


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

Send Tax Notice to:
Pine Mountain Preserve, Inc.
2700 Hwy 280 Suite 425
Birmingham, AL 35223

STATE OF ALABAMA)
COUNTY OF SHELBY)


20220328000124920 1/7 \$41.00
Shelby Cnty Judge of Probate, AL
03/28/2022 12:16:56 PM FILED/CERT

CORRECTIVE STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and NO/100 Dollars (\$10.00) to the undersigned grantor, **PINE MOUNTAIN PRESERVE, LLLP, a Delaware Limited Liability Limited Partnership**, (herein referred to as "Grantor"), in hand paid by Grantee named herein, the receipt of which is hereby acknowledged, the said **PINE MOUNTAIN PRESERVE, LLLP, a Delaware Limited Liability Limited Partnership**, does by these presents, grant, bargain, sell and convey unto **PINE MOUNTAIN PRESERVE, INC.**, a Delaware corporation (hereinafter referred to as "Grantee", whether one or more), the following described real estate (the "property"), situated in **Shelby County, Alabama**, to-wit:

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

The above property is conveyed subject to:

- (1) 2021 Ad Valorem taxes which have accrued but are not yet due and payable.
- (2) Building lines, Easements and Restrictions as shown by recorded map.
- (3) Lien for special annual assessments due and payable to Pine Mountain Improvement District South successor by merger of the following Pine Mountain Preserve Improvement Districts: District No Three, District No. Four, District No. Five, District No. Six and District No. Twelve as set forth in Notice of Assessment of Real Property recorded in Instrument 20080307000093830 (District No Three), Instrument 20080307000093840 (District No. Four), Instrument 20080307000093850 (District No. Five), Instrument 20080307000093860 (District No. Six), Instrument 20080307000093920 (District No. Twelve), in the Probate Office of Shelby County, Alabama. Said assessments constitute a priority lien on subject property created by Chapter 99A of Title 11 of Code of Alabama 1975 (the "Alabama Improvement District Act"). Resolution and Assessment Report being filed with the Town Clerk of the City of Westover.
- (4) Any continuing liens affecting subject property which may be created by potential future assessments of the Pine Mountain Preserve Improvement District South. Such assessments constitute a super-priority lien on subject property pursuant to Chapter 99A of Title 11 of Code of Alabama 1975 (the "Alabama Improvement District Act").
- (5) Powers and provisions as set out in the Articles of Incorporation of Pine Mountain Preserve Improvement District South as recorded in Instrument 20181015000364910, in the Probate Office of Shelby County, Alabama, together with the By-Laws of said corporation as they currently exist and are from time to time amended.
- (6) Powers and provisions as set out in the Articles of Incorporation of Pine Mountain Residential Association Inc. as recorded under Entity Number 946-691 with the Secretary of the State of Alabama, together with the By-Laws of said corporation as they currently exist and are from time to time amended.
- (7) Declaration of Easements and Master Protective Covenants for The Pine Mountain, an Eddleman Community recorded in Instrument 20210222000087220, in the Probate Office of Shelby County, Alabama.
- (8) Declaration of Covenants, Conditions and Restrictions for The Pine Mountain, an Eddleman Community 3rd Sector, Phase One recorded in Instrument 20210222000087230, in the Probate Office of Shelby County, Alabama.

CLAYTON T. SWEENEY, ATTORNEY AT LAW

(9) Easement granted to Alabama Power Company recorded in Instrument 20200327000120980 and Instrument 20210331000159200, in the Probate Office of Shelby County, Alabama.

(10) Easement for private drive recorded in Deed Book 285, page 481 and as shown on survey of Frank W Wheeler attached to deed recorded in Deed Book 285, page 473, in the Probate Office of Shelby County, Alabama.

(11) Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 112, page 111 and Deed Book 112, page 114, in the Probate Office of Shelby County, Alabama.

