

**This instrument was prepared by
and upon recording return to:**

Gail Livingston Mills, Esq.
Burr & Forman LLP
420 North 20th Street
Suite 3400
Birmingham, Alabama 35203

Send tax notice to:

HCI Oak Mountain, LLC
3075 Healthy Way
Birmingham, Alabama 35243

**20181226000447500
12/26/2018 09:00:16 AM
DEEDS 1/8**

**NOTE TO RECORDER: \$1,122,000.00 OF THE CONSIDERATION FOR THIS DEED
IS PROVIDED BY A PURCHASE MONEY MORTGAGE RECORDED
CONTEMPORANEOUSLY HEREWITH.**

**STATE OF ALABAMA)
SHELBY COUNTY)**

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of **ONE MILLION ONE HUNDRED SEVENTY-SEVEN THOUSAND AND NO/100 DOLLARS (\$1,177,000.00)** and other good and valuable consideration to **AERIE CORPORATION**, an Alabama corporation (as to an 85% undivided interest), and **JIMMIE J. BARNES**, a married man (as to a 15% undivided interest) (collectively, the “**Grantor**”), in hand paid by **HCI OAK MOUNTAIN, LLC**, an Alabama limited liability company (“**Grantee**”), the receipt and sufficiency of which are hereby acknowledged, Grantor does by these presents grant, bargain, sell and convey unto Grantee the real estate more particularly described in EXHIBIT “A” attached hereto and made a part hereof, situated in Shelby County, Alabama (the “**Property**”), subject to the matters described in EXHIBIT “B” attached hereto and made a part hereof (the “**Permitted Encumbrances**”).

TOGETHER WITH all tenements, hereditaments, appurtenances, rights, easements, benefits and rights-of-ways, if any, appurtenant thereto, subject, however, to the Permitted Encumbrances.

TO HAVE AND TO HOLD the Property unto the Grantee and the Grantee’s successors and assigns, forever. Grantor hereby covenants and agrees with Grantee, its successors and assigns, that Grantor, its successors and assigns, will warrant and defend the Property against the lawful claims of all persons claiming by, through, or under the Grantor, but not further or otherwise.

The Property is not the homestead of Jimmie J. Barnes.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed by its duly authorized representative this 19th day of December, 2018.

[Remainder of Page Intentionally Left Blank; Signatures Begin on the Following Page]

GRANTOR:

AERIE CORPORATION,
an Alabama corporation

By: Jimmie J. Barnes
Jimmie J. Barnes
President

STATE OF ALABAMA)
Jefferson COUNTY)

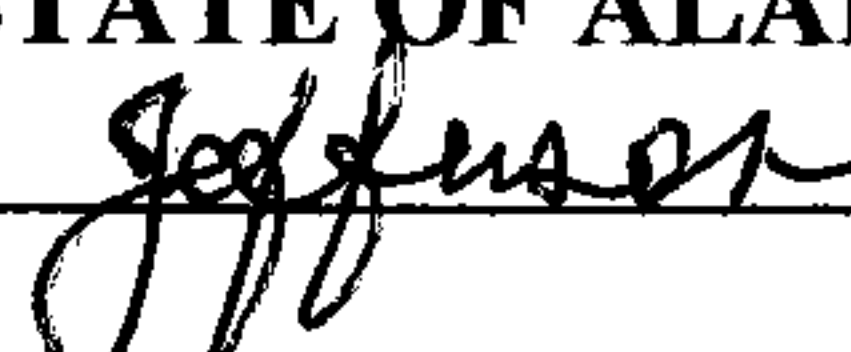
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Jimmie J. Barnes, whose name as President of **AERIE CORPORATION**, an Alabama corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said **AERIE CORPORATION**, an Alabama corporation.

