

This instrument was prepared by:
William C. Byrd, II, Esq.
Bradley Arant Boult Cummings LLP
1819 Fifth Avenue North
Birmingham, AL 35203

Send Tax Notice to:
Timberline Investments, LLC
100 Applegate Court
Pelham, Alabama 35124

Cross Reference: 20060419000181360

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

SCRIVENER’S AFFIDAVIT

Before me, the undersigned, a notary public in and for the above county and state this day personally appeared William C. Byrd, II, and whom after being first duly sworn deposes on oath as follows:

My name is William C. Byrd, II and I am a licensed Alabama attorney in the active practice of law in the State of Alabama. I have personal knowledge of the matters set forth herein.

William C. Byrd, II prepared that certain General Warranty Deed from Timberline Development, LLC to Timberline Investment, LLC dated April 11, 2006, and recorded on April 19, 2006, in the Office of the Judge of Probate of Shelby County, Alabama (“Judge of Probate”) as Instrument Number 20060419000181360 (the “Deed”) conveying that certain real property described in Exhibit A attached hereto.

It came to my attention after the recording of the Deed that in the first paragraph of the Deed the name of the Grantee was incorrectly spelled. The first paragraph of the Deed should be deleted and the following paragraph inserted in lieu thereof:

“That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid to **TIMBERLINE DEVELOPMENT, LLC**, an Alabama limited liability company (“Grantor”) by **TIMBERLINE INVESTMENTS, LLC**, an Alabama limited liability company (“Grantee”), the receipt and sufficiency of which are hereby acknowledged, Grantors do hereby grant, bargain, sell, and convey unto Grantee, subject to the matters hereinafter set forth, the following described real estate (the “Property”) situated in Shelby County, Alabama, to-wit:”

Further affiant sayeth not.

This the 1st day of June, 2022.


William C. Byrd, II

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a notary public in and for said county in said state, hereby certify that William C. Byrd, II, whose name 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 said instrument, he executed the same voluntarily as of the date hereof.

Given under my hand and official seal 1st day of June, 2022.