(12) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 244, page 587; Deed Book 253, page 377; Instrument 2000-04451 and Corrected in Instrument 2001-21744; Instrument 20060221000084810; Instrument 20060221000084820, in Probate Office of Shelby County Alabama.

This deed is given to correct the matters the property was conveyed subject to in items 1 through 9 in that certain deed recorded in Instrument 20210209000067930, in the Probate Office of Shelby County, Alabama; Items 1 through 9 are deleted in their entirety and replaced with items 1 through 12 as set out hereinabove.

This conveyance is made with the express reservation and condition that the Grantee, by itself and on behalf of its successors, assigns, contractor, permittees, licensees and lessees, hereby releases and forever discharges Grantor, its successors and assigns, from any and all liability claims and causes of actions whether arising at law, (by contract or tort) or in equity with respect to damage or destruction of property and injury to or death of any person located in, on, or under the surface of or over property herein conveyed, as the case may be, which are caused by, or arise as a result of, past or future soil, subsoil or other conditions (including without limitation, sinkholes, underground mines, and limestone formations) under or on the subject property, whether contiguous or non-contiguous. Grantee acknowledges that it has made its own independent inspections and investigations of the subject property and is purchasing the property in reliance thereof. For purposes of this paragraph, Grantor shall mean and refer to Pine Mountain Preserve, LLLP, and (i) its partners, employees and officers and members of each of them and (ii) any successors and assigns of Pine Mountain Preserve, LLLP.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns, forever.

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this the 14th day of March, 2022.

PINE MOUNTAIN PRESERVE, LLLP

By its General Partner,


By Eddleman Properties, LLC

By:


