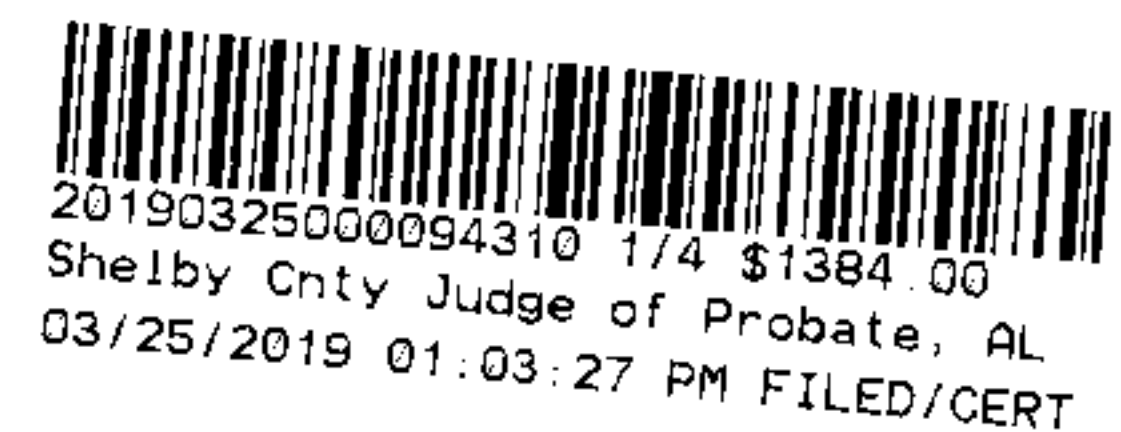


This instrument was prepared by:
Clayton T. Sweeney, Esquire
2700 Highway 280 East, Suite 160
Birmingham, Alabama 35223

Send Tax Notice to:
Eddleman Lands, LLC
2700 Hwy 280 Suite 425
Birmingham, AL 35223

STATE OF ALABAMA)
COUNTY OF SHELBY)



STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Two Million One Hundred Thousand and NO/100 Dollars (\$2,100,000.00)** to the undersigned grantor, **The Young Men's Christian Association of Birmingham, an Alabama non-profit corporation** (herein referred to as "Grantor"), in hand paid by Grantee named herein, the receipt of which is hereby acknowledged, the said **The Young Men's Christian Association of Birmingham, an Alabama non-profit corporation**, does by these presents, grant, bargain, sell and convey unto **Eddleman Lands, 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) 2019 Ad Valorem taxes which have accrued but are not yet due and payable.
- (2) Transmission line permit to Alabama Power Company, as recorded in Deed Book 111, Page 270; Deed Book 241, Page 380; Deed Book 241, Page 403; Deed Book 241, Page 406 and Deed Book 242, Page 443, in the Probate Office of Shelby County, Alabama.
- (3) Right of Way to Shelby County, recorded in Deed Book 233, Page 606 and Deed Book 233, Page 609, in the Probate Office of Shelby County, Alabama.
- (4) 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.
- (5) Agreement between First Christian Church of Birmingham, Inc. and Estes H. and Florence Parker Hargis Charitable Foundation and Hargis Daffodil Hills Foundation recorded in Real Record 55, Page 966, in the Probate Office of Shelby County, Alabama.
- (6) Right of Way granted to Cahaba Girl Scout Council, Inc. as recorded in Deed Book 295, Page 45 and Deed Book 295, Page 48, in the Probate Office of Shelby County, Alabama.
- (7) Easement to Southern Bell Telephone and Telegraph Company recorded in Deed Book 320, Page 981 and Deed Book 343, Page 934, in the Probate Office of Shelby County, Alabama.
- (8) Assignment and Assumption of Settlement Decree dated 4-12-99, from First Christian Church of Birmingham, Inc. to The Young Men's Christian Association of Birmingham, filed for record 4-13-99, recorded in Instrument 1999-15749, in the Probate Office of Shelby County, Alabama.
- (9) Assignment of Trust Agreements dated 4-12-99, by First Christian Church of Birmingham, Inc. and The Young Men's Christian Association of Birmingham, filed for record 4-13-99, recorded in Instrument 1999-15741, in the Probate Office of Shelby County, Alabama.
- (10) Easement granted to Alabama Power Company, as recorded in Instrument 1996-4161, Instrument 2001-9989; Instrument 20040910000505360; Instrument 20131002000395680 and Instrument 20150219000053250, in the Probate Office of Shelby County, Alabama.
- (11) Mineral and Mining rights not owned by Grantor

\$740,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.


