

AFFIDAVIT OF RATIFICATION
OF RECORD MAP OR PLAT AS RECORDED IN
Map Book 53 Pages 49 A, B, C & D,
In The Probate Office of Shelby County, Alabama.

STATE OF ALABAMA)
COUNTY OF SHELBY)

The undersigned, Douglas D. Eddleman, certifies that I am the President of Pine Mountain Preserve, Inc., a Delaware corporation qualified to do business in Alabama, which is the owner of the property described as follows:

See Exhibit "A" attached hereto for legal description

Pine Mountain Preserve, Inc. does hereby ratify the conditions stated on said recorded plat or map as recorded in Map Book 53, Page 49 A, B, C & D, in the Probate Office of Shelby County, Alabama being a plat of the property described hereinabove. Said property now being described as follows:

Lots 3-101 through 3-137, according to the map or plat of Pine Mountain 3rd Sector, Phase One, an Eddleman Community, as recorded in Map Book 53, Pages 49 A, B, C & D, in the Office of the Judge of Probate of Shelby County, Alabama.

At the time of the recording of the record map or plat in Map Book 53, Page 49 A, B, C & D, in said Probate Office, the Certificate of Ownership and Dedication and Certification of Notary Public incorrectly stated that Pine Mountain Preserve, LLLP, was the owner of the property and was signed by Douglas D. Eddleman as President. This ratification of record map or plat is given to correct the Certificate of Ownership and Dedication and Certification of Notary Public to reflect the Owner of record at the time of the recording of the map or plat to be Pine Mountain Preserve, Inc., a Delaware corporation registered to do business in Alabama.

CERTIFICATION OF OWNERSHIP AND DEDICATION

State of Alabama)
County of Shelby)

In Witness Whereof, the undersigned, Douglas D. Eddleman, whose name as President of Pine Mountain Preserve, Inc., a Delaware corporation registered to do business in Alabama, hereby certify that Pine Mountain Preserve, Inc. is the owner of the land shown and described in the plat recorded in Map Book 53, Pages 49 A, B, C & D, in the Probate Office of Shelby County, Alabama; and that I acting as President of Pine Mountain Preserve, Inc., a Delaware corporation registered to do business in Alabama, hereby certify that Pine Mountain Preserve, Inc., have caused the same to be surveyed and subdivided as indicated herein for the uses and purpose herein set forth and do hereby acknowledge and adopt the same under the design and title herein indicated; and grant all easements and dedicate all streets, alleys, walks, parks and open spaces to public or private use as noted together with such restrictions and covenants noted below or attached in a separate legal document and has caused this ratification of record plat to be executed on this the 29th day of January, 2021.

Pine Mountain Preserve, Inc.,
a Delaware corporation,
registered to do business in Alabama

BY:


Douglas D. Eddleman

Its: President

CERTIFICATION BY NOTARY

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 President of Pine Mountain Preserve, Inc., a Delaware corporation, registered to do business in Alabama, is signed to the foregoing Affidavit of Ratification, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Affidavit of Ratification, 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 this 29th day of January, 2021.


NOTARY PUBLIC

My commission expires: 06/02/2023

This instrument prepared by:
Clayton T. Sweeney, Esq.
2700 Highway 280 East Suite 160
Birmingham, AL 35223


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PROPERTY DESCRIPTION OF THE PROPOSED PINE MOUNTAIN PRESERVE SECTOR THREE PHASE ONE.

A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, AND THE NORTHEAST HALF OF THE NORTHWEST QUARTER OF SECTION 29. ALL IN TOWNSHIP 19 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA.