Notary Public
My commission expires: 8/20/2023

EXHIBIT A

TIMBERLINE REMAINING PROPERTY

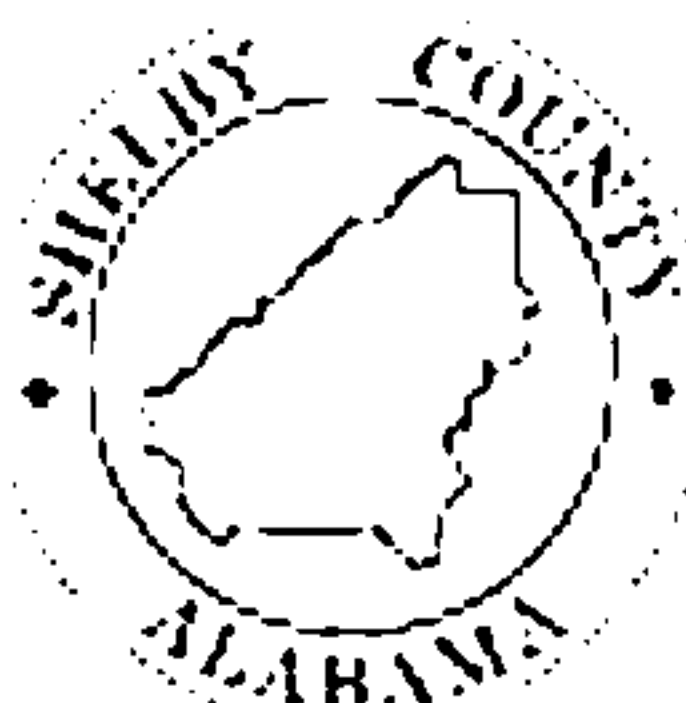
Beginning at the northeast Corner of the Northwest Quarter of the Northwest Quarter of Section 6, Township 24 North, Range 14 East, Shelby County, Alabama; thence South 87° 44'27" West a distance of 818.20 to a Point; thence South 89° 03'34" West a distance of 1473.87 to a Point; thence South 87° 24'56" West a distance of 108.05 to a Point; thence North 79° 18'35" West a distance of 150.00 to a Point; thence South 85° 52'41" West a distance of 249.85 to a Point; thence along a curve to the left having a radius of 1662.80 feet 972.54 feet along said curve; thence along a curve to the right having a radius of 1911.49 feet 398.20 feet along said curve; thence South 63° 49'41" East a distance of 2.48 to a Point; thence along a curve to the left having a radius of 5169.28 feet 384.70 feet along said curve; thence North 06° 52'53" East a distance of 229.86 to a Point; thence South 84° 03'56" East a distance of 220.99 to a Point; thence North 69° 26'43" East a distance of 111.73 to a Point; thence North 49° 28'31" East a distance of 114.12 to a Point; thence South 62° 23'14" East a distance of 261.11 to a Point; thence North 30° 25'51" East a distance of 46.71 to a Point; thence South 38° 20'33" East a distance of 205.24 to a Point; thence South 46° 26'31" West a distance of 166.29 to a Point; thence along a curve to the right having a radius of 251.77 feet 99.88 feet along said curve; thence South 24° 01'31" East a distance of 140.81 to a Point; thence along a curve to the left having a radius of 375.00 feet 173.19 feet along said curve; thence North 38° 08'15" East a distance of 155.47 to a Point; thence South 61° 16'12" East a distance of 221.29 to a Point; thence North 15° 57'12" East a distance of 323.17 to a Point; thence North 10° 12'56" East a distance of 187.21 to a Point; thence North 06° 19'05" East a distance of 87.12 to a Point; thence North 13° 45'32" East a distance of 82.04 to a Point; thence North 24° 20'12" East a distance of 82.04 to a Point; thence North 35° 54'52" East a distance of 97.49 to a Point; thence North 48° 29'32" East a distance of 97.49 to a Point; thence North 61° 00'15" East a distance of 82.03 to a Point; thence North 69° 43'29" East a distance of 81.82 to a Point; thence North 80° 08'59" East a distance of 71.43 to a Point; thence North 82° 29'13" East a distance of 195.42 to a Point; thence South 10° 06'51" East a distance of 118.72 to a Point; thence North 79° 53'09" East a distance of 95.00 to a Point; thence along a curve to the left having a radius of 25.00 feet 39.27 feet along said curve; thence North 79° 53'09" East a distance of 50.00 to a Point; thence along a curve to the left having a radius of 25.00 feet 39.27 feet along said curve; thence South 10° 06'51" East a distance of 50.00 to a Point; thence North 79° 53'09" East a distance of 120.00 to a Point; thence South 10° 06'51" East a distance of 487.73 to a Point; thence North 84° 42'58" West a distance of 196.01 to a Point; thence South 07° 20'01" West a distance of 87.62 to a Point; thence along a curve to the left having a radius of 25.98 feet 37.92 feet along said curve; thence South 11° 40'32" West a distance of 50.00 to a Point; thence along a curve to the left having a radius of 25.00 feet 38.27 feet along said curve; thence South 15° 57'29" West a distance of 85.08 to a Point; thence South 72° 03'06" East a distance of 147.26 to a Point; thence South 21° 14'18" West a distance of 172.48 to a Point; thence South 30° 45'49" West a distance of 365.29 to a Point; thence South 36° 38'53" West a distance of 180.89 to a Point; thence South 53° 21'07" East a distance of 145.00 to a Point; thence South 53° 21'07" East a distance of 145.00 to a Point; thence South 53° 21'07" East a distance of 187.19 to a EXISTING IRON; thence North 30° 52'56" East a distance of 348.31 to a CORNER; thence South 59° 07'04" East a distance of 120.00 to a CORNER; thence South 59° 07'04" East a distance of 120.00 to a CORNER; thence South 59° 07'04" East a distance of 189.25 to a CORNER; thence North 12° 35'14" East a distance of 38.58 to a CORNER; thence North 12° 35'14" East a distance of 68.00 to a CORNER; thence North 14° 42'08" East a distance of 55.23 to a CORNER; thence South 70° 48'42" East a distance of 110.90 to a CORNER; thence North 17° 21'38" East a distance of 17.54 to a CORNER; thence South 74° 28'03" East a distance of 192.70 to a CORNER; thence North 01° 07'33" West a distance of 2343.02 to a Point to the Point of Beginning; containing 109.13 acres or 4753694.93 square feet more or less.

PARCEL D

COMMENCE at the Southeast corner of Fractional Section 22, Township 22 South, Range 2 West, said corner lying on the Freeman Line; thence S89°56'14"E along the South line of Said Section 23 and along said Freeman Line a distance of 544.23' to a point lying on the Southeasterly Right-of-Way Line of Heart of Dixie Railroad (100' Right-of-Way), thence continue along the last described course, a distance of 158.40 feet; thence N89°04'01"E, a distance of 500.00 feet to the POINT OF BEGINNING; thence N72°56'44"E, a distance of 626.12 feet; thence N55°13'05"E, a distance of 567.66 feet; thence S80°37'53"E, a distance of 105.32 feet; thence N70°28'43"E, a distance of 250.75 feet; thence S23°35'02"E, a distance of 100.25 feet; thence N70°28'43"E, a distance of 130.33 feet; thence N23°35'02"W, a distance of 100.25 feet; thence N12°04'01"E, a distance of 68.63 feet; thence N28°52'24"W, a distance of 670.63 feet to a point lying on the Southeasterly Right-of-Way line of Heart of Dixie Railroad (100' Right-of-Way); thence N56°50'31"E, a distance of 140.93 feet to a point on the Southwesterly Right-of-Way line of Shelby County Road #301 (80' Right-of-Way), said point also being a curve to the right, having a radius of 4,125.59', a central angle of 00°43'26", and subtended by a chord which bears S74°51'02"E, a chord distance of 52.13 feet; thence leaving said Railroad Right-of-Way and along the arc of said curve and said Highway Right-of-Way, a distance of 52.13 feet to a point of a compound curve to the right, having a radius of 1,862.60, a central angle of 08°34'35", and subtended by a chord which bears S70°55'28"E, a chord distance of 278.54 feet; thence along the arc of said curve and said Right-of-Way line, a distance of 278.80 feet to a point of a compound curve to the right, having a radius of 1322.11', a central angle of 13°53'31", and subtended by a chord which bears S59°41'25"E, a chord distance of 319.77 feet; thence along the arc of said curve and said Right-of-Way line, a distance of 320.56 feet to a point of a compound curve to the right, having a radius of 1000.00', a central angle of 06°02'36", and subtended by a chord which bears S49°43'22"E, a chord distance of 105.43 feet; thence along the arc of said curve and said Right-of-Way line, a distance of 105.47 feet; thence S46°42'04"E and along said Right-of-Way line, a distance of 521.84 feet; thence S70°27'49"W and leaving said Right-of-Way line, a distance of 1123.25 feet; thence S00°00'02"E, a distance of 259.78 feet; thence S89°04'01"W, a distance of 1327.85 feet to the POINT OF BEGINNING.