Douglas D. Eddleman,

Its: Managing Member

Pine Mountain Preserve, LLLP to
Pine Mountain Preserve, Inc.
58.19 acres

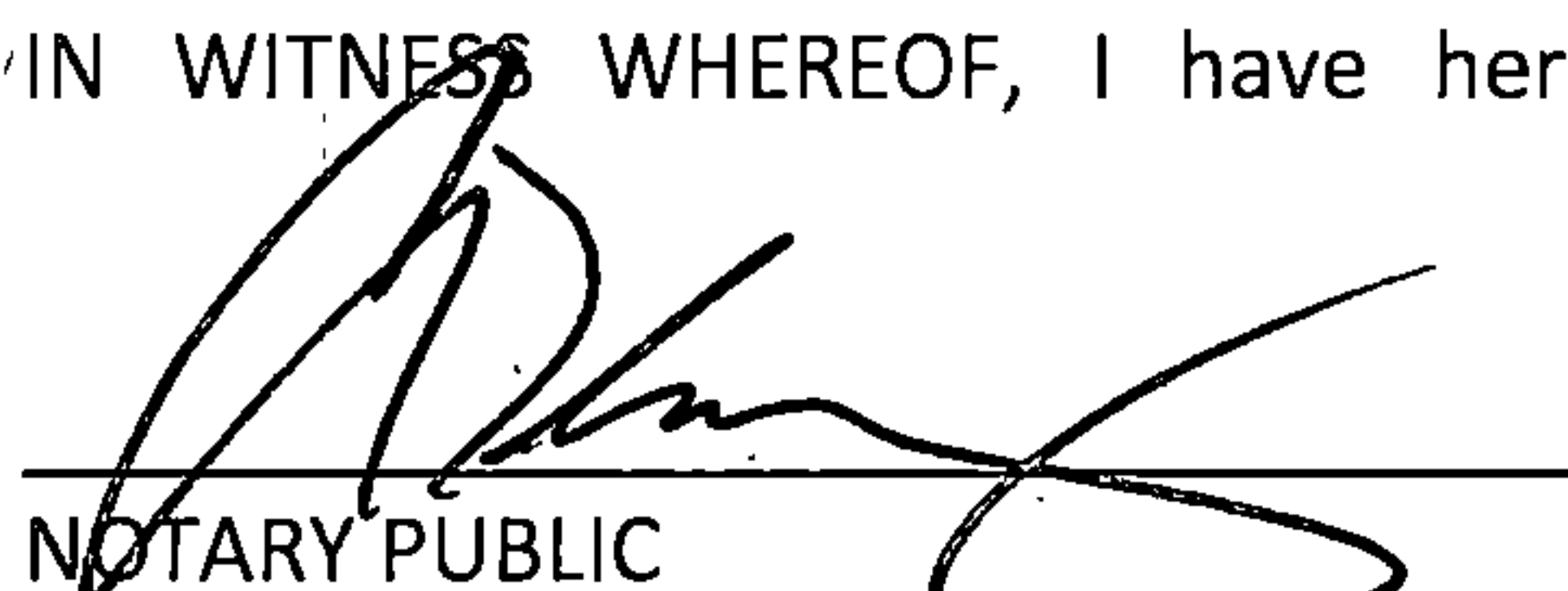

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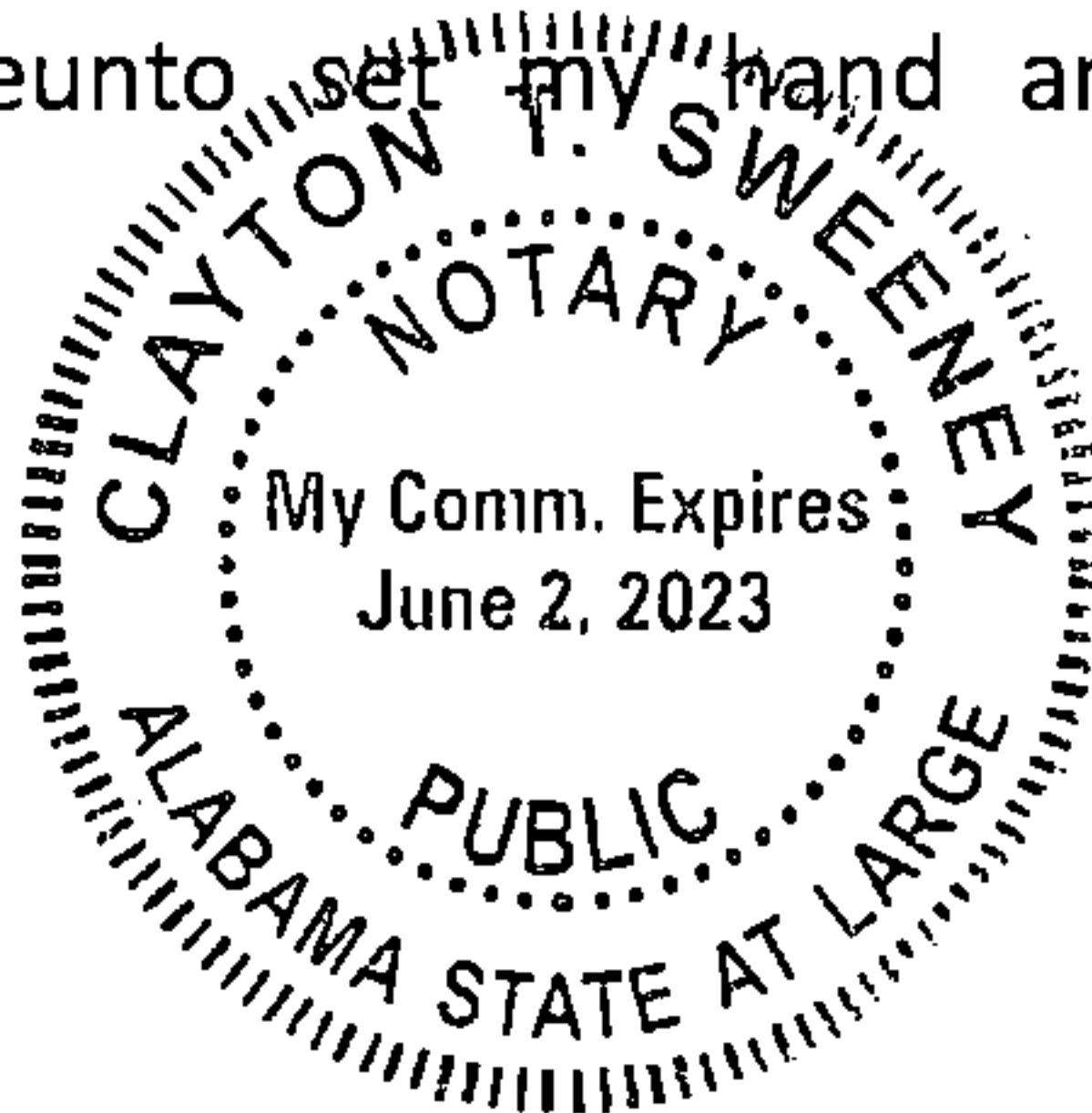
STATE OF ALABAMA }
COUNTY OF JEFFERSON }

