

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

Send Tax Notice To: Ponderosa Rescue Ranch, LLC 3148 Pine Ridge Road Birmingham, AL 35213

STATE OF ALABAMA)	
	•	GENERAL WARRANTY DEED
COUNTY OF SHELBY)	

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Three Million Nine Hundred Thousand and 00/100 (\$3,900,000.00), and other good and valuable consideration, this day in hand paid to the undersigned Hidden Meadows, Ltd., an Alabama limited partnership (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, Ponderosa Rescue Ranch, LLC, an Alabama limited liability company (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof for legal description

Subject To:

Ad valorem taxes for 2021 and subsequent years not yet due and payable until October 1, 2021.

Existing covenants and restrictions, easements, building lines and limitations of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors and assigns, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; the GRANTOR has a good right to sell and convey the said Real Estate; and that GRANTOR will, and GRANTOR'S successors and assigns shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has through its duly authorized representative hereunto set its hand and seal this the 27th day of May, 2021.

Hidden Meadows, Ltd.
an Alabama limited partnership
By its General Partner
D & B Properties Management, Inc.
An Alabama corporation

Douglas S. Dickinson, President

COUNTY OF JEFFERSON

STATE OF ALABAMA

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Douglas S. Dickinson, President of D & B Properties Management, Inc. an Alabama corporation, as General Partner of Hidden Meadows, Ltd., an Alabama limited partnership, whose name 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 Instrument he executed the same voluntarily on the day the same bears date.

IN WITHESS WHEREOF, I have hereunto set my hand and seal this the 27th day of May, 2021.

: My Comm. Expires

June 2, 2023

NOTARY PUBLIC

My Commission Expires: 06-02-2023

Shelby County, AL 06/01/2021 State of Alabama

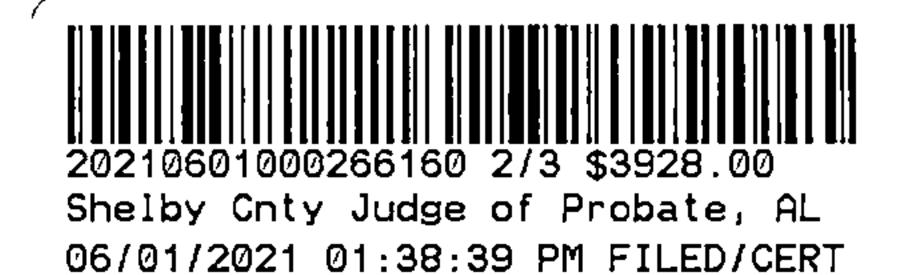
Deed Tax: \$3900.00

EXHIBIT "A"

A Parcel of land situated in Sections 2 and 3, Township 18 South, Range 1 East and Sections 34 and 35, Township 17 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

BEGIN at the NE Corner of the SW 1/4 of the SW 1/4 of above said Section 35, said point being the POINT OF BEGINNING; thence S00°05'02"W a distance of 1316.58'; thence S89°09'28"E a distance of 2645.48'; thence S00°19'10"E a distance of 2639.03'; thence S89°31'48"W a distance of 1301.98'; thence N88°48'27"W a distance of 2660.62'; thence N00°38'52"W a distance of 552.57'; thence N62°53'00"W a distance of 397.00'; thence N34°45'27"W a distance of 369.53'; thence N01°01'20"E a distance of 300.53'; thence N88°58'00"W a distance of 785.77'; thence N00°34'23"W a distance of 1324.02'; thence N00°41'06"W a distance of 251.04'; thence N89°01'32"W a distance of 1327.03'; thence S01°51'23"W a distance of 99.65'; thence S85°41'02"W a distance of 880.56'; thence S18°52'18"W a distance of 26.24'; thence N83°03'26"W a distance of 183.26'; thence S86°34'48"W a distance of 264.00'; thence N17°58'43"W a distance of 311.59' to the Southerly R.O.W. line of Shelby County Highway 41 and a curve to the right, having a radius of 859.70, and subtended by a chord bearing N49°04'31"E, and a chord distance of 249.83'; thence along the arc of said curve and along said R.O.W. line for a distance of 250.72'; thence N57°33'51"E and along said R.O.W. line a distance of 607.34' to a curve to the right, having a radius of 1759.70', subtended by a chord bearing N69°06'42"E, and a chord distance of 704.52'; thence along the arc of said curve and along said R.O.W. line for a distance of 709.31'; thence N80°39'34"E and along said R.O.W. line a distance of 375.36' to a curve to the right, having a radius of 1860.00', subtended by a chord bearing N89°04'32"E, and a chord distance of 544.47'; thence along the arc of said curve and along said R.O.W. line for a distance of 546.43'; thence S82°30'30"E and along said R.O.W. line a distance of 290.56' to a curve to the left, having a radius of 1949.86', subtended by a chord bearing N87°53'49"E, and a chord distance of 659.08'; thence along the arc of said curve and along said R.O.W. line for a distance of 662.26'; thence N78°10'00"E and along said R.O.W. line a distance of 237.92' to a curve to the right, having a radius of 1869.86', subtended by a chord bearing N85°49'32"E, and a chord distance of 493.42'; thence along the arc of said curve and along said R.O.W. line for a distance of 494.86'; thence S86°35'34"E and along said R.O.W. line a distance of 527.70' to a curve to the left, having a radius of 1677.02', subtended by a chord bearing N84°44'18"E, and a chord distance of 505.53'; thence along the arc of said curve and along said R.O.W. line for a distance of 507.46'; thence S89°00'16"E and leaving said R.O.W. line a distance of 453.28' to the POINT OF BEGINNING. LESS AND EXCEPT any R.O.W. of Shelby County Highway 474.

Said Parcel containing 418.96 acres, more or less.



Real Estate Sales Validation Form

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

Grantor's Name	Hidden Meadows, Ltd.	Grantee's Name	Ponderosa Rescue Ranch, LLC
Mailing Address	2020 Lake Heather Drive Birmingham, AL 35242	Mailing Address	3148 Pine Ridge Road Birmingham, AL 35213
Property Address	Metes and Bounds	Date of Sale	May 27, 2021
		Total Purchase Price	\$ 3,900,000.00
		or	· · · · · · · · · · · · · · · · · · ·
	•	Actual Value	<u>\$</u>
	-	or	
		Assessor's Market Value	\$
•	lation of documentary evidence is no	an be verified in the following document required) Appraisal Other Deed	entary evidence:
If the conveyance doo is not required.	cument presented for recordation con	tains all of the required information re	eferenced above, the filing of this form
Grantor's name and	mailing address - provide the name	Instructions of the person or persons conveying	ng interest to property and their curren
mailing address.	•		•
Grantee's name and	mailing address - provide the name o	f the person or persons to whom inte	rest to property is being conveyed.
Property address - the property was conveyed		eing conveyed, if available. Date of	Sale - the date on which interest to the
Total purchase price offered for record.	the total amount paid for the purcha	ase of the property, both real and per	sonal, being conveyed by the instrumen
•		• • • • • • • • • • • • • • • • • • • •	sonal, being conveyed by the instrument the assessor's current market value.
the property as deteri	·	th the responsibility of valuing proper	value, excluding current use valuation, or rty for property tax purposes will be used
•			is true and accurate. I further understand ated in <u>Code of Alabama 1975</u> § 40-22-1
Date	· · · · · · · · · · · · · · · · · · ·	•	by its General Partner, D & B Properties Douglas S. Dickinson, President
Unattested		Sign Duyles Ed	Muse President
	(verified by)	(Grantor/Grantee/	Owner/Agent) circle one

