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DEEDS 1/6

THIS INSTRUMENT PREPARED BY:  
Jerad D. Myers  
Baker, Donelson, Bearman, Caldwell & Berkowitz  
420 North 20<sup>th</sup> Street, Suite 1400  
Birmingham, Alabama 35203-5202

Send Tax Notice To:  
Four Mile Preserve, LLC  
43 Country Club Boulevard  
Birmingham, AL 35213

STATE OF ALABAMA                    )  
  )  
COUNTY OF SHELBY                )

**STATUTORY WARRANTY DEED**

**THIS STATUTORY WARRANTY DEED** is executed and delivered this 25<sup>th</sup> day of April, 2022, by **Matterhorn Property Holdings, LLC**, an Alabama limited liability company (hereinafter referred to as the "Grantor"), to **Four Mile Preserve, LLC**, an Alabama limited liability company (hereinafter referred to as the "Grantee").

**KNOW ALL PERSONS BY THESE PRESENTS:**

That in consideration of the sum of One Hundred and 00/100 Dollars (\$100.00) in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents grant, bargain, sell and convey unto Grantee that certain real property situated in Shelby County, Alabama, as more particularly described on Exhibit A attached hereto and incorporated herein (the "Property");

**TOGETHER WITH** all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to all roads, alleys and ways bounding the Property, together with any reversionary interests therein.

This conveyance is subject to those matters set forth on Exhibit B attached hereto (the "Permitted Exceptions").

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

Subject to the Permitted Exceptions, Grantor does for itself, its successors and assigns, covenant with Grantee, its successors and assigns, that Grantor, and its successors and assigns, shall warrant and defend the same to Grantee, its successors and assigns, forever, against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise.

Grantor hereby warrants that the Property does not constitute the homestead of Grantor or Grantor's spouse, if any.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:	Grantee's Name and Mailing Address:
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Matterhorn Property Holdings, LLC  
912 Edenton Street  
Birmingham, AL 35242

Four Mile Preserve, LLC  
43 Country Club Boulevard  
Birmingham, AL 35213

Property Address: See Exhibit A

Purchase Price: \$827,166.00

The Purchase Price of the Property can be verified by the Closing Statement.

[Signature appears on following page.]

IN WITNESS WHEREOF, the Grantor has caused this Statutory Warranty Deed to be executed as of the date first written above.