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I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Douglas D. Eddleman, whose name as Managing Member of Eddleman Properties, LLC, an Alabama Limited Liability Company, acting in its capacity as General Partner of Pine Mountain Preserve, LLLP, a Delaware Limited Liability Limited Partnership, 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, in his capacity as such managing member and with full authority signed the same for and as the act of said limited liability company acting in its capacity as General Partner of such Limited Liability Limited Partnership.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 14th day of March, 2022.

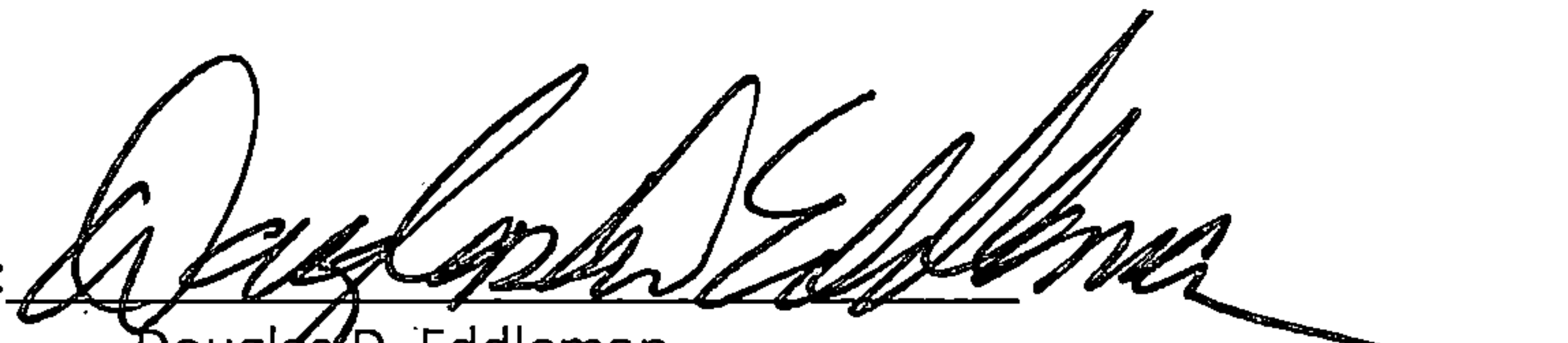

NOTARY PUBLIC
My Commission Expires: 06/02/2023



The Grantee executes this deed only to acknowledge and accept all covenants and restrictions contained hereinabove and Grantee, its successors and assigns, agree and understand that the property conveyed herein is subject to the foregoing covenants and restrictions as amended in this corrective deed.

