

Return To: T. D. Farrell Construction, Inc.
Jessica Spencer
530 Staghorn Court
Alpharetta, GA 30004

20230307000062910
03/07/2023 10:01:12 AM
NOTICE 1/2

NOTICE OF COMMENCEMENT

TO: CLERK OF SUPERIOR COURT OF HOOVER, ALABAMA

Pursuant to O. C. G. A. § 44-14-361.5(B), not later than fifteen (15) days after physically commencing work on the property, the undersigned gives Notice of Commencement of improvements to property including the following information:

1. Name, address and telephone number of general contractor:

T. D. Farrell Construction, Inc.
530 Staghorn Court
Alpharetta, GA 30004
770-754-3110

2. Name and location of the project being constructed:

PGA Tour Superstore
Birmingham Studio
165-A Inverness Plaza
Birmingham, AL 35242

3. Legal description of the property upon which the improvements are being made:

SEE ATTACHED

4. Name and address of the true owner of the property:

Southpace Properties, Inc
300 Richard Arrington Jr Blvd N, Ste 900
Birmingham, AL 35203

5. Name and address of the person other than the true owner at whose instance the improvements are being made, if not the true owner of the property:

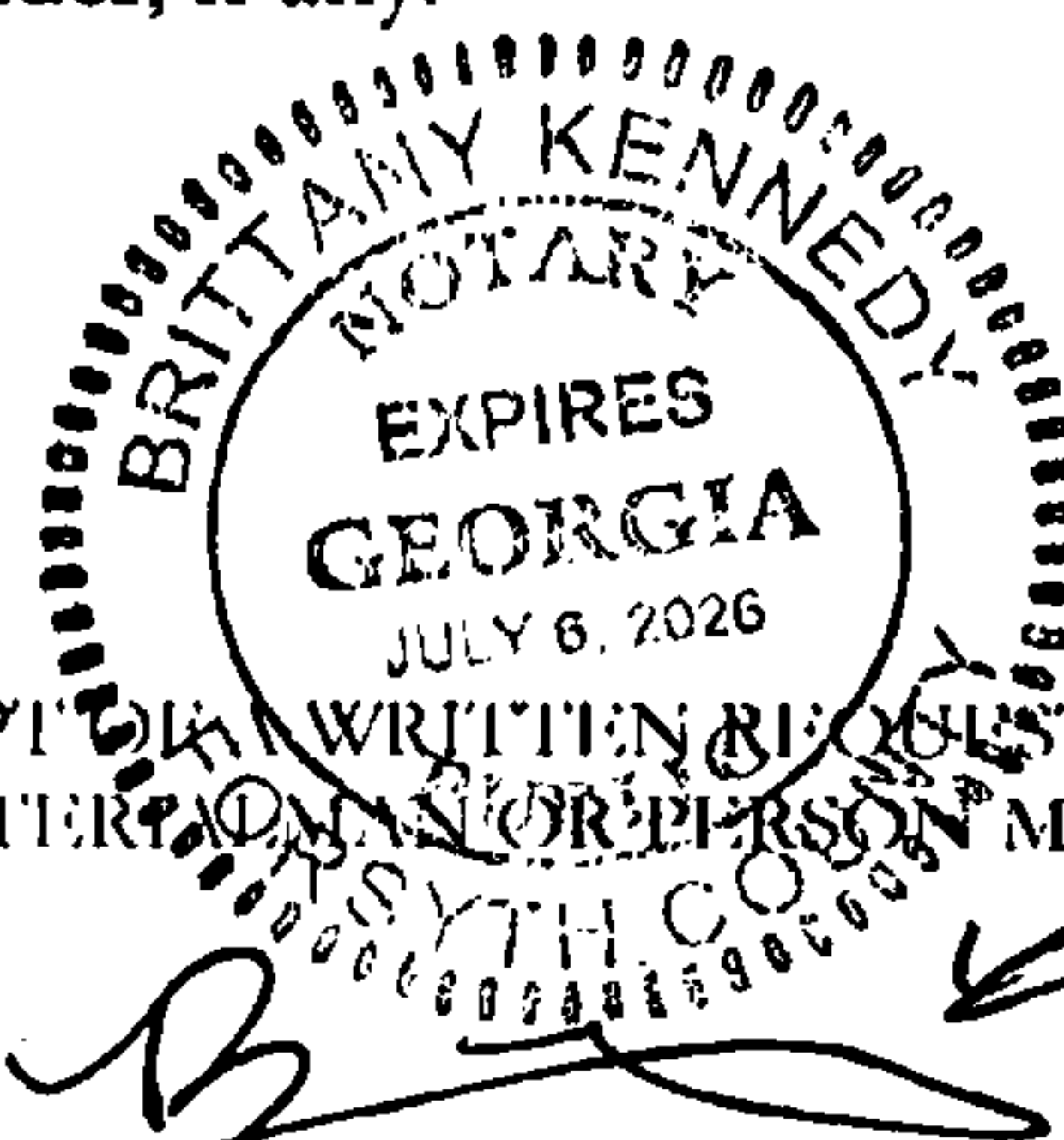
Golf & Tennis Pro Shop, Inc. d/b/a/ PGA Tour Superstore
1805 Old Alabama Road
Roswell, GA 30076