**GRANTOR:**

Matterhorn Property Holdings, LLC,  
an Alabama limited liability company

*Robert A. Lewis*

By: SRM Shelby Manager, LLC

Its: Manager

By: Robert A. Lewis

Its: Manager

**STATE OF ALABAMA**

**SHELBY COUNTY**

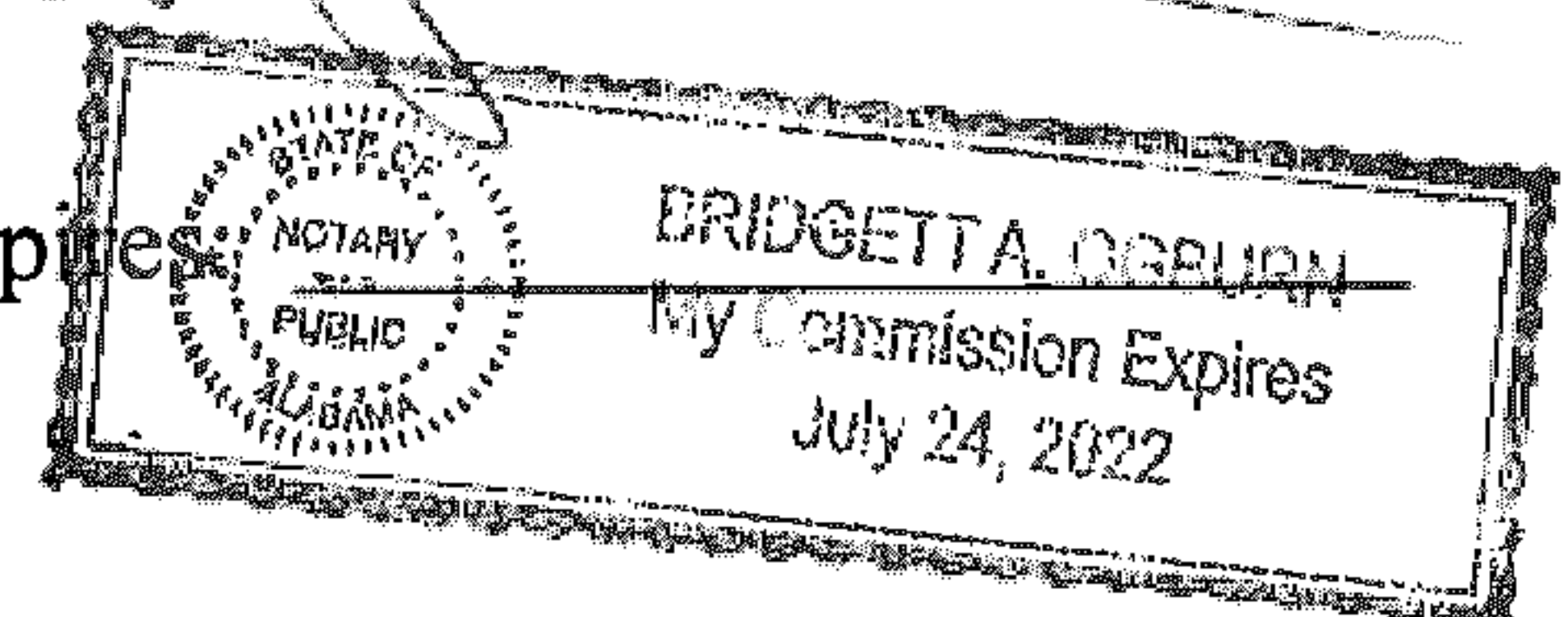
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Robert A. Lewis, as Manager of SRM Shelby Manager, LLC, as Manager of Matterhorn Property Holdings, LLC, an Alabama limited liability company, is signed to the foregoing Statutory Warranty Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of said Statutory Warranty Deed, he, in his capacity and with full authority, executed the same voluntarily for and as the act of said limited liability company, on the day the same bears date.

Given under my hand and seal this the 24<sup>th</sup> day of April, 2022.

[NOTARIAL SEAL]

*Bridgetta A. Osburn*  
Notary Public

My Commission Expires:





**EXHIBIT A**  
**LEGAL DESCRIPTION**

**PARCEL 6:**

Commence at a 1/2-inch capped rebar in place (Wheeler) being the Northwest corner of the Northwest one-fourth of the Northwest one-fourth of Section 36, Township 20 South, Range 1 East, Shelby County, Alabama, said point being the point of beginning; from this beginning point proceed North 87 degrees 31 minutes 38 seconds East along the North boundary of said Northwest one-fourth of the Northwest one-fourth for a distance of 1335.03 feet to a 1/2-inch rebar in place being the Northeast corner of said quarter-quarter section; thence proceed South 00 degrees 00 minutes 18 seconds East along the East boundary of said quarter-quarter section for a distance of 892.21 feet to a 4-inch pipe in place; thence proceed South 01 degrees 13 minutes 13 seconds West along the East boundary of said quarter-quarter section for a distance of 330.50 feet to a 1-inch capped pipe in place being the Northeast corner of the Southwest one-fourth of the Northwest one-fourth of Section 36; thence proceed South 00 degrees 21 minutes 37 seconds East along the East boundary of said Southwest one-fourth of the Northwest one-fourth for a distance of 1283.19 feet to the Southeast corner of the Southwest one-fourth of the Northwest one-fourth; thence proceed South 89 degrees 12 minutes 41 seconds West along the South boundary of said quarter-quarter Section for a distance of 928.08 feet; thence proceed North 00 degrees 08 minutes 32 seconds East for a distance of 1005.21 feet (set 1/2-inch rebar); thence proceed South 89 degrees 48 minutes 32 seconds West for a distance of 2008.39 feet (set 1/2-inch rebar); thence proceed North 00 degrees 34 minutes 54 seconds West for a distance of 808.10 feet (set 1/2-inch rebar); thence proceed North 89 degrees 30 minutes 01 seconds East for a distance of 254.90 feet to a 1/2-inch rebar in place being located on the West boundary of the Northeast one-fourth of the Northeast one-fourth of said Section 35; thence proceed North 00 degrees 11 minutes 29 seconds West along the West boundary of said quarter-quarter section for a distance of 632.33 feet to a 1/2-inch rebar in place being the Northwest corner of said Northeast one-fourth of the Northeast one-fourth; thence proceed North 89 degrees 09 minutes 37 seconds East along the North boundary of the Northeast one-fourth of the Northeast one-fourth of said Section 35 for a distance of 1354.55 feet to the point of beginning.