GRANTOR:

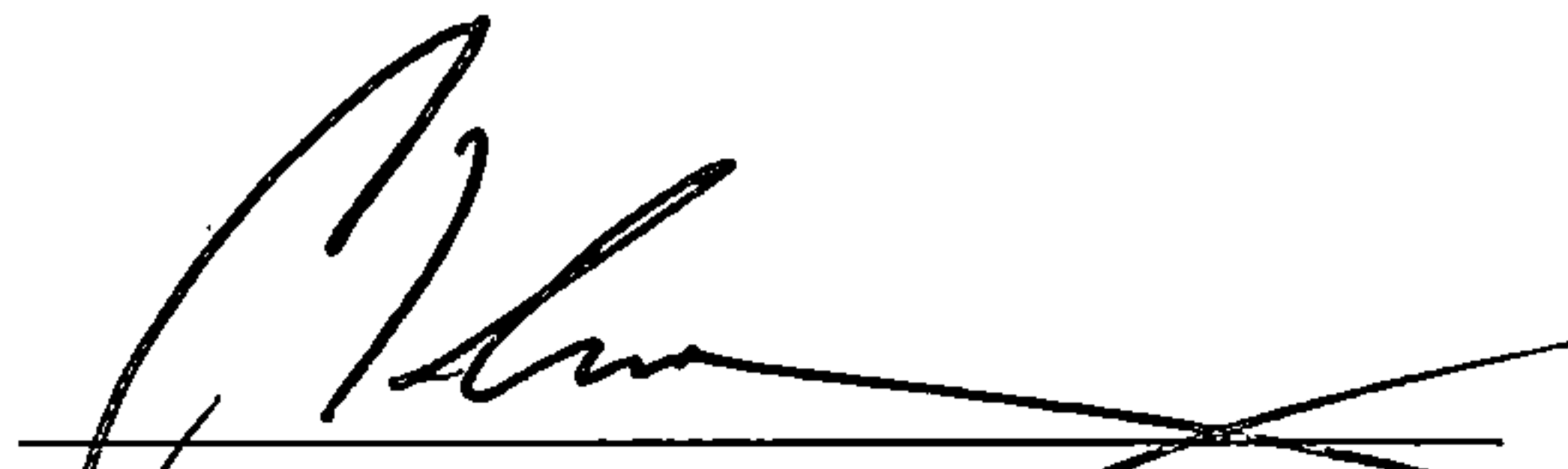
Pine Mountain Preserve, Inc.

By: 
Douglas D. Eddleman
Its: President

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

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, is signed to the foregoing Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing Deed, he, as such President, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal of office this the 14th day of March, 2022.


NOTARY PUBLIC
My Commission Expires: 06/02/2023



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 POINT 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.

