

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

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

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

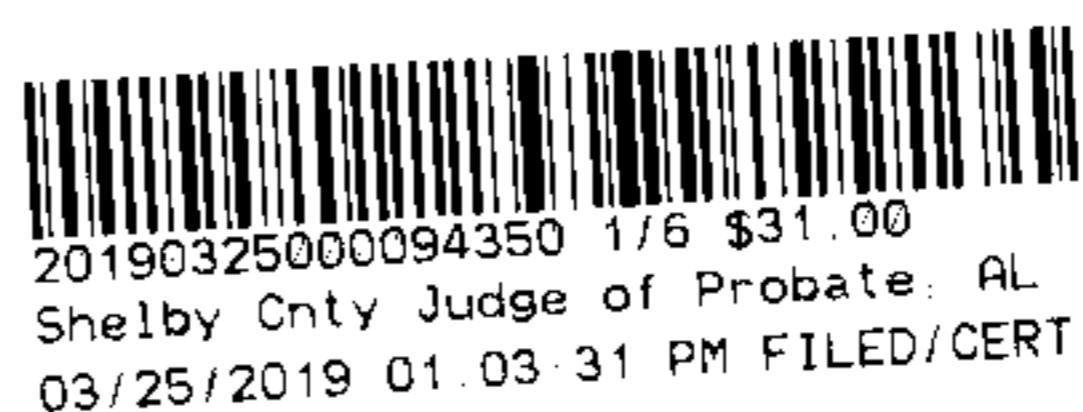
KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and NO/100 Dollars (\$10.00) to the undersigned grantor, **Eddleman Lands, LLC, an Alabama limited liability company** (herein referred to as "Grantor"), in hand paid by Grantee named herein, the receipt of which is hereby acknowledged, the said **Eddleman Lands, LLC, an Alabama limited liability company**, 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) 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

All of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.



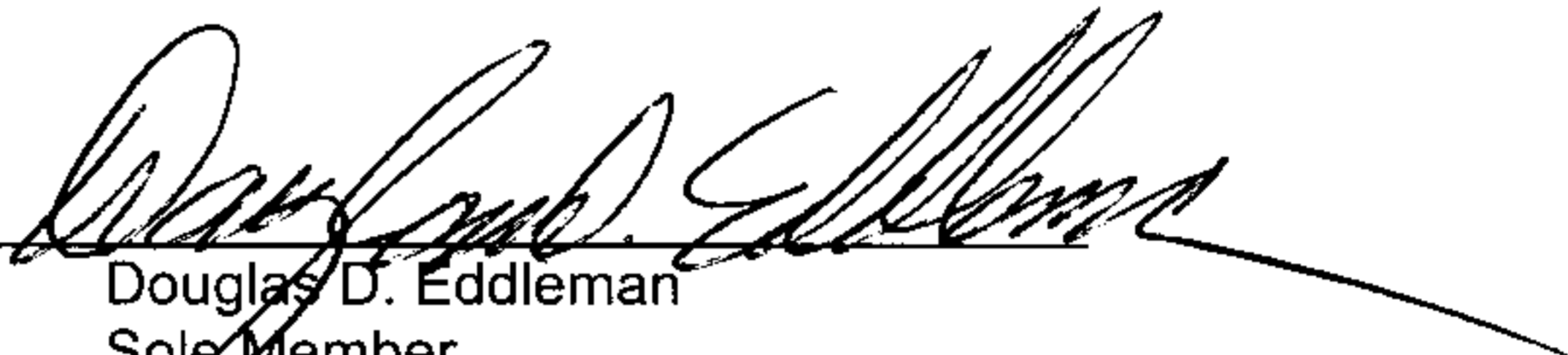
This deed is executed as required by the Articles of Organization and Operational Agreement of said limited liability company and same have not been modified or amended.

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 representative this 21st day of March, 2019.

GRANTOR:

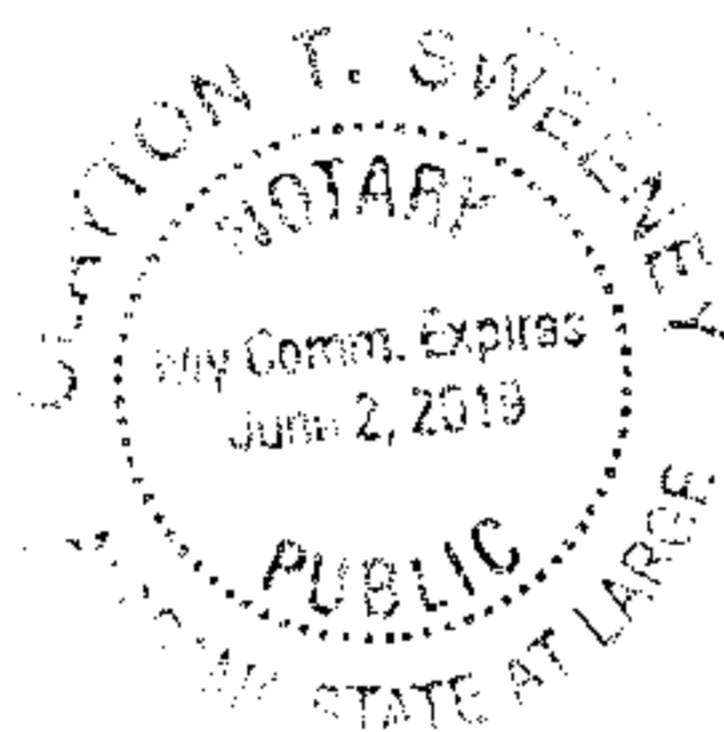
Eddleman Lands, LLC
an Alabama limited liability company

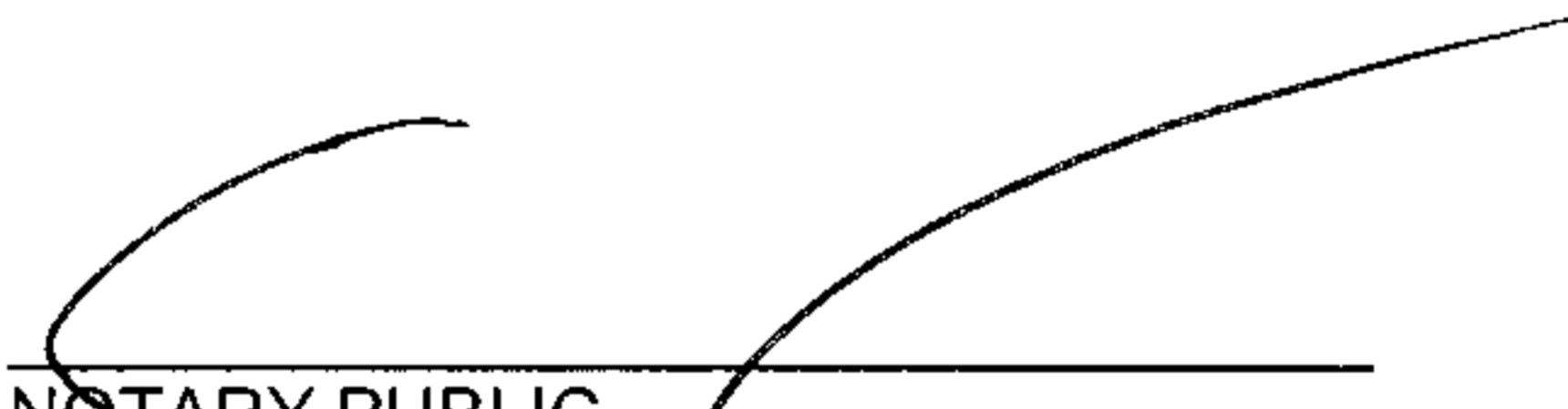
By: 
Douglas D. Eddleman
Its: Sole Member

**STATE OF ALABAMA)
JEFFERSON COUNTY)**

I, the undersigned, a Notary Public in and for said County in said State hereby certify that Douglas D. Eddleman, whose name as Sole Member of Eddleman Lands, LLC an Alabama limited liability company, 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 sole member, 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 21st day of March, 2019.




NOTARY PUBLIC
My Commission expires: 06/02/2019



20190325000094350 2/6 \$31.00
Shelby Cnty Judge of Probate, AL
03/25/2019 01:03:31 PM FILED/CERT

EXHIBIT A

DESCRIPTION OF REAL PROPERTY

The following described property situated in Shelby County, Alabama:

PARCEL NO. M-1:

A parcel of land located in the Northeast one-fourth of the Northeast one-fourth, the Southeast one-fourth of the Northeast one-fourth, the Northeast one-fourth of the Southeast one-fourth, the Northwest one-fourth of the Southeast one-fourth, the Southwest one-fourth of the Southeast one-fourth, the Southeast one-fourth of the Northwest one-fourth, the Southwest one-fourth of the Northeast one-fourth, the Northeast one-fourth of the Northwest one-fourth and the Northwest one-fourth of the Northeast one-fourth of Section 24 and the Northwest one-fourth of the Northwest one-fourth and the Southwest one-fourth of the Northwest one-fourth of Section 19 and the Southwest one-fourth of the Southwest one-fourth of Section 18, Township 19 South, Range 1 West, Shelby County, Alabama, more particularly described as follows:

