


THIS INSTRUMENT PREPARED BY:
TITLE NOT EXAMINED OR REVIEWED

SEND TAX NOTICE TO:

Stephen R. Monk, Esq.
Bradley Arant Boult Cummings LLP
One Federal Place
1819 Fifth Avenue North
Birmingham, Alabama 35203

Luxury Lake Investments LLC
2032 Lake Heather Drive
Birmingham, Alabama 35242
Attn: Keith Krininger

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)


20190501000145780 1/4 \$4024.00
Shelby Cnty Judge of Probate, AL
05/01/2019 04:34:23 PM FILED/CERT

STATUTORY WARRANTY DEED

THIS STATUTORY WARRANTY DEED (this "Deed") is executed and delivered on this 30th day of April, 2019 by **BLACKRIDGE PARTNERS, LLC**, an Alabama limited liability company ("Grantor"), in favor of **LUXURY LAKE INVESTMENTS LLC**, an Alabama limited liability company ("Grantee").

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents, GRANT, BARGAIN, SELL and CONVEY unto Grantee that certain real property (the "Property") situated in Shelby County, Alabama which is more particularly described in Exhibit A attached hereto and incorporated herein by reference.

The Property is conveyed subject to the following (collectively, the "Permitted Exceptions"):

1. Ad valorem taxes and assessments for the current tax year and for all subsequent tax years thereafter.
2. All easements, restrictions, rights-of-way, reservations, building setback lines and other matters of record.
3. Mining and mineral rights not owned by Grantor.
4. Government actions, including zoning ordinances and restrictions and building and use restrictions, including variances.
5. All matters which a current and accurate survey and a physical inspection of the Property would reveal; and
6. All riparian rights, if any, including rights of federal or state government in all navigable waters on or abutting the Property.

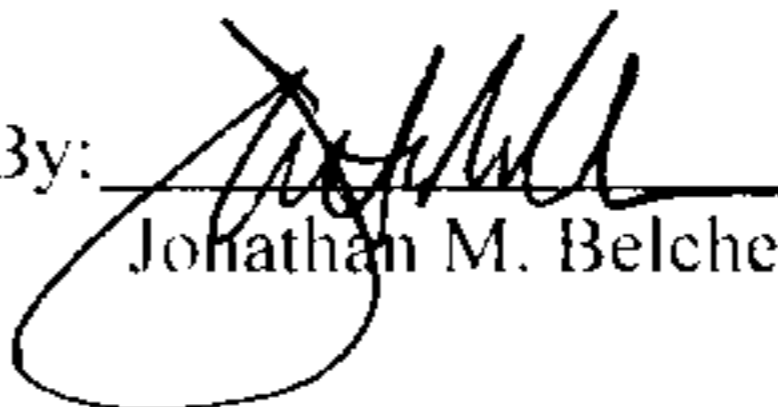
TO HAVE AND TO HOLD unto Grantee, its successors and assigns, forever; subject, however, to the Permitted Exceptions.

Shelby County, AL 05/01/2019
State of Alabama
Deed Tax: \$4000.00

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed as of the day and year first above written.

