 10 seconds East for 135.32 feet; thence run North 40 degrees 31 minutes 21 seconds East for 121.48 feet; thence run North 45 degrees 31 minutes 56 seconds East for 365.86 feet; thence run North 38 degrees 51 minutes 07 seconds East for 278.17 feet; thence run North 45 degrees 17 minutes 30 seconds West for 104.90 feet; thence run North 54 degrees 36 minutes 14 seconds West for 150.88 feet; thence run North 79 degrees 53 minutes 15 seconds West for 59.60 feet; thence run North 86 degrees 35 minutes 40 seconds West for 84.30 feet; thence run North 69 degrees 47 minutes 39 seconds West for 61.46 feet; thence run North 38 degrees 05 minutes 20 seconds West for 55.18 feet; thence run North 38 degrees 59 minutes 57 seconds West for 107.66 feet; thence run South 70 degrees 17 minutes 21 seconds West for 389.02 feet; thence run South 35 degrees 32 minutes 04 seconds West for 61.09 feet; thence run South 32 degrees 46 minutes 04 seconds West for 141.91 feet; thence run South 37 degrees 06 minutes 11 seconds West for 65.59 feet; thence run South 43 degrees 56 minutes 57 seconds West for 97.14 feet; thence run South 38 degrees 58 minutes 44 seconds West for 141.26 feet; thence run South 40 degrees 39 minutes 28 seconds West for 168.93 feet; thence run South 48 degrees 37 minutes 14 seconds West for 77.30 feet; thence run South 47 degrees 29 minutes 56 seconds West for 81.77 feet; thence run South 41 degrees 14 minutes 11 seconds West for 168.40 feet; thence run South 45 degrees 58 minutes 03 seconds West for 169.53 feet; thence run South 40 degrees 30 minutes 06 seconds West for 66.50 feet; thence run South 48 degrees 33 minutes 21 seconds East for 108.67 feet; thence run South 58 degrees 21 minutes 59 seconds East for 97.89 feet; thence run South 62 degrees 55 minutes 52 seconds East for 87.73 feet; then run South 57 degrees 31 minutes 21 seconds East for 31.30 feet; thence run South 70 degrees 44 minutes 33 seconds East for 93.15 feet; thence run South 68 degrees 20 minutes 34 seconds East for 67.13 feet to the POINT OF BEGINNING.

Less and Except any part lying below the seasonal normal pool water level of Grandfather Lake.

Tract 3

A tract of land lying in Section 18, Township 19 South, Range 1 East, Shelby County, Alabama. Begin at the Southwest corner of the Northwest Quarter of the Northeast Quarter of Section 18, Township 19 South Range 1 East thence run North 89 degrees 57 minutes 48 seconds East along the South line of said Quarter-Quarter Section for 575.35 feet; thence run South 32 degrees 27 minutes 13 seconds West for 1100.89 feet; thence run South 00 degrees 51 minutes 48 seconds West for 387.58 feet; thence run South 72 degrees 32 minutes 07 seconds West for 128.95 feet; thence run North 36 degrees 23 minutes 04 seconds West for 102.79 feet; thence run North 40 degrees 27 minutes 58 seconds West for 215.28 feet; thence run North 07 degrees 01 minutes 55 seconds West for 1704.51 feet; thence run North 88 degrees 47 minutes 10 seconds East for 549.91 feet, to a point on the West line of said Quarter-Quarter Section; thence run South 00 degrees 22 minutes 02 seconds East along the West of said Quarter-Quarter Section for 595.04 feet to the POINT OF BEGINNING.

Less and except any part lying below the seasonal normal pool water level of Grandfather Lake.

Tract 4

A tract of land lying in Section 18, Township 19 South, Range 1 East, Shelby County, Alabama. Commence at the Southeast corner of the Northeast Quarter of the Northwest Quarter Section 18, Township 19 South, Range 1 East; thence run North 00 degrees 22 minutes 02 seconds West along the East line of said Quarter-Quarter Section for 595.04 feet; thence continue South 88 degrees 47 minutes 10 seconds West for 549.91 feet to the POINT OF BEGINNING of the tract of land herein described; thence run South 88 degrees 47 minutes 10 seconds West for a distance of 565.55 feet; thence run South 12 degrees 28 minutes 11 seconds East for 1716.73 feet; thence run South 30 degrees 54 minutes 19 seconds East for 200.80 feet; thence run South 89 degrees 22 minutes 05 seconds East for 82.28 feet; thence run South 42 degrees 55 minutes 33 seconds East for 330.28 feet; thence run North 49 degrees 34 minutes 22 seconds East for 254.51 feet; thence run North 36 degrees 23 minutes 04 seconds West for 102.79 feet; thence run North 40 degrees 27 minutes 58 seconds West for 215.26 feet; thence run North 07 degrees 01 minutes 55 seconds West for 1704.51 feet to the POINT OF BEGINNING.