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

Amelia Doherty
Notary Public
My Commission expires: 11/14/19

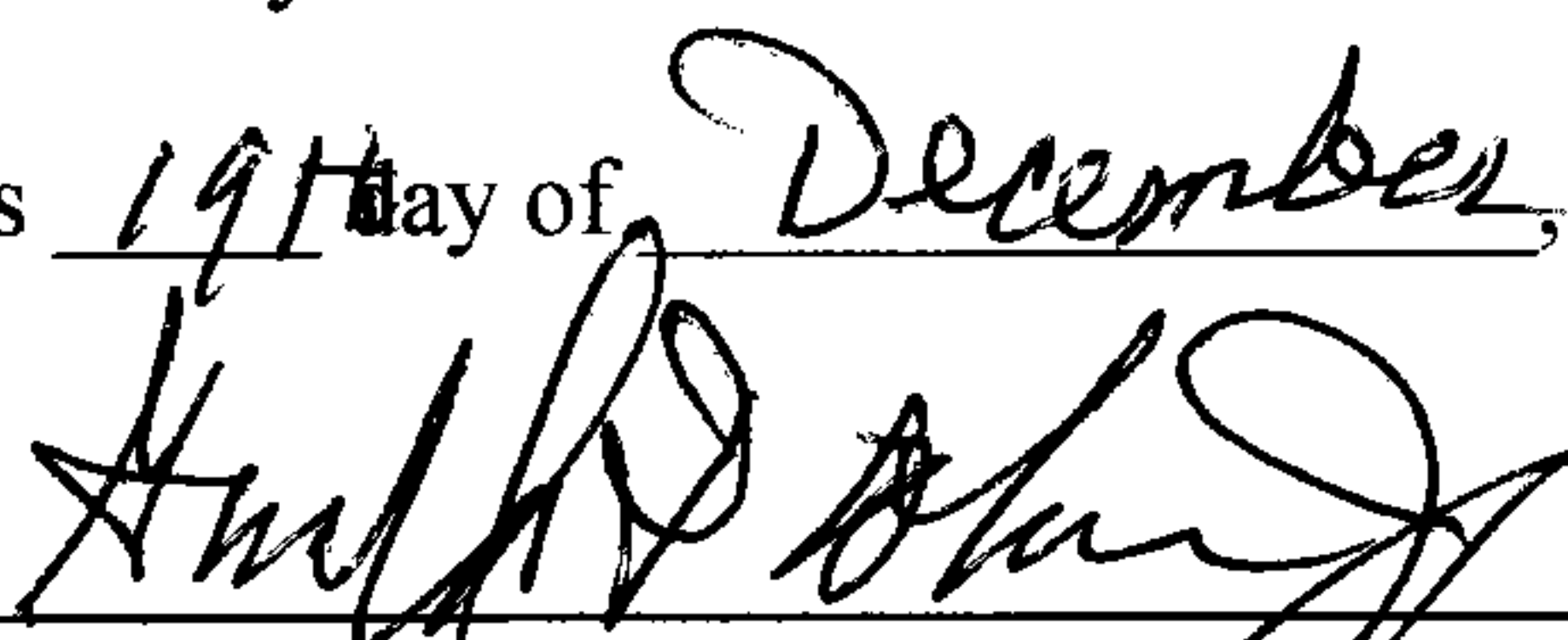
[Signatures Continue on the Following Page]


JIMMIE J. BARNES

STATE OF ALABAMA)
 COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **JIMMIE J. BARNES**, whose name 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 executed the same voluntarily on the day the same bears date.

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



Notary Public
My Commission expires: 12/14/19

LEGAL DESCRIPTION

TRACT 1-A:

Commence at a 3" capped pipe found in place at the Northeast corner of the NE 1/4 of NW1/4, Section 6, Township 20 South, Range 2 West; thence run Southerly along the East boundary line of said 1/4 1/4 Section a distance of 442.27 feet to an iron found in place on the Southeast right of way line of Oak Mountain Park Road; thence turn an angle of 53°06'23" right and run Southwesterly along said right of way line a distance of 832.0 feet to a point; thence turn an angle of 90°00'00" left and leaving said right of way line, run Southeasterly a distance of 610.76 feet to a point; thence turn an angle of 91°52'30" right and run a distance of 313.31 feet to the Point of Beginning; thence continue along the same line a distance of 311.75 feet to a point; thence turn an angle of 92°10'00" right and run a distance of 338.17 feet to a point on the Southeast right of way line of Meadowview Lane; thence turn an angle of 91°00'00" right and run along said right of way a distance of 252.49 feet to a point; thence continue along said right of way line and along a curve to the left (concave Northwesterly and having a radius of 1885.86 feet and a central angle of 0°31'50") for an arc distance of 17.46 feet to a point; thence run along a curve to the right (concave Southwesterly and having a radius of 25.0 feet and a central angle of 86°17'42") for an arc distance of 37.65 feet to a point; thence continue along the tangent of said curve a distance of 298.63 feet to the Point of Beginning. Said tract of land is lying in the SE 1/4 of NW 1/4, Section 6, Township 20 South, Range 2 West.

