

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 )  
COUNTY OF SHELBY ) **GENERAL WARRANTY DEED**

**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

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

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

  
NOTARY PUBLIC  
My Commission Expires: 06-02-2023



Shelby County, AL 06/01/2021  
State of Alabama  
Deed Tax: \$3900.00

CLAYTON T. SWEENEY, ATTORNEY AT LAW



## 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.



20210601000266160 2/3 \$3928.00  
Shelby Cnty Judge of Probate, AL  
06/01/2021 01:38:39 PM FILED/CERT

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

**Form RT-1**