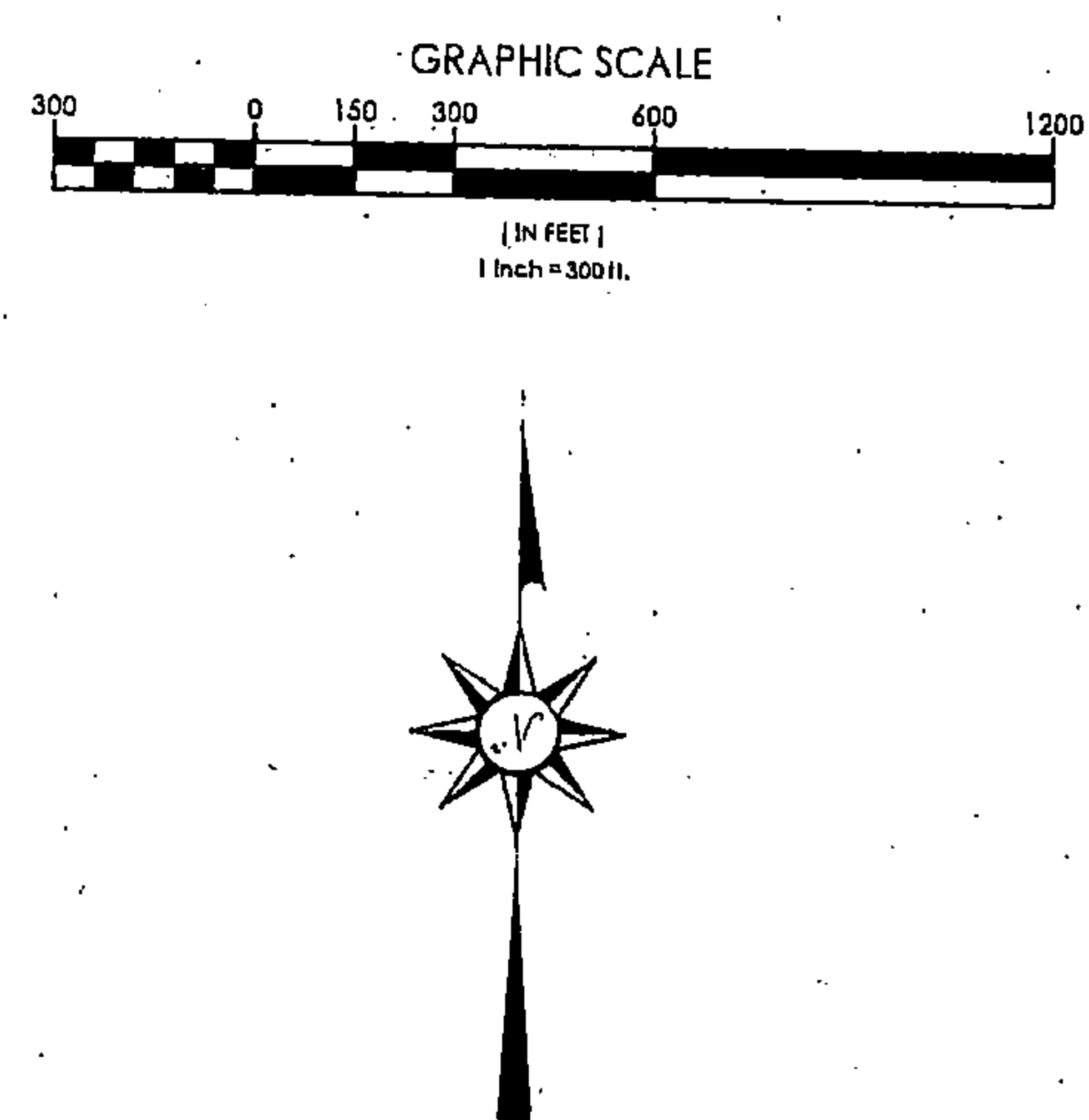
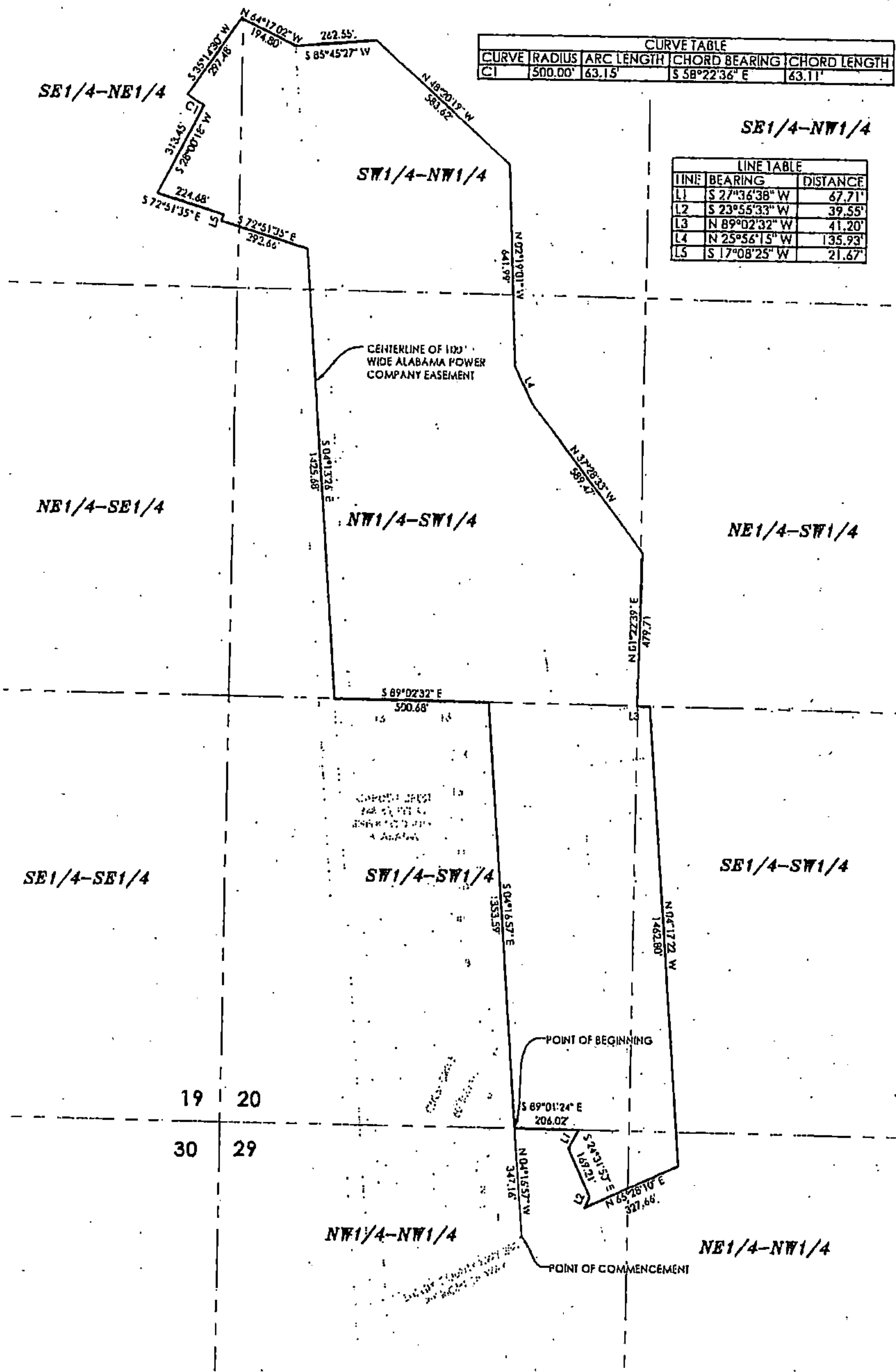
SAID TRACT OF LAND CONTAINING 2,534,565.21 S.F. OR 58.19 ACRES MORE OR LESS.