TRACT 1-B:

Commence at a 3" capped pipe found in place at the Northeast corner of the NE1/4 of NW 1/4, Section 6, Township 20 South, Range 2 West; thence run Southerly along the East boundary line of said 1/4 1/4 Section, a distance of 442.27 feet to an iron found in place on the Southeast right of way line of Oak Mountain Park Road; thence turn an angle of 53°06'23" right and run Southwesterly along said right of way line a distance of 832.0 feet to a point; thence turn an angle of 90°00'00" left and leaving said right of way line, run Southeasterly a distance of 274.06 feet to a point on the Southeast right of way line of Meadowview Lane which is the Point of Beginning; thence continue along the same line for a distance of 336.70 feet to a point; thence turn an angle of 91°52'30" right and run a distance of 253.30 feet to a point; thence turn an angle of 88°55'52" right and run a distance of 295.79 feet to a point; thence run along a curve to the right (concave Southeasterly and having a radius of 25.0 feet and a central angle of 90°24'14" for an arc distance of 39.45 feet to a point on the above mentioned Southeast right of way line of Meadowview Lane; thence run along said right of way line and along a curve to the left (concave Northwesterly and having a radius of 1885.86 feet and a central angle of 5°24'36") for an arc distance of 178.07 feet to a point; thence continue along said right of way line and along the tangent of said curve a distance of 45.66 feet to the Point of Beginning.

Said tract of land is lying in the NE 1/4 of NW 1/4 and SE 1/4 of NW 1/4, Section 6, Township 20 South, Range 2 West, Shelby County, Alabama.

TRACT NO. 1-C

Commence at a 3" capped pipe found in place at the Northeast corner of the NE 1/4 of NW 1/4, Section 6, Township 20 South, Range 2 West; thence run Southerly along the East boundary line of said 1/4 1/4 Section a distance of 349.08 feet to the Point of Beginning; thence continue along the same line a distance of 93.19 feet to an iron found in place on the Southeast right of way line of Oak Mountain Park Road; thence turn an angle of 53°06'23" right and run Southwesterly along said right of way line a distance of 832.00 feet to a point; thence turn an angle of 90°00'00" left and leaving said right of way line, run Southeasterly a distance of 610.76 feet to a point; thence turn an angle of 91°52'30" right and run a distance of 625.06 feet to a point; thence turn an angle of 156°45'26" left and run a distance of 342.03 feet to a point; thence turn an angle of 114°18'42" left and run a distance of 135.00 feet to a point; thence turn an angle of 91°04'08" right and run a distance of 60.01 feet to a point; thence turn an angle of 88°55'52" right and run a distance of 133.88 feet to a point; thence turn an angle of 105°05'29" left and run a distance of 985.67 feet to a point; thence turn an angle of 22°39'59" right and run a distance of 156.71 feet to a point; thence turn an angle of 60°03'15" left and run a distance of 270.00 feet to a point; thence turn an angle of 90°00'00" left and run a distance of 285.14 feet to a point; thence turn an angle of 88°34'00" right and run a distance of 235.68 feet to a point; thence run along a curve to the right (Concave Southeasterly and having a radius of 25.0 feet and a central angle of 70°38'34" for an arc distance of 30.82 feet to a point; thence turn an angle of 180°00'00" left from the tangent of said curve and run a distance of 17.72 feet to a point; thence turn an angle of 18°15'49" left and run a distance of 63.13 feet to the Point of Beginning.

Said parcel of land is lying in the NE1/4 of NW 1/4, the SE1/4 of NW1/4 and the NW 1/4 of NE1/4 all in Section 6, Township 20 South, Range 2 West, Shelby County, Alabama.

ROADWAY TRACT

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 2 WEST; THENCE RUN SOUTH 00 DEGREES 17 MINUTES 39 SECONDS EAST FOR 347.77 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF AMPHITHEATER ROAD; THENCE RUN ALONG SAID RIGHT OF WAY THE FOLLOWING COURSES: SOUTH 00 DEGREES 17 MINUTES 39 SECONDS EAST FOR 93.16 FEET; THENCE RUN SOUTH 52 DEGREES 50 MINUTES 22 SECONDS WEST FOR 832.00 FEET; THENCE LEAVING SAID ROAD RIGHT OF WAY RUN SOUTH 37 DEGREES 09 MINUTES 44 SECONDS EAST FOR 274.12 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF OAK MOUNTAIN DRIVE; THENCE RUN ALONG SAID RIGHT OF WAY THE FOLLOWING COURSES: SOUTH 48 DEGREES 38 MINUTES 54 SECONDS WEST FOR 45.66 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1885.86 FEET, A CHORD BEARING OF SOUTH 51 DEGREES 21 MINUTES 12 SECONDS WEST, AND A