The above described land is located in the Northwest one-fourth of the Northwest one-fourth and the Southwest one-fourth of the Northwest one-fourth, Section 36, and the Southwest one-fourth of the Northeast one-fourth; the Northwest one-fourth of the Northeast one-fourth; the Southeast one-fourth of the Northeast one-fourth; and the Northeast one-fourth of the Northeast one-fourth of Section 35, Township 20 South, Range 1 East, Shelby County, Alabama.

AND ALSO, TOGETHER WITH A 60-FOOT INGRESS AND EGRESS AND UTILITIES EASEMENT BEING 30 feet in equal width on each side of the following described line: Commence at a 1/2-inch rebar in place being the Southeast corner of the Southwest one-fourth of the Southwest one-fourth of Section 36, Township 20 South, Range 1 East, Shelby County, Alabama; thence proceed North 00 degrees 34 minutes 21 seconds East along a wire fence and along the East boundary of said quarter-quarter section for a distance of 1339.03 feet to a flat iron in place at fence intersection being the Northeast corner of said quarter-quarter section; thence proceed South 89 degrees 12 minutes 41 seconds West along the North boundary of said quarter-quarter section for a distance of 1313.81 feet to the centerline of said easement and the point of beginning of said 60-foot easement; from this beginning point proceed South 10 degrees 38 minutes 36 seconds East along the centerline of said easement for a distance of 141.57 feet; thence proceed South 01 degrees 43 minutes 11 seconds East along the centerline of said easement for a distance of 72.66 feet; thence proceed South 06 degrees 33 minutes 06 seconds West along the centerline of said easement for a distance of 133.78 feet; thence proceed South 02 degrees 53 minutes 22 seconds West along the centerline of said easement for a distance of 205.47 feet; thence proceed South 00 degrees 51 minutes 40 seconds West along the centerline of said easement for a distance of 655.10 feet; thence proceed South 00 degrees 50 minutes 28 seconds East along the centerline of said easement for a distance of 97.75 feet to its point of intersection with the Northerly right of way of Shelby County Highway 48 and the termination of said easement.

**Parcel 8:**

Commence at a 1/2-inch capped rebar in place (Wheeler) being the Northwest corner of the Northwest one-fourth of the Northwest one-fourth of Section 36, Township 20 South, Range 1 East, Shelby County, Alabama; thence proceed North 87 degrees 31 minutes 38 seconds East along the North boundary of said Northwest one-fourth of the Northwest one-fourth for a distance of 1335.03 feet to a 1/2-inch rebar in place being the Northeast corner of said quarter-quarter section; thence proceed South 00 degrees 00 minutes 18 seconds East along the East boundary of said quarter-quarter section for a distance of 892.21 feet to a 4-inch pipe in place; thence proceed South 01 degrees 13 minutes 13 seconds West along the East boundary of said quarter-quarter Section for a distance of 330.50 feet to a 1-inch capped pipe in place



