

shipping container, structure of a temporary character, tent, shack, barn, or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently; nor, shall any used residence or other used structure be moved onto any lot.

4. This lot shall not be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition. No refuse burning shall be permitted on any lot.
5. Only generally accepted residential, horse, or specific agricultural fencing not exceeding 4 feet in height is allowed across lot front lines. No game fencing, razor wire, or otherwise commercial fencing of any kind is allowed. Chain link fencing shall not be allowed on front lot lines.
6. Only domesticated animals are allowed. No more than one domesticated animal per acre, not to exceed ten domesticated animals. No more than one rooster is allowed per lot.
7. No individual sewage-disposal system shall be permitted on any lot unless such system is designed, located and constructed in accordance with the requirements, standards and recommendations of both state and local public health authorities. Approval of such system as installed shall be obtained from the governing authorities.
8. The lot shall be for residential use only.
9. Two Springs Properties, LLC, or any utility authorized by it, reserves a thirty (30) foot easement across the back of and along each side of each lot, for the purpose of constructing, maintaining, and repairing utility lines and equipment, and for water mains and storm drains, and other general use facilities; provided, however, that said easement area shall be maintained by the lot owner, except for those obligations of public authorities or utility companies.
10. Removal of timber from lots is allowed and requires approval of the Two Springs Properties, LLC, and a bond from the timber removal company or the individual land owner. The lot owner shall be responsible for any damage done to the roads or common areas or to any lot in the subdivision.
11. This lot shall not be subdivided for twenty (20) years from the date of this deed, and any transfer or sale of this lot prior to any subdivision shall be inclusive of all improvements to include any and all dwelling(s) and other buildings as may exist at that time. No dwelling (s) or building shall be conveyed, leased or rented at any time separately without the inclusion of this lot and all other dwelling (s) contained.
12. Construction of one (1) additional dwelling apart from the primary dwelling is allowed for this LOT provided that all of the following requirements shall be met: a) ALL square feet requirements stipulated under Section No. 13 above, b) this LOT will be considered as falling under set back rules governing 10 acre lots as stipulated under Section No. 3 above- no building or dwelling shall be located within 100 feet of any adjoining lot line, c) must comply with legal road access as stipulated by the Shelby County Highway Department, and d) dwelling siting and architectural approval by Two Springs Properties, LLC is required prior to beginning of permanent construction of any kind.

13. If municipal water service connection is available, or becomes available, for this lot the owner agrees to use and to contribute to a right of way (ROW) water distribution system as required by the municipality for common water service to Two Springs subdivision-not to exceed \$2,500 or the lessor of that required by the municipality for any direct piping connection for a water meter for this lot. This common municipal water service piping will be located within any common affronting ROW and engineered adequately to extend and serve all lots from the municipal service. This "excludes" any fee charged by the municipality for the setting of a water meter or any private connection from a water meter for this lot to any dwelling on this lot. If water service has been provided to this lot prior via well or any other method then this requirement is null and void.

ALSO SUBJECT TO: Ccurrent taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

ALSO SUBJECT TO: A third party mortgage in the amount of \$149,600.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 16th day of March, 2021.