COMMENCE AT THE SOUTHEAST CORNER OF LOT 1, ACCORDING TO THE FINAL PLAT OF CARDEN CREST AS RECORDED IN MAP BOOK 35 PAGE 64 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; SAID POINT LYING ON THE NORTHERLY RIGHT OF WAY LINE OF A 80 FOOT WIDE RIGHT OF WAY OF COUNTY HIGHWAY 280: THENCE RUN NORTH 04 DEGREES 16 MINUTES 57 SECONDS WEST ALONG THE EASTERLY BOUNDARY OF SAID CARDEN CREST SUBDIVISION FOR 347.16 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20. TOWNSHIP 19 SOUTH RANGE 1 EAST SHELBY COUNTY, ALABAMA, AND THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE RUN SOUTH 89 DEGREES 01 MINUTES 24 SECONDS EAST ALONG THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION FOR 206.02 FEET; THENCE RUN SOUTH 27 DEGREES 36 MINUTES 38 SECONDS WEST FOR 67.71 FEET; THENCE RUN SOUTH 24 DEGREES 31 MINUTES 50 SECONDS EAST FOR 169.21 FEET; THENCE RUN SOUTH 23 DEGREES 55 MINUTES 33 SECONDS WEST FOR 39.55 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THE 80 FOOT WIDE RIGHT OF WAY OF COUNTY HIGHWAY 280: THENCE RUN NORTH 65 DEGREES 28 MINUTES 10 SECONDS EAST ALONG SAID RIGHT OF WAY LINE FOR 327.66 FEET; THENCE RUN NORTH 04 DEGREES 17 MINUTES 22 SECONDS WEST FOR 1462.80 FEET TO A PONT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 3 WEST; THENCE RUN NORTH 89 DEGREES 02 MINUTES 32 SECONDS WEST ALONG SAID QUARTER-QUARTER SECTION LINE FOR 41.20 FEET TO THE NORTHWEST CORNER OF SAID QUARTER-QUARTER SECTION; THENCE RUN NORTH 01 DEGREES 22 MINUTES 39 SECONDS EAST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION FOR 479.71 FEET; THENCE RUN NORTH 37 DEGREES 28 MINUTES 33 SECONDS WEST FOR 589.47 FEET; THENCE RUN NORTH 25 DEGREES 56 MINUTES 15 SECONDS WEST FOR 135.93 FEET; THENCE RUN NORTH 02 DEGREES 19 MINUTES 01 SECONDS WEST FOR 641.99 FEET; THENCE RUN NORTH 48 DEGREES 20 MINUTES 19 SECONDS WEST FOR 583.62 FEET; THENCE RUN SOUTH 85 DEGREES 45 MINUTES 27 SECONDS WEST FOR 262.55 FEET TO A POINT ON THE CENTERLINE OF A 100 FOOT WIDE ALABAMA POWER COMPANY EASEMENT AND RIGHT OF WAY ; THENCE RUN NORTH 64 DEGREES 17 MINUTES 02 SECONDS WEST FOR 194.80 FEET; THENCE RUN SOUTH 35 DEGREES 14 MINUTES 30 SECONDS WEST FOR 297.48 FEET; TO A NON TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 500.00 FEET, A CHORD BEARING OF SOUTH 58 DEGREES 22 MINUTES 36 SECONDS EAST, AND A CHORD LENGTH OF 63.11 FEET; THENCE RUN ALONG SAID ARC FOR



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63.15 FEET ; THENCE RUN SOUTH 28 DEGREES 00 MINUTES 18 SECONDS WEST FOR 313.45 FEET; THENCE RUN SOUTH 72 DEGREES 51 MINUTES 35 SECONDS EAST FOR 224.68 FEET; THENCE RUN SOUTH 17 DEGREES 08 MINUTES 25 SECONDS WEST FOR 21.67 FEET; THENCE RUN SOUTH 72 DEGREES 51 MINUTES 35 SECONDS EAST FOR 292.66 FEET TO A POINT ON THE CENTERLINE OF A 100 FOOT WIDE ALABAMA POWER COMPANY EASEMENT AND RIGHT OF WAY; THENCE RUN SOUTH 04 DEGREES 13 MINUTES 26 SECONDS EAST ALONG SAID EASEMENT CENTERLINE FOR 1425.68 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA AND THE NORTH WEST CORNER OF LOT 16 ACCORDING TO THE FINAL PLAT OF THE OF SAID CARDEN CREST SUBDIVISION; THENCE RUN SOUTH 89 DEGREES 02 MINUTES 32 SECONDS EAST ALONG THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION AND THE NORTH LINE OF LOTS 16 AND 15 OF SAID SUBDIVISION, FOR 500.68 FEET TO THE NORTH EAST CORNER OF LOT 15 OF SAID SUBDIVISION; THENCE RUN SOUTH 04 DEGREES 16 MINUTES 57 SECONDS EAST FOR 1353.59 FEET ALONG THE EASTERLY BOUNDARY OF SAID SUBDIVISION TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 2,534,565.21 S.F. OR 58.19 ACRES MORE OR LESS.


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