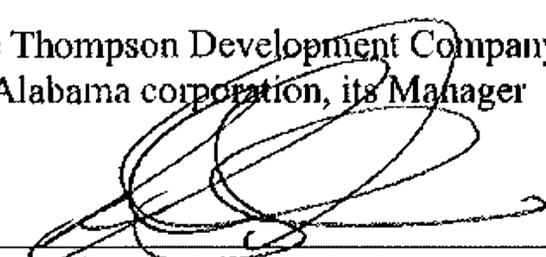


IN WITNESS WHEREOF, the Grantor has executed this instrument as of the day and year first above written.

GRANTOR:

FAIRWAY - SOUTHLAKE, LLC,
an Alabama limited liability company

By: The Thompson Development Company, Inc.,
an Alabama corporation, its Manager

By: 
A. Sims Garrison
Chief Financial Officer/Vice President



STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that A. Sims Garrison, whose name as Chief Financial Officer/Vice President of The Thompson Development Company, Inc., an Alabama corporation, as Manager of Fairway - Southlake, 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 on behalf of said corporation acting in its capacity as aforesaid.

GIVEN under my hand and seal of office this 4 day of December, 2021.

[SEAL]


NOTARY PUBLIC

My Commission Expires: 3/24/25



EXHIBIT "A"

(Legal Description)

Parcel 1

Lot 3, according to the survey of Village on Valleydale at Southlake, as recorded in Map Book 11, Page 84, in the Probate Office of Shelby County, Alabama.

Parcel 2

Easement for the benefit of Parcel 1 as created by Declaration of Restrictions and Grant of Easements dated February 29, 1988 and recorded in Real Volume 173, Page 355 and Indenture of Establishment of Protective Covenants, Conditions and Restrictions, and Grant of Easements dated February 29, 1988 and recorded in Real Volume 173, Page 364 for the purpose described in these Easements over, under and across Lots 1 and 2, with respect to Real Volume 173, Page 355 and Lot 4, with respect to Real Volume 173, Page 364. Subject to terms, provisions and conditions set forth in said instruments.

EXHIBIT "B"

(Permitted Exceptions)

1. Ad Valorem Taxes for the year 2021.
2. Any encroachment, encumbrance, violation or adverse circumstances affecting title that would be disclosed by an accurate and complete survey.
3. Restrictions appearing of record in Real Volume 182, Page 1.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 121, Page 294; Deed Book 127, Page 140; Deed Book 111, Page 265; and Deed Book 4, Page 542.
5. Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Real Volume 224, Page 644.
6. Easement recorded in Real Volume 228, Page 590.
7. Declaration of protective covenants and restrictions as recorded in Real Volume 153, Page 395 and Real Volume 173, Page 304.
8. Declaration of restrictions and grant of easements as recorded in Real Volume 173, Page 355.
9. Indenture of establishment of protective covenants, conditions, restrictions and grant of easements as recorded in Real Volume 173, Page 364 and amended in Instrument # 20090803000296300.
10. Rights, if any, of tenants in possession.
11. Encroachment of asphalt and curb and gutter onto sanitary sewer easement on the Southwest and North side of the subject property as shown by survey of Robert W. Easley dated November 1, 2021.
12. Encroachment by concrete walk and canopy onto the Easterly lot line as shown on survey by Robert W. Easley dated November 1, 2021.
13. Encroachment by block walls onto the Easterly lot line as shown on survey by Robert W. Easley dated November 1, 2021.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/15/2021 10:36:35 AM
\$931.00 JOANN
20211215000592990

Allen S. Bayl