Two Springs Properties, LLC

BY: Jon Burt Patrick

Jon Burt Patrick
Managing Member

STATE OF ALABAMA
COUNTY OF JEFFERSON

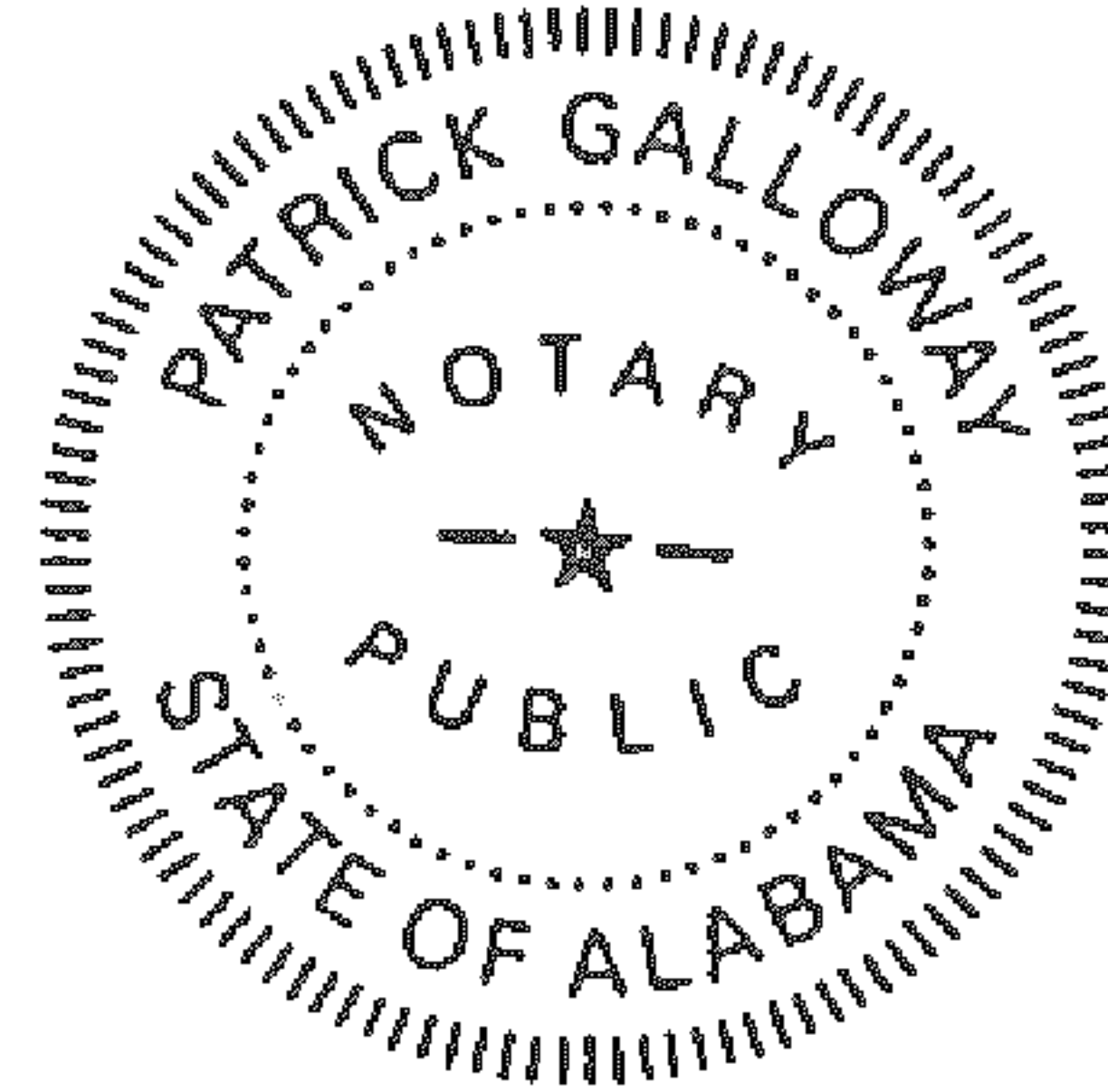
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Jon Burt Patrick, whose name as Managing Member of Two Springs Properties, LLC, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she executed the same voluntarily and in his/her capacity and with full authority on the day the same bears date.

Given under my hand and official seal on 16th day of March, 2021.

Patrick Galloway
Notary Public

My commission expires.

10-4-2021



Real Estate Sales Validation Form

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

Grantor's Name Two Springs Properties, LLC
 Mailing Address 173 Highway 301
Calera, AL 35040

Grantee's Name Andrew Keith Edwards and Michelle M. Edwards
 Mailing Address 0 Brown Road
 Calera, AL 35040

Property Address 0 Brown Road
 Calera, AL 35040

Date of Sale March 16, 2021
 Total Purchase Price \$187,000.00
 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 - Two Springs Properties, LLC, . .

Grantee's name and mailing address - Andrew Keith Edwards and Michelle M. Edwards, 0 Brown Road, Calera, AL 35040.

Property address - 0 Brown Road, Calera, AL 35040

Date of Sale - March 16, 2021.

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 with 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: March 16, 2021


Sign 
 Agent

EXHIBIT "A"**LEGAL DESCRIPTION**

A parcel of land situated in the NW 1/4 of Section 16, Township 22 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