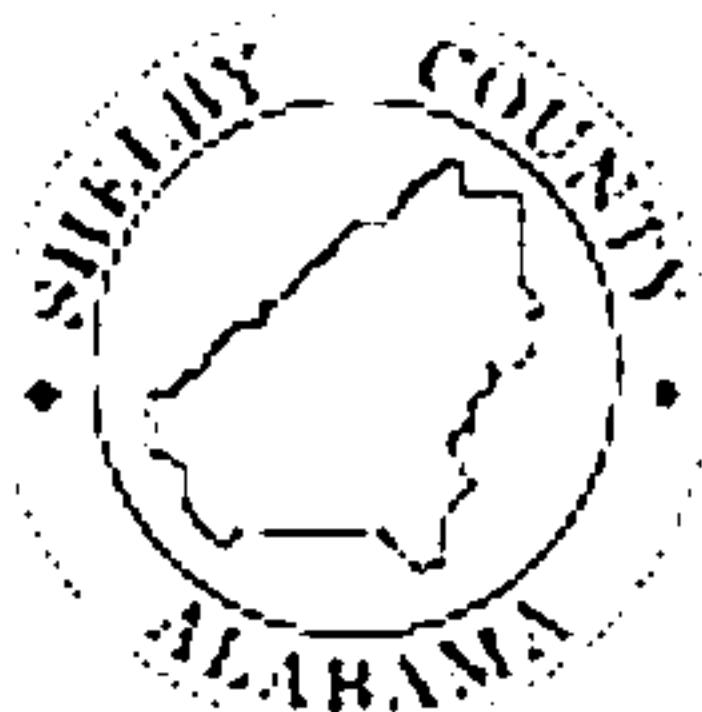
being the Northeast corner of the Southwest one-fourth of the Northwest one-fourth of Section 36; thence proceed South 00 degrees 21 minutes 37 seconds East along the East boundary of said Southwest one-fourth of the Northwest one-fourth for a distance of 1283.19 feet to the Northeast corner of the Northwest one-fourth of the Southwest one-fourth, said point being the point of beginning; from this beginning point proceed South 00 degrees 21 minutes 37 seconds East along the East boundary of said quarter-quarter section for a distance of 1283.19 feet to a flat iron in place at fence intersection being the Southeast corner of the Northwest one-fourth of the Southwest one-fourth; thence proceed South 89 degrees 12 minutes 41 seconds West along the South boundary of said quarter-quarter section for a distance of 1313.81 feet; thence proceed North 00 degrees 20 minutes 25 seconds West for a distance of 60.0 feet (set 1/2-inch rebar); thence proceed South 89 degrees 12 minutes 41 seconds West for a distance of 1252.33 feet (set 1/2-inch rebar); thence proceed North 00 degrees 48 minutes 07 seconds West for a distance of 977.47 feet, said point being located on the centerline of a 100-foot Alabama Power Company transmission line right of way; thence proceed South 75 degrees 46 minutes 32 seconds East along the centerline of said right of way for a distance of 1002.82 feet (set 1/2-inch rebar); thence proceed North 80 degrees 15 minutes 18 seconds East along the centerline of said right of way for a distance of 680.63 feet (set 1/2-inch rebar); thence proceed North 00 degrees 08 minutes 32 seconds East for a distance of 399.55 feet (set 1/2-inch rebar); thence proceed North 89 degrees 12 minutes 41 seconds East for a distance of 928.08 feet to the point of beginning.

The above-described land is located in the Northwest one-fourth of the Southwest one-fourth, Section 36, and the Northeast one-fourth of the Southeast one-fourth of Section 35, Township 20 South, Range 1 East, Shelby County, Alabama.

AND ALSO, TOGETHER WITH A 60-FOOT INGRESS AND EGRESS AND UTILITIES EASEMENT BEING 30 feet in equal width on each side of the following described line: Commence at a 1/2-inch rebar in place being the Southeast corner of the Southwest one-fourth of the Southwest one-fourth of Section 36, Township 20 South, Range 1 East, Shelby County, Alabama; thence proceed North 00 degrees 34 minutes 21 seconds East along a wire fence and along the East boundary of said quarter-quarter section for a distance of 1339.03 feet to a flat iron in place at fence intersection being the Northeast corner of said quarter-quarter section; thence proceed South 89 degrees 12 minutes 41 seconds West along the North boundary of said quarter-quarter section for a distance of 1313.81 feet to the centerline of said easement and the point of beginning of said 60-foot easement; from this beginning point proceed South 10 degrees 38 minutes 36 seconds East along the centerline of said easement for a distance of 141.57 feet; thence proceed South 01 degrees 43 minutes 11 seconds East along the centerline of said easement for a distance of 72.66 feet; thence proceed South 06 degrees 33 minutes 06 seconds West along the centerline of said easement for a distance of 133.78 feet; thence proceed South 02 degrees 53 minutes 22 seconds West along the centerline of said easement for a distance of 205.47 feet; thence proceed South 00 degrees 51 minutes 40 seconds West along the centerline of said easement for a distance of 655.10 feet; thence proceed South 00 degrees 50 minutes 28 seconds East along the centerline of said easement for a distance of 97.75 feet to its point of intersection with the Northerly right of way of Shelby County Highway 48 and the termination of said easement.

**EXHIBIT B**  
**PERMITTED EXCEPTIONS**

1. Liens for all real estate taxes and assessments for the year 2022 and all subsequent years, which are not yet due and payable.
2. Transmission line permit to Alabama Power Company as recorded in Deed Book 240, Page 609, in the Probate Office of Shelby County, Alabama.
3. Terms and conditions of Deed of Conservation Easement as recorded in Instrument No. 20151230000443710, in the Probate Office of Shelby County, Alabama.



4868-2344-6813

Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/25/2022 03:55:43 PM  
\$864.50 JOANN  
20220425000169470

*Allen S. Bayl*