Less and Except any part lying below the seasonal normal pool water level of Grandfather Lake.

Tract 10

A tract of Land lying in the Southwest Quarter of Section 18, Township 19 South. Range 1 East. Shelby County Alabama.

Commence at the Southwest corner of Section 18, Township 19 South, Range 1 East, thence run South 89 degrees 12 minutes 59 seconds East along the South line of said Section for 1426.63 feet; thence run North 00 degrees 47 minutes 01 seconds East for 1370.69 feet to a point on the water's edge of Grandfather Lake and the POINT OF BEGINNING of the tract of land herein described; thence run North 69 degrees 42 minutes 28 seconds West for 493.74 feet; thence run South 43 degrees 44 minutes 08 seconds West for 54.47 feet; thence run South 15 degrees 48 minutes 59 seconds West for 49.28 feet; thence run South 10 degrees 50 minutes 46 seconds West for 62.21 feet; thence run South 12 degrees 39 minutes 28 seconds West for 85.59 feet; thence run South 43 degrees 28 minutes 35 seconds West for 97.44 feet; thence run South 54 degrees 16 minutes 17 seconds West for 74.05 feet; thence run South 62 degrees 03 minutes 47 seconds West for 71.80 feet; thence run South 66 degrees 14 minutes 29 seconds West for 75.35 feet; thence run South 65 degrees 23 minutes 21 seconds West for 126.74 feet; thence run South 64 degrees 37 minutes 21 seconds West for 95.09 feet; thence run South 65 degrees 03 minutes 54 seconds west for 116.24 feet; thence run South 63 degrees 52 minutes 16 seconds West for 79.32 feet; thence run South 69 degrees 55 minutes 00 seconds West for 121.76 feet; thence run South 57 degrees 07 minutes 36 seconds West for 59.51 feet; thence run South 12 degrees 03 minutes 57 seconds West for 79.31 feet; thence run South 10 degrees 04 minutes 32 seconds East for 435.32 feet; thence run South 15 degrees 35 minutes 52 seconds East for 64.19 feet; thence run South 28 degrees 17 minutes 14 seconds East for 69.53 feet; thence run South 46 degrees 17 minutes 35 seconds East for 215.34 feet; thence run South 72 degrees 38 minutes 04 seconds East for 46.05 feet; thence run North 74 degrees 14 minutes 28 seconds East for 68.24 feet; thence run North 54 degrees 34 minutes 55 seconds East for 334.83 feet; thence run North 62 degrees 38 minutes 18 seconds East for 92.18 feet; thence run North 74 degrees 56 minutes 10 seconds East for 66.04 feet; thence run North 80

degrees 55 minutes 56 seconds East for 172.76 feet; thence run North 80 degrees 54 minutes 49 seconds East for 115.90 feet; thence run North 82 degrees 38 minutes 39 seconds East for 67.43 feet; thence run North 83 degrees 36 minutes 09 seconds East for 60.13 feet; thence run South 84 degrees 38 minutes 16 seconds East for 67.95 feet; thence run South 84 degrees 38 minutes 16 seconds East for 42.82 feet; thence run North 67 degrees 41 minutes 28 seconds East for 40.24 feet; thence run North 40 degrees 30 minutes 06 seconds East for 66.50 feet; thence run North 45 degrees 58 minutes 03 seconds East for 169.53 feet; thence run North 41 degrees 14 minutes 11 seconds East for 168.40 feet; thence run North 47 degrees 29 minutes 56 seconds East for 81.77 feet; thence run North 48 degrees 37 minutes 14 seconds East for 77.30 feet; thence run North 40 degrees 39 minutes 28 seconds East for 168.93 feet; thence run North 38 degrees 58 minutes 44 seconds East for 141.26 feet; thence run North 43 degrees 56 minutes 57 seconds East for 97.14 feet; thence run North 37 degrees 06 minutes 11 seconds East for 65.59 feet; thence run North 32 degrees 46 minutes 04 seconds East for 141.91 feet; thence run North 35 degrees 32 minutes 04 seconds East 61.09 feet; thence run North 36 degrees 43 minutes 04 seconds West for 267.64 feet; thence run South 69 degrees 28 minutes 19 seconds West for 301.36 feet; thence run South 59 degrees 58 minutes 09 seconds West for 454.95 feet; thence run North 31 degrees 21 minutes 27 seconds West for 32.47 feet; thence run North 12 degrees 27 minutes 31 seconds East for 70.90 feet; thence run North 28 degrees 11 minutes 10 seconds East for 39.45 feet to the POINT OF BEGINNING.

Less and Except any part lying below the seasonal normal pool water level of Grandfather Lake.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/20/2018 12:07:12 PM
 \$969.50 CHARITY
 20181120000409920

Allen S. Bayl