BEGIN at a concrete monument at the NW corner of the NW 1/4 of Section 16, Township 22 South, Range 1 West, Shelby County, Alabama; thence N 87°53'03" E along the north line of said 1/4 section a distance of 2146.49 feet to a point; thence S 00°52'14" E leaving said 1/4 line a distance of 1174.01 feet to a point; thence S 88°59'07" W a distance of 1062.20 feet to a point; thence N 17°17'18" W a distance of 99.90 feet to a point; thence N 41°59'43" E a distance of 27.12 feet to a point; thence N 42°11'16" W a distance of 148.15 feet to a point; thence N 59°37'15" W a distance of 211.12 feet to a point to a point; thence S 62°12'25" W a distance of 78.85 feet to a point on the centerline of Brown Road (Dirt Road), said point also on a non-tangent curve to the left having a central angle of 16°25'22" and a radius of 345.03 feet, said curve subtended by a chord bearing N 31°21'40" W and a chord distance of 98.56 feet; thence along the arc of said curve and along said centerline a distance of 98.90 feet to a point; thence N 39°34'21" W along said centerline a distance of 419.35 feet to a point of curve to the left having a central angle of 32°57'59" and a radius of 200.00 feet, said curve subtended by a chord bearing N 56°03'21" W and a chord distance of 113.49 feet; thence along the arc of said curve and along said centerline a distance of 115.07 feet to a point; thence N 72°32'20" W along said centerline a distance of 93.29 feet to a point of curve to the right having a central angle of 14°02'07" and a radius of 114.98 feet, said curve subtended by a chord bearing N 65°31'16" W and a chord distance of 28.09 feet; thence along the arc of said curve and along said centerline a distance of 28.17 feet to a point of reverse curve to the left having a central angle of 18°52'50" and a radius of 100.00 feet, said curve subtended by a chord bearing N 67°56'38" W and a chord distance of 32.80 feet; thence along the arc of said curve and along said centerline a distance of 32.95 feet to a point of reverse curve to the right having a central angle of 12°50'58" and a radius of 267.28 feet, said curve subtended by a chord bearing N 70°57'34" W and a chord distance of 59.82 feet; thence along the arc of said curve and along said centerline a distance of 59.94 feet to a point of compound curve to the right having a central angle of 16°27'41" and a radius of 150.00 feet, said curve subtended by a chord bearing N 56°18'15" W and a chord distance of 42.95 feet; thence along the arc of said curve and along said centerline a distance of 43.10 feet to a point of reverse curve to the left having a central angle of 07°45'07" and a radius of 797.42 feet, said curve subtended by a chord bearing N 51°56'58" W and a chord distance of 107.81 feet; thence along the arc of said curve and along said centerline a distance of 107.89 feet to a point on the west line of said 1/4 section; thence N 00°59'10" W along said 1/4 section a distance of 185.63 feet to the POINT OF BEGINNING.

TOGETHER WITH AND ALSO RESERVING IN GRANTOR A 60 FOOT NON EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, AND UTILITIES. THIS EASEMENT SHALL BE PERPETUAL AND RUN WITH THE LAND. GRANTEEES, THEIR SUCCESSORS AND ASSIGNS UNDERSTAND AND ACKNOWLEDGE THAT THIS EASEMENT CANNOT BE BLOCKED OR GATED.

A 60 foot ingress and egress easement situated in the NW 1/4 of Section 16, Township 22 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a concrete monument at the NW corner of the NW 1/4 of Section 16, Township 22 South, Range 1 West, Shelby County, Alabama; thence S 0°59'10" E along the west line of said 1/4 section a distance of 185.63 feet to the centerline of Brown Road (a dirt road) and also being the POINT OF BEGINNING of the centerline of a 60 foot ingress, egress, and utility easement lying 30 feet to either side of and parallel to described centerline, said point also being a point on a non-tangent curve to the right having a central angle of 07°45'07" and a radius of 797.42 feet, said curve subtended by a chord bearing S 51°56'58" E and a chord distance of 107.81 feet; thence along the arc of said curve and along said centerlines a distance of 107.89 feet to a point of reverse curve having a central angle of 16°27'41" and a radius of 150.00 feet, said curve subtended by a chord bearing S 56°18'15" E

EXHIBIT "A"**LEGAL DESCRIPTION**
(Continued)