Commence at a 1" pipe in place being the Northeast corner of Section 24, Township 19 South, Range 1 West, Shelby County, Alabama; thence proceed South 00° 43' 19" West along the East boundary of said Section for a distance of 84.00 feet (set ½" rebar CA-0114-LS), said point being the point of beginning. From this beginning point proceed South 00° 43' 19" West along the East boundary of said Section 24 for a distance 87.35 feet; thence proceed North 59° 31' 01" East for a distance of 408.04 feet; thence proceed South 72° 38' 04" East for a distance of 60.92 feet; thence proceed North 74° 14' 28" East for a distance of 91.78 feet; thence proceed North 54° 34' 55" East for a distance of 238.09 feet; thence proceed South 36° 53' 20" East for a distance of 244.84 feet; thence proceed South 38° 14' 41" West for a distance of 304.16 feet; thence proceed South 03° 21' 32" East for a distance of 208.79 feet; thence proceed South 69° 44' 13" West for a distance of 157.70 feet; thence proceed South 48° 40' 45" West for a distance of 399.01 feet; thence proceed South 31° 59' 50" East for a distance of 995.04 feet; thence proceed South 49° 12' 32" West for a distance of 1016.23 feet to a point on the East boundary of the Southeast one-fourth of the Northeast one-fourth of said Section 24; thence proceed South 00° 43' 19" West along the East boundary of said quarter-quarter section for a distance of 322.97 feet to a ½" rebar in place, said point being the Southeast corner of the Southeast one-fourth of the Northeast one-fourth of said section; thence proceed South 89° 47' 00" West along the South boundary of said quarter-quarter section for a distance of 63.82 feet to a railroad spike in place; thence proceed South 65° 48' 02" West for a distance of 337.70 feet to a 1" capped pipe in place; thence proceed South 52° 16' 22" West for a distance of 290.56 feet to a ½" rebar in place; thence proceed South 40° 26' 18" West for a distance of 245.25 feet to a ½" rebar in place; thence proceed South 55° 02' 15" West for a distance of 181.61 feet to a ½" rebar in place; thence proceed South 62° 23' 15" West for a distance of 121.50 feet to a ½" rebar in place; thence proceed South 70° 05' 45" West for a distance of 199.18 feet to a ½" rebar in place; thence proceed South 59° 27' 05" West for a distance of 193.03 feet to a ½" rebar in place; thence proceed South 56° 54' 25" West for a distance of 417.44 feet to a ½" rebar in place; thence proceed South 56° 36' 05" West for a distance of 353.89 feet to a ½" rebar in place; thence proceed South 52° 44' 15" West for a distance of 186.48 feet to a ½" rebar in place; thence proceed South 55° 33' 08" West for a distance of 282.16 feet to a ½" rebar in place; thence proceed South 60° 22' 50" West for a distance of 235.64 feet to a ½" rebar in place said point being located on the Easterly right-of-way of Hargis Drive (Shelby County Road) and also being the P. C. of a concave curve right having a delta angle of 08° 02' 36" and a radius of 1744.33 feet; thence proceed Northeasterly along the Easterly right-of-way of said road and along the



20190325000094350 3/6 \$31.00
Shelby Cnty Judge of Probate, AL
03/25/2019 01:03:31 PM FILED/CERT