PARCEL E

COMMENCE at the Southeast corner of Fractional Section 22, Township 22 South, Range 2 West; thence N00°15'04"E, a distance of 412.50 feet; thence S89°41'16"W, a distance of 144.75 feet; thence S89°41'24"W, a distance of 135.01 feet; thence S89°43'30"W, a distance of 135.03 feet; thence N89°51'28"W, a distance of 134.94 feet; thence N00°08'32"E, a distance of 200.19 feet to a point lying on the Southerly Right-of-Way line of Dogwood Drive (60' R.O.W.), said point also lying on a curve to the right, having a radius of 406.63', a central angle of 02°03'41", and subtended by a chord which bears S89°33'36"W, a chord distance of 14.63 feet; thence along the arc of said curve and said Right-of-Way line, a distance of 14.63 feet; thence N89°51'27"W and along said Right-of-Way, a distance of 45.26 feet; thence S00°10'56"W and leaving said Right-of-Way line, a distance of 200.00 feet; thence N89°49'11"W, a distance of 137.79 feet; thence N89°48'17"W, a distance of 236.49 feet; thence N00°09'49"E, a distance of 199.79 feet to a point lying on the Southerly Right-of-Way line of Dogwood Drive (50' R.O.W.); thence N89°50'00"W along said Right-of-Way line, a distance of 433.23 feet to a point lying on the Easterly Right-of-Way line of an Unnamed 40' Right-of-Way; thence continue along the last described course and said Right-of-Way line, a distance of 40.00 feet to a point lying on the Westerly Right-of-Way line of said Unnamed 40' Right-of-Way; thence N00°25'31"W along said Westerly Right-of-Way line, a distance of 1,396.21 feet; thence N44°13'01"W and along said Right-of-Way line, a distance of 225.95 feet; thence S63°53'00"W and leaving said Right-of-Way line, a distance of 246.67 feet; thence S16°19'05"W, a distance of 59.99 feet; thence N49°59'15"W, a distance of 122.97 feet to a point lying on the Southerly Right-of-Way line of Alabama Highway #25 (variable R.O.W.), said point also being a curve to the right, having a radius of 1,482.75', a central angle of 09°36'47", and subtended by a chord which bears S59°05'01"W, a chord distance of 248.48 feet; thence along the arc of said curve and said Right-of-Way line, a distance of 248.77 feet to a point of a compound curve to the right, having a radius of 1,482.75', a central angle of 03°05'47", and subtended by a chord which bears S65°26'18"W, a chord distance of 80.12 feet; thence along the arc of said curve and said Right-of-Way line, a distance of 80.13 feet to a point of a compound curve to the right, having a radius of 1,482.75', a central angle of 03°49'52", and subtended by a chord which bears S68°54'08"W, a chord distance of 99.13 feet; thence along the arc of said curve and said Right-of-Way line, a distance of 99.15 feet; thence S18°32'03"E and leaving said Right-of-Way, a distance of 24.83 feet to the POINT OF BEGINNING; said point being a curve to the right, having a radius of 1,507.25', a central angle of 11°12'21", and subtended by a chord which bears S77°31'50"W, a chord distance of 294.32 feet; thence along the arc of said curve, a distance of 294.79 feet; thence S71°35'58"W, a distance of 7.20 feet; thence S70°08'47"W, a distance of 2.84 feet; thence S00°59'51"E, a distance of 168.68 feet; thence S88°50'22"E, a distance of 308.39 feet; thence N03°24'26"W, a distance of 242.11 feet to the POINT OF BEGINNING.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/02/2022 09:44:37 AM
 \$31.00 JOANN
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Allen S. Bayl