and a chord distance of 42.95 feet; thence along the arc of said curve and along said centerlines a distance of 43.10 feet to a point of compound curve having a central angle of 12°50'58" and a radius of 267.28 feet, said curve subtended by a chord bearing S 70°57'34" E and a chord distance of 59.82 feet; thence along the arc of said curve and along said centerlines a distance of 59.94 feet to a point of reverse curve having a central angle of 18°52'50" and a radius of 100.00 feet, said curve subtended by a chord bearing S 67°56'38" E and a chord distance of 32.80 feet; thence along the arc of said curve and along said centerlines a distance of 32.95 feet to a point of reverse curve having a central angle of 14°02'07" and a radius of 114.98 feet, said curve subtended by a chord bearing S 65°31'16" E and a chord distance of 28.09 feet; thence along the arc of said curve and along said centerlines a distance of 28.17 feet to a point; thence S 72°32'20" E along said centerlines a distance of 93.29 feet to a point of curve to the right having a central angle of 32°57'59" and a radius of 200.00 feet, said curve subtended by a chord bearing S 56°03'21" E and a chord distance of 113.49 feet; thence along the arc of said curve and along said centerlines a distance of 115.07 feet to a point; thence S 39°34'21" E along said centerlines a distance of 419.35 feet to a point of curve to the right having a central angle of 18°30'12" and a radius of 345.03 feet, said curve subtended by a chord bearing S 30°19'15" E and a chord distance of 110.94 feet; thence along the arc of said curve and along said centerlines a distance of 111.43 feet to a point of compound curve having a central angle of 16°54'22" and a radius of 150.00 feet, said curve subtended by a chord bearing S 12°36'58" E and a chord distance of 44.10 feet; thence along the arc of said curve and along said centerlines a distance of 44.26 feet to a point; thence S 04°09'47" E along said centerlines a distance of 4.27 feet to the 60' right of way of Brown Road as recorded in Map Book 48 Page 33 in the Office of the Judge of Probate in Shelby County, Alabama and the END of said centerline.

SUBJECT TO AND RESERVED HERE TO GRANTOR 30 FOOT INGRESS, EGRESS, AND UTILITY EASEMENT. THIS EASEMENT SHALL BE PERPETUAL AND RUN WITH THE LAND.

A 30 foot ingress and egress easement situated in the NW 1/4 of Section 16, Township 22 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a concrete monument at the NW corner of the NW 1/4 of Section 16, Township 22 South, Range 1 West, Shelby County, Alabama; thence N 87°53'03" E along the north line of said 1/4 section a distance of 2146.49 feet to a point; thence S 00°52'14" E leaving said 1/4 line a distance of 555.10 feet to the centerline of a dirt road and also being the POINT OF BEGINNING of the centerline of a 30 foot ingress, egress, and utility easement lying 15 feet to either side of and parallel to described centerline; thence N 47°14'49" W along said centerlines a distance of 124.28 feet to a point of curve to the left having a central angle of 42°21'11" and a radius of 521.32 feet, said curve subtended by a chord bearing N 68°25'24" W and a chord distance of 376.65 feet; thence along the arc of said curve and along said centerlines a distance of 385.36 feet to a point of compound curve having a central angle of 26°02'55" and a radius of 209.60 feet, said curve subtended by a chord bearing S 77°22'33" W and a chord distance of 94.47 feet; thence along the arc of said curve and along said centerlines a distance of 95.29 feet to a point; thence S 64°21'05" W along said centerlines a distance of 123.45 feet to a point of curve to the left having a central angle of 15°58'26" and a radius of 175.00 feet, said curve subtended by a chord bearing S 56°21'52" W and a chord distance of 48.63 feet; thence along the arc of said curve and along said centerlines a distance of 48.79 feet to a point of reverse curve having a central angle of 19°16'55" and a radius of 429.87 feet, said curve subtended by a chord bearing S 58°01'06" W and a chord distance of 143.99 feet; thence along the arc of said curve and along said centerlines a distance of 144.67 feet to a point; thence S 67°39'34" W along said centerlines a distance of 331.22 feet to a point of curve to the right having a central angle of 62°05'18" and a radius of 189.62 feet, said curve subtended by a chord bearing N 81°17'47" W and a chord distance of 195.57 feet; thence along the arc of said curve and along said centerlines a distance of 205.48 feet to a point; thence N 50°15'09" W along said centerlines a distance of 49.31 feet to a point of curve to the right having a central angle of 03°21'14" and a radius of 500.00 feet, said curve subtended by a chord bearing N 48°34'31" W

EXHIBIT "A"

LEGAL DESCRIPTION
(Continued)

and a chord distance of 29.26 feet; thence along the arc of said curve and along said centerlines a distance of 29.27 feet to a point; thence N 46°53'54" W along said centerlines a distance of 195.56 feet to a point of curve to the left having a central angle of 74°31'54" and a radius of 389.14 feet, said curve subtended by a chord bearing N 84°09'51" W and a chord distance of 471.26 feet; thence along the arc of said curve and along said centerlines a distance of 506.21 feet to the centerline of Brown Road a prescriptive right of way and the END of said centerline.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/18/2021 12:51:00 PM
\$230.00 MISTI
20210318000136040

Allie S. Bayl