curvature of said curve for a chord bearing and distance of North 09° 21' 21" East, 244.67 feet to the to P. T. of said curve and a concrete monument in place; thence proceed North 13° 22' 39" East along the Easterly right-of-way of said road for a distance of 821.11 feet to the P. C. of a concave left having a delta angle of 99° 10' 23" and a radius of 515.87 feet; thence proceed Northeasterly and Northwesterly along the right-of-way of said road and along the curvature of said curve for a chord bearing and distance of North 36° 12' 33" West, 785.55 feet to the P. T. of side curve and a concrete monument in place; thence proceed North 42° 12' 06" East for a distance of 328.55 feet; thence proceed North 00° 48' 37" East for a distance of 101.34 feet to the shore line of Hargis Lake; thence proceed North 89° 27' 50" West along the shoreline of said Hargis Lake for a distance of 188.73 feet; thence proceed North 84° 40' 03" West along the shoreline of said Hargis Lake for a distance of 127.22 feet; thence proceed North 77° 45' 29" West along the shoreline of said Hargis Lake for a distance of 108.40 feet; thence proceed North 73° 39' 21" West along the shoreline of said Hargis Lake for a distance of 73.03 feet; thence proceed North 36° 31' 28" West along the shoreline of said Hargis Lake for a distance of 73.53 feet; thence proceed North 21° 49' 51" West along the shoreline of said Hargis Lake for a distance of 65.11 feet; thence proceed North 66° 41' 23" West along the shoreline of said Hargis Lake for a distance of 21.10 feet; thence proceed South 61° 18' 17" West along the shoreline of said Hargis Lake for a distance of 79.91 feet; thence proceed South 89° 39' 05" West along the shoreline of said Hargis Lake for a distance of 16.35 feet; thence proceed North 72° 11' 42" West along the shoreline of said Hargis Lake for a distance of 21.39 feet; thence proceed North 05° 33' 22" West along the shoreline of said Hargis Lake for a distance of 92.74 feet; thence proceed North 25° 43' 53" West along the shoreline of said Hargis Lake for a distance of 29.21 feet; thence proceed North 58° 56' 14" West along the shoreline of said Hargis Lake for a distance of 49.91 feet; thence proceed North 47° 20' 40" West along the shoreline of said Hargis Lake for a distance of 21.19 feet; thence proceed North 17° 49' 27" West along the shoreline of said Hargis Lake for a distance of 39.15 feet; thence proceed North 13° 06' 30" East along the shoreline of said Hargis Lake for a distance of 46.00 feet; thence proceed North 49° 12' 41" East along the shoreline of said Hargis Lake for a distance of 15.80 feet; thence proceed North 84° 14' 29" East along the shoreline of said Hargis Lake for a distance of 24.52 feet; thence proceed South 63° 22' 54" East along the shoreline of said Hargis Lake for a distance of 41.69 feet; thence proceed North 85° 16' 45" East along the shoreline of said Hargis Lake for a distance of 38.34 feet; thence proceed North 47° 14' 22" East along the shoreline of said Hargis Lake for a distance of 10.98 feet; thence proceed North 02° 06' 58" West along the shoreline of said Hargis Lake for a distance of 15.24 feet; thence proceed North 07° 04' 36" West along the shoreline of said Hargis Lake for a distance of 31.51 feet; thence proceed North 69° 38' 06" West along the shoreline of said Hargis Lake for a distance of 15.92 feet; thence proceed South 79° 53' 24" West along the shoreline of said Hargis Lake for a distance of 36.30 feet; thence proceed South 72° 06' 48" West along the shoreline of said Hargis Lake for a distance of 52.18 feet; thence proceed North 04° 36' 25" East for a distance of 482.17 feet; thence proceed North 71° 40' 38" East crossing three 48" pipes for a distance of 14.95 feet to the shoreline of Hargis Lake; thence proceed South 53° 01' 53" East along the shoreline of said Hargis Lake for a distance of 149.93 feet; thence proceed South 84° 49' 15" East along the shoreline of said Hargis Lake for a distance of 143.14 feet; thence proceed North 72° 03' 09" East along the shoreline of said Hargis Lake for a distance of 53.79 feet; thence proceed North 63° 56' 43" East along the shoreline of said Hargis Lake for a distance of 52.17 feet; thence proceed South 42° 20' 17" East along the shoreline of said Hargis Lake for a distance of 70.63 feet; thence proceed South 80° 08' 59" East along the shoreline of said Hargis Lake for a distance of 72.51 feet; thence proceed South 55° 08' 16" East along the shoreline of said Hargis Lake for a distance of 207.20 feet; thence proceed South 40° 53' 32" East along the shoreline of said Hargis Lake for a distance of 112.49 feet; thence proceed South 68° 21' 47" East along the shoreline of said Hargis Lake for a distance of 47.18 feet; thence proceed North 50° 53' 51" East along the shoreline of said Hargis Lake for a distance of 68.08 feet; thence proceed North 07° 41' 34" West along the shoreline of said Hargis Lake for a distance of 97.49 feet; thence proceed North 48° 35' 03" East along the shoreline of said Hargis Lake for a