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

ARRINGTON ENGINEERING
Civil Engineers - Surveyors - Land Planners
Office: (205) 985-9315
Fax: (205) 985-9365
2032 Valleydale Road
Birmingham AL 35244

NO	DATE	DESCRIPTION
OVERALL LEGAL DESCRIPTION		
A PRIVATE SUBDIVISION FOR SINGLE FAMILY RESIDENCES PINE MOUNTAIN PRESERVE SECTOR 3, PHASE ONE AN EDDLEMAN COMMUNITY DATE: DECEMBER 9, 2019		

Real Estate Sales Validation Form

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

Grantor's Name Pine Mountain Preserve, LLLP
Mailing Address 2700 Hwy. 280, Ste 425
Birmingham, AL 35223

Grantee's Name Pine Mountain Preserve, Inc.
Mailing Address 2700 Hwy 280, Ste 425
Birmingham, AL 35223

Property Address Metes and Bounds

Date of Sale October 2, 2020

Total Purchase Price \$836,000.00

or

Actual Value \$

or

Assessor's Market Value \$



20220328000124920 7/7 \$41.00
Shelby Cnty Judge of Probate, AL
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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)

- | | |
|--|---|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input checked="" type="checkbox"/> Corrective Deed |
| <input type="checkbox"/> Closing Statement | |

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 - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

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 will 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 _____

Pine Mountain Preserve, Inc.
By: Douglas D. Eddleman, President
Print _____

Unattested

(verified by)

Sign _____

(Grantor/Grantee/Owner/Agent) circle one