BLACKRIDGE PARTNERS, LLC, an
Alabama limited liability company

By: SB HOLDING CORP., an Alabama
corporation. Its Managing Member

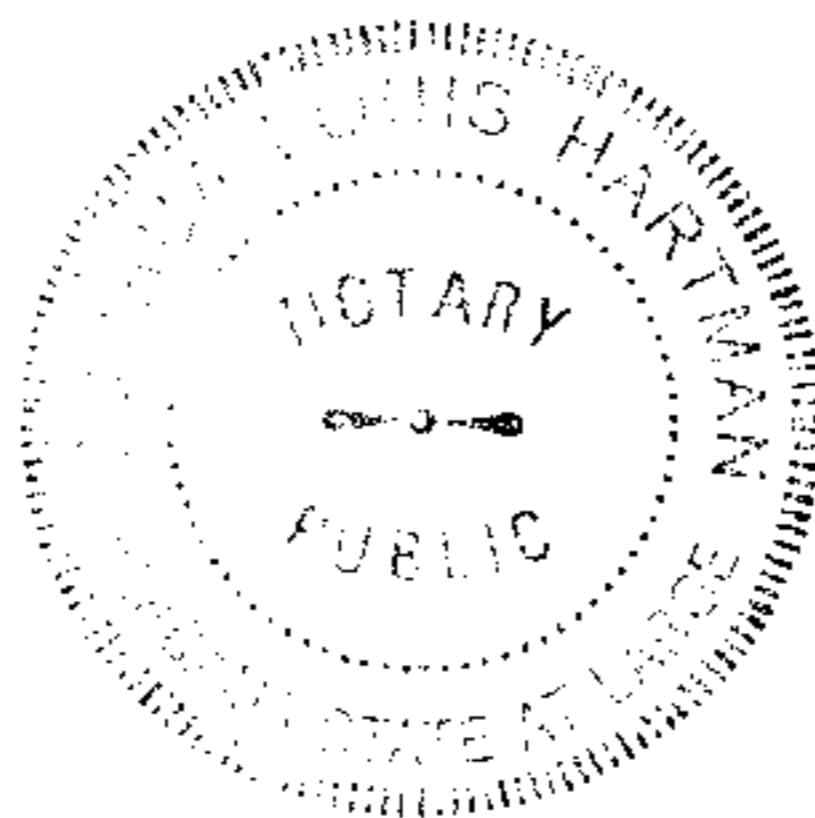
By: 
Jonathan M. Belcher, Its President

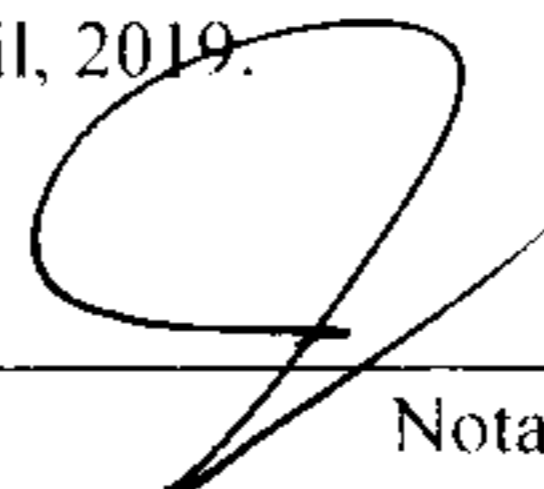
STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Jonathan M. Belcher, whose name as President of SB Holding Corp., an Alabama corporation, as Managing Member of **BLACKRIDGE PARTNERS, 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 the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation in its capacity as Managing Member of the aforesaid limited liability company.

Given under my hand and seal this 30th day of April, 2019.

[NOTARIAL SEAL]




Notary Public

My commission expires: _____

JOSHUA LOUIS HARTMAN
Notary Public, Alabama State At Large
My Commission Expires March 19, 2020



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EXHIBIT A

Legal Description of Property

The Land referred to herein below is situated in the County of Shelby, State of Alabama, and is described as follows:

THE LAND HEREIN DESCRIBED, BEING A PART OF SECTIONS 6, 7, 8, 17, 18, AND 19, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL1: PARCEL A