Shelby County, AL 03/25/2019
State of Alabama
Deed Tax: \$1360.00

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

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand by its duly authorized officer this 21st day of March, 2019.

GRANTOR:


The Young Men's Christian Association of Birmingham
an Alabama non-profit corporation

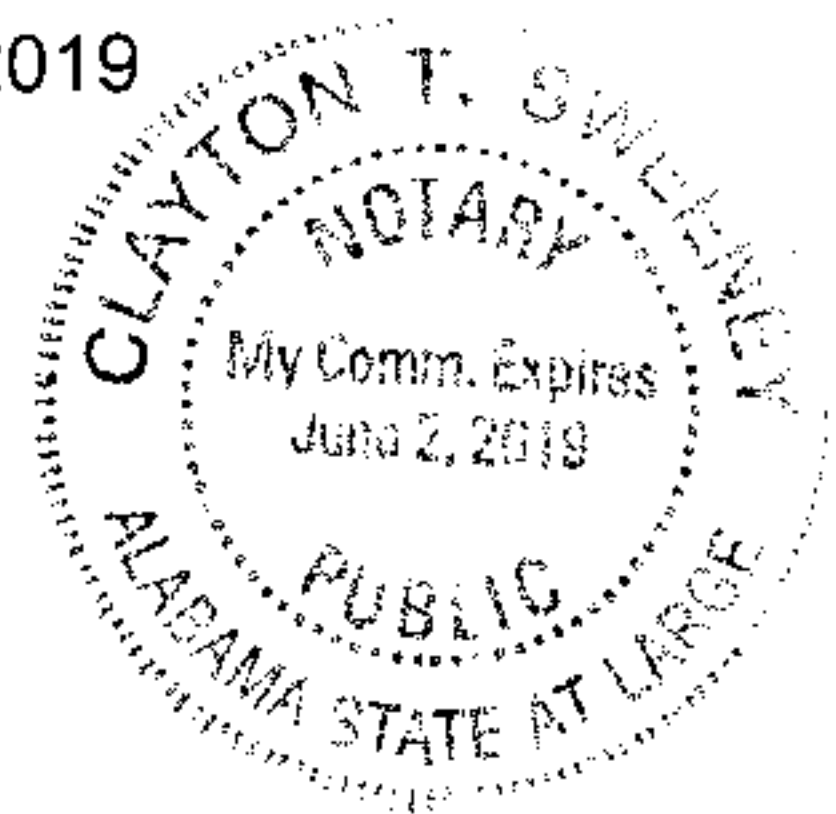
By: 
Dan Pile
Its: CEO

**STATE OF ALABAMA)
JEFFERSON COUNTY)**

I, the undersigned, a Notary Public in and for said County in said State hereby certify that Dan Pile, whose name as CEO of The Young Men's Christian Association of Birmingham, an Alabama non-profit 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 21st day of March, 2019.


NOTARY PUBLIC
My Commission expires: 06/02/2019





20190325000094310 2/4 \$1384.00
Shelby Cnty Judge of Probate, AL
03/25/2019 01:03:27 PM FILED/CERT

EXHIBIT "A"
Legal Description for Statutory Warranty Deed
The Young Men's Christian Association of Birmingham
to
Eddleman Lands, LLC

PARCEL I:

A part of the NE 1/4 and a part of the North 1/2 of the SE 1/4, and a part of the NE 1/4 of SW 1/4 and a part of the SW 1/4 of the NW 1/4 and a part of the East 1/2 of the NW 1/4 of Section 24, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the SW corner of said SE 1/4 of the NW 1/4; thence 180°00'00" from the South line thereof and run Westerly along the South line of the SW 1/4 of the NW 1/4 a distance of 55.22 feet to the intersection of said 1/4 - 1/4 line with the Easterly right of way line of a chert road; thence angle right 57°28'12" Northwesterly along said right of way line a distance of 289.96 feet; thence angle right 5°11'09" Northwesterly along said right of way line a distance of 74.41 feet; thence angle right 19°46'00" Northerly 200.43 feet; thence angle left 9°00'00" Northerly along said right of way a distance of 295.62 feet; thence angle right 16°51'00" Northerly along said right of way a distance of 200.34 feet; thence angle right 3°31'00" Northerly along said right of way a distance of 210.21 feet; thence angle right 23°15'00" Northeasterly a distance of 73.98 feet; thence angle right 63°06'00" Easterly and parallel to the North line of said 1/4 - 1/4 Section a distance of 319.29 feet to a point on the East line of said 1/4 - 1/4 Section; thence angle right 90°23'17" Southerly along the East line of said 1/4 - 1/4 Section a distance of 636.77 feet; thence angle left 46°10'30" Southeasterly for a distance of 192.37 feet; thence angle left 79°49'30" Northeasterly for a distance of 356.43 feet; thence angle right 4°00'00" Northeasterly for a distance of 318.78 feet; thence angle left 52°32'00" Northerly for a distance of 482.17 feet to the Northwest edge of a lake; thence around the Northern edge of lake shore line in a Northwardly and Eastwardly direction to the center of a branch that flows into lake; thence in a Northeasterly direction up the center line of branch to the intersection of said branch with the East boundary of said Section 24, Township 19 South, Range 1 West, said intersection being approximately 84 feet South of the NE corner of said Section 24; thence South along East line a distance of 2527.69 feet to the SE corner of said NE 1/4; thence angle right 87°55'08" Westerly along 1/4 Section line 64.89 feet to ridge line; thence Southwesterly along ridge line to the South line of the NW 1/4 of the SE 1/4; thence Westerly along the South line of said 1/4 - 1/4 a distance of 538.56 feet to the Southwest corner thereof; thence angle right 90°04'08" Northerly along the West line of said 1/4 - 1/4 Section a distance of 160.23 feet; thence angle left 90°00'00" Westerly a distance of 104.94 feet; thence angle right 90°00'00" Northerly a distance of 419.76 feet; thence angle right 90°00'00" Easterly 104.94 feet to a point on the West line of last said 1/4 - 1/4 Section; thence angle left 90°00'00" Northerly along the West line of last said 1/4 - 1/4 Section a distance of 735.24 feet to the NW corner thereof; thence angle left 90°07'16" Westerly along the South line of the SE 1/4 of the NW 1/4 a distance of 1320.63 feet to the Point of Beginning.

LESS AND EXCEPT:


Part of the NW 1/4 of the SE 1/4 of Section 24, Township 19 South, Range 1 West, described as follows:

Begin at the SW corner of said NW 1/4 of the SE 1/4; thence East along the South line of said NW 1/4 a distance of 62.3 feet to the West right of way line of an existing County Road; thence North along said West right of way line a distance of 77 feet to a point; thence with a deflection angle of 85°19' a distance of 62.0 feet to a point on the West line of said NW 1/4; thence South along the West line of said NW 1/4 a distance of 77 feet to the Point of Beginning.

LESS AND EXCEPT:

Less and Except a one acre tract of land lying in the Northeast 1/4 of the Southwest 1/4 of Section 24, Township 19 South, Range 1 West being more particularly described as follows;

Commence at a point 110 yards (330 feet) north of the Southeast corner of the Northeast 1/4 of the Southwest 1/4 of Section 24, Township 19 South, Range 1 West, said point being the point of beginning; thence run North along East line of said quarter - quarter for 140 yards (420 feet); thence run 35 yards (105 feet) West; thence due South 140 yards (420 feet); thence East to the point of beginning.


20190325000094310 3/4 \$1384.00
Shelby Cnty Judge of Probate, AL
03/25/2019 01:03:27 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name	The Young Men's Christian Association of Birmingham	Grantee's Name	Eddleman Lands, LLC
Mailing Address	2101 4 th Avenue North Birmingham, AL 35203	Mailing Address	2700 Hwy. 280 Ste. 425 Birmingham, AL 35223
Property Address	Metes Bounds	Date of Sale	March 21, 2019
		Total Purchase Price	\$ 2,100,000.00
		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 _____

The Young Men's Christian Association of Birmingham
Print by Dan Pile, Its CEO

Unattested

(verified by)

Sign


(Grantor/Grantee/Owner/Agent) circle one

20190325000094310 4/4 \$1384.00
Shelby Cnty Judge of Probate, AL
03/25/2019 01:03:27 PM FILED/CERT