20181226000447500 12/26/2018 09:00:16 AM DEEDS 6/8
CHORD LENGTH OF 178.00 FEET; THENCE RUN ALONG SAID ARC FOR 178.07 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 55 DEGREES 42 MINUTES 51 SECONDS WEST FOR 108.64 TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF SOUTH 79 DEGREES 30 MINUTES 09 SECONDS EAST, AND A CHORD LENGTH OF 34.19 FEET; THENCE LEAVING SAID ROAD RIGHT OF WAY RUN ALONG SAID ARC FOR 37.65 FEET; THENCE RUN SOUTH 36 DEGREES 21 MINUTES 22 SECONDS EAST FOR 298.65 FEET; THENCE RUN SOUTH 36 DEGREES 21 MINUTES 16 SECONDS EAST FOR 135.00 FEET; THENCE RUN NORTH 53 DEGREES 38 MINUTES 49 SECONDS EAST FOR 60.00 FEET; THENCE RUN NORTH 36 DEGREES 21 MINUTES 16 SECONDS WEST FOR 429.67 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF NORTH 08 DEGREES 51 MINUTES 07 SECONDS EAST, AND A CHORD LENGTH OF 35.48 FEET; THENCE RUN ALONG SAID ARC FOR 39.45 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 27,668.31 SQ. FEET OR 0.64 ACRES MORE OR LESS.

PERMITTED ENCUMBRANCES

1. All taxes for the year 2019 and subsequent years, not yet due and payable.
2. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under subject property.
3. Transmission and Utility Line Easement recorded in Real 129, Page 811 in the Probate Office of Shelby County, Alabama.
4. Transmission line permit to Alabama Power Company, recorded in Deed Book 101, Page 506, in the Probate Office of Shelby County, Alabama.
5. Right of way to Postal Telegraph, recorded in Deed Book 80, Page 37, in the Probate Office of Shelby County, Alabama.
6. 20 foot Utility Easement recorded in Deed Book 281, Page 318, in the Probate Office of Shelby County, Alabama.
7. Non-exclusive Easement recorded in Real 129, Page 807 in the Probate Office of Shelby County, Alabama.
8. Agreement recorded in Deed Book 261, Page 497, in the Probate Office of Shelby County, Alabama.

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

Grantor's Name:	Aerie Corporation and Jimmie J. Barnes	Grantees' Name:	HCI Oak Mountain, LLC
Mailing Address:	3710 Carisbrooke Drive Hoover, Alabama 35226	Mailing Address:	3075 Healthy Way Birmingham, Alabama 35243
Property Address:		Date of Sale:	December <u>19</u> , 2018
			Total Purchase Price: \$1,177,000.00 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):

☐ Bill of Sale	☐ Appraisal
☐ Sales Contract	☐ Other:
☒ 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).

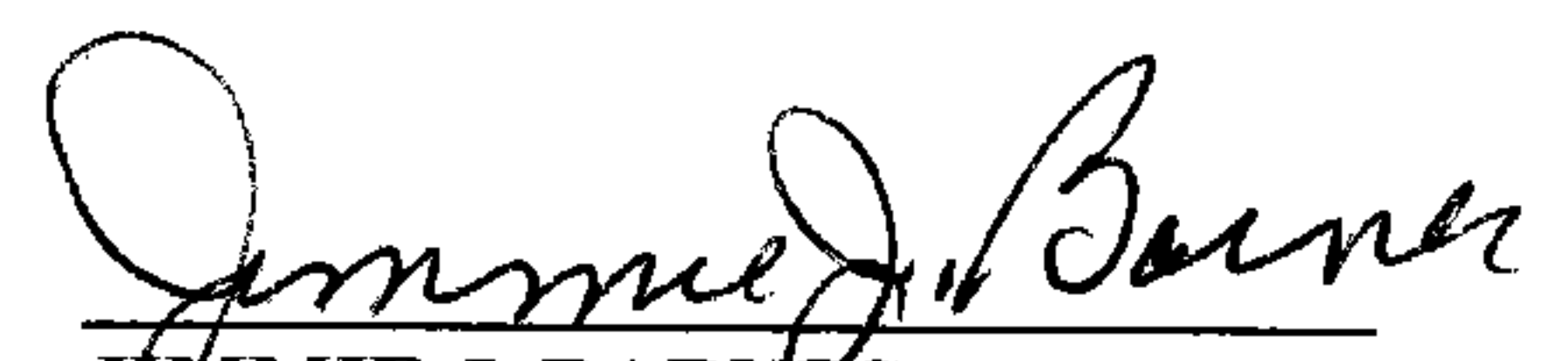
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: December 19, 2018

☒ Unattested

GRANTOR:

AERIE CORPORATION,
an Alabama corporation


JIMMIE J. BARNES

By: 
Jimmie J. Barnes
President



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/26/2018 09:00:16 AM
 \$91.00 JESSICA
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Allen S. Bayl