BEGINNING AT A FOUND 3" CAPPED PIPE MARKING THE COMMON CORNER TO SECTIONS 5, 6, 7, AND 8, TOWNSHIP 20 SOUTH, RANGE 3 WEST AND THENCE RUNNING ALONG THE NORTH LINE OF SAID SECTION 8 S89°03'35"E FOR A DISTANCE OF 72.70' TO A POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF CSX RAILROAD, THENCE RUN ALONG SAID RIGHT-OF-WAY, ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 3000.00', AN ARC LENGTH OF 618.53', AND A CHORD BEARING AND DISTANCE OF S20°40'46"W FOR A DISTANCE OF 617.44', THENCE RUN S14°46'22"W FOR A DISTANCE OF 564.47', THENCE ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 1820.46', AN ARC LENGTH OF 169.39', AND A CHORD BEARING AND DISTANCE OF S12°06'26"W 169.33', THENCE RUN N80°33'30"W FOR A DISTANCE OF 50.00', THENCE RUN ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 1870.46', AN ARC LENGTH OF 67.60', AND A CHORD BEARING AND DISTANCE OF S08°24'22"W 67.60', THENCE RUN WITH A COMPOUND CURVE TO THE LEFT, WITH A RADIUS OF 1207.89', AN ARC LENGTH OF 977.59', AND A CHORD BEARING AND DISTANCE OF S15°48'54"E 951.12', THENCE RUN S50°59'58"W FOR A DISTANCE OF 50.00', THENCE RUN ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 1257.89', AN ARC LENGTH OF 80.15', AND A CHORD BEARING AND DISTANCE OF S40°49'34"E 80.14', THENCE RUN WITH A COMPOUND CURVE TO THE LEFT, WITH A RADIUS OF 1920.47', AN ARC LENGTH OF 161.52', AND A CHORD BEARING AND DISTANCE OF S45°03'39"E 161.47' TO A POINT ON THE EAST LINE OF SECTION 2, T-20-S, R-3-W, THENCE RUN WITH A COMPOUND CURVE TO THE LEFT, WITH A RADIUS OF 1920.47', AN ARC LENGTH OF 86.59', AND A CHORD BEARING AND DISTANCE OF S48°45'43"E 86.58', THENCE RUN S50°03'13"E FOR A DISTANCE OF 191.76', THENCE ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 6810.12', AN ARC LENGTH OF 228.21', AND A CHORD BEARING AND DISTANCE OF S49°05'37"E 228.20', THENCE WITH A COMPOUND CURVE TO THE RIGHT, WITH A RADIUS OF 1335.40', AN ARC LENGTH OF 1478.23', AND A CHORD BEARING AND DISTANCE OF S16°25'18"E 1403.90', THENCE WITH A COMPOUND CURVE TO THE RIGHT, WITH A RADIUS OF 6809.76', AN ARC LENGTH OF 227.79', AND A CHORD BEARING AND DISTANCE OF S16°14'03"W 227.78', THENCE DEPARTING SAID RIGHT-OF-WAY LINE RUN S65°10'47"W FOR A DISTANCE OF 583.39', THENCE RUN S37°55'30"W FOR A DISTANCE OF 1019.30', THENCE RUN N42°13'06"W FOR A DISTANCE OF 351.31', THENCE RUN N42°13'06"W FOR A DISTANCE OF 224.84', THENCE RUN N44°46'52"W FOR A DISTANCE OF 708.93', THENCE RUN N00°14'22"W FOR A DISTANCE OF 578.97', THENCE RUN N89°43'47"W FOR A DISTANCE OF 574.83', THENCE RUN N44°46'52"W FOR A DISTANCE OF 21.23', THENCE RUN N41°42'12"W FOR A DISTANCE OF 550.83', THENCE RUN N40°21'13"W FOR A DISTANCE OF 262.33', THENCE RUN N36°22'40"W FOR A DISTANCE OF 207.34', THENCE RUN N06°43'20"W FOR A DISTANCE OF 583.13', THENCE RUN N52°15'28"E FOR A DISTANCE OF 207.11', THENCE RUN N46°09'01"E FOR A DISTANCE OF 561.82', THENCE RUN N66°45'00"E FOR A DISTANCE OF 332.29', THENCE RUN N70°35'38"E FOR A DISTANCE OF 322.95', THENCE RUN N30°46'32"E FOR A DISTANCE OF 2075.38', THENCE RUN S88°56'48"E FOR A DISTANCE OF 400.72' TO THE POINT OF BEGINNING. CONTAINING 203.25 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.

Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name:
Blackridge Partners, LLC

Grantee's Name:
Luxury Lake Investments LLC

Mailing Address:
3545 Market Street
Hoover, AL 35226

Mailing Address:
2032 Lake Heather Drive
Birmingham, AL 35242

Property Address:
+/- 203 acres in Hoover,
Shelby County, Alabama

Date of Sale: April 30TH, 2019

Total Purchase Price	\$4,000,000.00
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
☐ 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: April 30TH, 2019

Print: Blackridge Partners, LLC
By: SB Holding Corp., Its Managing Member

Signed By: [Signature]
Jonathan M. Belcher, Its President
(Grantor/Grantee/Owner/Agent) circle one

____ Unattested

(verified by) _____

Form RT-1



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