20190325000094350 4/6 \$31.00
Shelby Cnty Judge of Probate, AL
03/25/2019 01:03:31 PM FILED/CERT

distance of 69.04 feet; thence proceed South 62° 28' 34" East along the shoreline of said Hargis Lake for a distance of 79.93 feet; thence proceed South 45° 27' 00" East along the shoreline of said Hargis Lake for a distance of 45.66 feet; thence proceed North 72° 18' 47" East along the shoreline of said Hargis Lake for a distance of 52.75 feet; thence proceed North 02° 48' 32" East along the shoreline of said Hargis Lake for a distance of 89.67 feet; thence proceed North 45° 10' 59" East along the shoreline of said Hargis Lake for a distance of 57.77 feet; thence proceed South 40° 08' 28" East along the shoreline of said Hargis Lake for a distance of 47.76 feet; thence proceed North 50° 16' 57" East along the shoreline of said Hargis Lake for a distance of 45.27 feet; thence proceed North 58° 12' 25" East along the shoreline of said Hargis Lake for a distance of 97.57 feet; thence proceed North 75° 41' 31" East along the shoreline of said Hargis Lake for a distance of 136.13 feet; thence proceed North 55° 39' 18" East along the shoreline of said Hargis Lake for a distance of 258.70 feet; thence proceed North 63° 08' 43" East along the shoreline of said Hargis Lake for a distance of 142.85 feet; thence proceed South 70° 00' 00" East along the shoreline of said Hargis Lake for a distance of 30.00 feet to the centerline of Draw/ Branch; thence proceed North 56° 06' 12" East along the centerline of said branch for a distance of 438.87 feet; thence proceed North 89° 17' 37" East along the centerline of said branch for a distance of 155.71 feet; thence proceed North 31° 45' 34" East along the centerline of said branch for a distance of 523.96 feet; thence proceed North 61° 42' 19" East along the centerline of said branch for a distance of 496.83 feet; thence proceed North 54° 36' 08" East along the centerline of said branch for a distance of 375.06 feet (set ½" rebar CA-0114-LS); thence proceed South 50° 16' 30" East along the centerline of said branch for a distance of 130.14 feet to the point of beginning.

PARCEL NO. M- 2:

A parcel of land located in the Northwest one-fourth of the Southeast one-fourth and the Northeast one-fourth of the Southwest one-fourth of Section 24, Township 19 South, Range 1 West, situated in Shelby County, Alabama, more particularly described as follows:

Commence at a ½" rebar in place being the Northwest corner of the Northwest one-fourth of the Southeast one-fourth of Section 24, Township 19 South, Range 1 West, Shelby County, Alabama, said point also being the point of beginning. From this beginning point proceed North 88° 24' 49" East along the South right-of-way of Girl Scout Road for a distance of 28.79 feet to its point of intersection with the Westerly right-of-way of Hargis Drive (Shelby County Road); thence proceed Southeasterly along the Westerly right-of-way of said Hargis Drive and along the curvature of a concave curve right having a delta angle of 81° 37' 44" and a radius of 436.21 feet for a chord bearing and distance of South 26° 43' 03" East, 570.23 feet to a concrete monument in place; thence proceed South 13° 34' 44" West along the Westerly right-of-way of said Hargis Drive for a distance of 738.95 feet to a ½" rebar in place; thence proceed North 87° 16' 38" West for a distance of 78.71 feet to a ½" rebar in place; thence proceed North 01° 10' 47" West for a distance of 88.01 feet to a ½" crimp top pipe in place; thence proceed South 88° 42' 50" West for a distance of 104.95 feet to a ½" crimp top pipe in place; thence proceed North 01° 25' 11" West for a distance of 584.77 feet to a ½" rebar in place; thence proceed North 88° 19' 04" East for a distance of 104.83 feet to a ½" rebar in place; thence proceed North 01° 43' 44" West for a distance of 550.05 feet to the point of beginning.


20190325000094350 5/6 \$31.00
Shelby Cnty Judge of Probate, AL
03/25/2019 01:03:31 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 Eddleman Lands, LLC
2700 Hwy. 280 Ste. 425
Mailing Address Birmingham, AL 35223

Grantee's Name Eddleman Residential, LLC
2700 Hwy. 280 Ste. 425
Mailing Address Birmingham, AL 35223

Property Address Metes Bounds

Date of Sale March 21, 2019

Total Purchase Price \$ _____

or

Actual Value \$ 1,001,674.00

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

☐ Sales Contract

☐ Closing Statement

☐ Appraisal

☐ Other

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 _____

Unattested

(verified by)

Eddleman Lands, LLC
Print by Douglas D. Eddleman, Sole Member

Sign _____

(Grantor/Grantee/Owner/Agent) circle one



20190325000094350 6/6 \$31.00
Shelby Cnty Judge of Probate, AL
03/25/2019 01:03:31 PM FILED/CERT