6. Name and address of the surety for the Performance and Payment Bonds, if any:

N/A

7. Name and address of the construction lender, if any:

N/A



T. D. Farrell Construction, Inc.

WITHIN TEN (10) CALENDAR DAYS OF THE RECEIPT OF A WRITTEN REQUEST, GIVE A COPY OF THIS NOTICE OF COMMENCEMENT TO ANY SUBCONTRACTOR, MATERIALMAN OR PERSON MAKING THE REQUEST.

EXHIBIT B

Legal Description

Parcel 1 (Fee):

All that piece or tract of land lying at the southwestern intersection of U.S. Highway 280 and County Road 17, known as Valleydale Road in Shelby County, Alabama and more particularly described as follows:

Beginning at an iron pin marking the northeastern corner of Parcel 2 as shown in Plat Book 9, Page 11, located on the southwestern right of way of U.S. Highway 280; thence running with U.S. Highway 280, S60°56'31"E for 777.70 feet to an iron pin, passing "X's" in concrete: (1) at 59.50 feet and 345.50 feet (corner of leased property to AmSouth Bank); (2) at 420.56 feet (edge of ingress-egress road and NW corner of property leased to Compass Bank); thence continuing with U.S. Highway 280, S15°50'49"E for 34.90 feet to an iron pin; thence leaving U.S. Highway 280 and running with property of WEC 2000 A-1, LLC for five (5) courses to-wit: (1) S79°07'59"W for 357.86 feet to an "X" in concrete; (2) S10°52'11"E for 200.89 feet to an "X" in concrete; (3) a curve to the left with a chord bearing of S30°22'38"E for 75.80 feet (R=113.50 feet; AL=77.29 feet); (4) S49°53'05"E for 6.69 feet; (5) a non-radial curve to the left with a chord bearing of S86°15'37"E for 85.58 feet (R=72.14 feet; AL=91.62 feet) to an iron pin on the western right of way of Valleydale Road; thence with Valleydale Road, a curve to the right with a chord bearing of S40°03'14"W for 177.19 feet (R=1392.42 feet; AL=177.31 feet); thence leaving Valleydale Road and running with property of HWY. 280 LLC, known as Outparcel "D" in Map Book 24, Page 02 for four (4) courses to-wit: (1) a curve to the left with a chord bearing of N13°35'36"W for

85.58 feet (R=72.14 feet; AL=91.61 feet); (2) reverse curve to the right with a chord bearing of N39°57'58"W for 38.75 (R=111.50 feet; AL=38.95 feet); (3) third reverse curve to the left with a chord bearing of N82°56'16"E for 79.04 feet (R=149.50 feet; AL=91.54 feet); (4) S44°05'01"W for 289.86 feet to an iron pin; thence leaving Outparcel "D" and running with Inverness Site 35 for two (2) courses, to-wit: (1) S79°00'03"W for 53.06 feet to an iron pin; (2) N60°54'59"W for 490.07 feet to an iron pin in property boundary with Parcel 1 of Map Book 9, Page 11; thence leaving Site 35 and running with the eastern boundary of Parcels 1 and 2 as shown in Map Book 9, Page 11, N29°06'51"E for 852.31 feet to the Point of Beginning. All curves should be considered non-radial.

This description is the remainder of Inverness Plaza Shopping Center located in Section 36, Township 18 South, Range 2 West of Shelby County, Alabama after exception out those properties transferred to:

- (a) CVS Pharmacy in Instrument No. 200000035573
- (b) Hwy. 280 LLC in Instrument No. 1998-00020068, known as Outparcel "D" as recorded in Map Book 24, Page 2.

Parcel 2 (Easement):

Non-exclusive access and utility easements Reciprocal Easement Agreement by and between Metropolitan Life Insurance Company and Mountainview, LLC dated October 14, 2005 and recorded in Instrument #2005101900054400.

2886915-2 11317.0040000



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/07/2023 10:01:12 AM
\$26.00 BRITTANI
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Allen S. Bayl