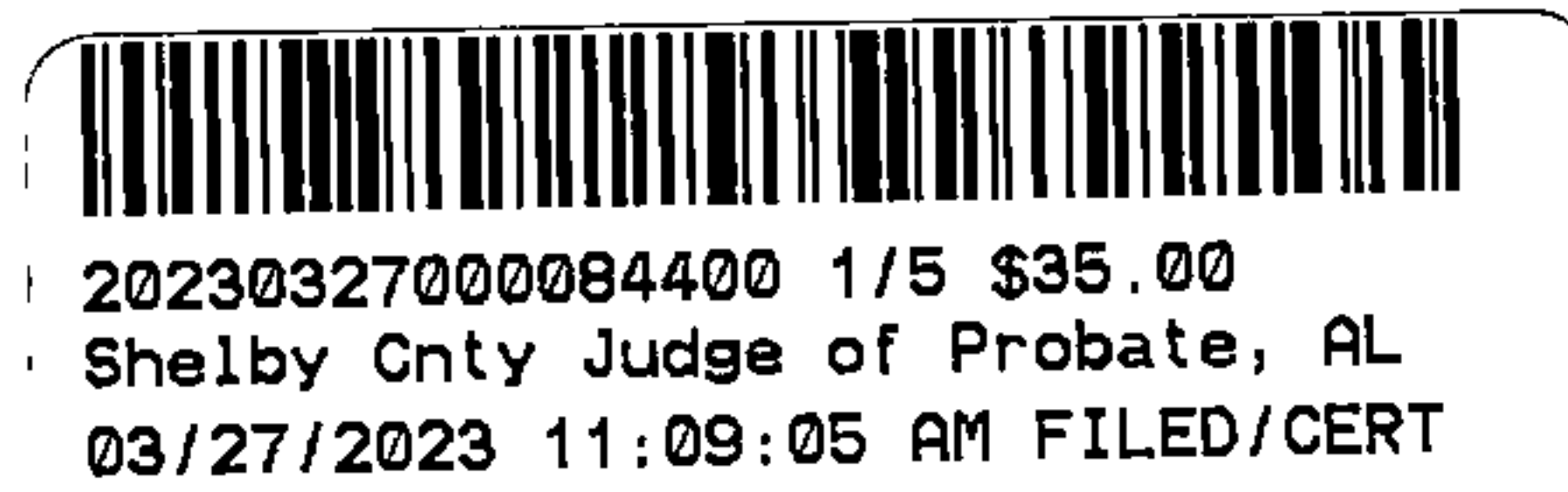


This instrument was prepared by:
Clayton T. Sweeney, Esquire
2700 Highway 280 East
Suite 160
Birmingham, Alabama 35223

Send Tax Notice to:
William W. Wilson and
Lauren H. Wilson
6243 Eagle Point Circle
Birmingham, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)



20230327000084400 1/5 \$35.00
Shelby Cnty Judge of Probate, AL
03/27/2023 11:09:05 AM FILED/CERT



20230303000059040 1/5 \$374.00
Shelby Cnty Judge of Probate, AL
03/03/2023 11:30:53 AM FILED/CERT

**CORRECTIVE
STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Three Hundred Forty Thousand and NO/100 Dollars (\$340,000.00)** to the undersigned grantor, **PINE MOUNTAIN PRESERVE, INC.**, a Delaware corporation, (herein referred to as "Grantor"), in hand paid by Grantee named herein, the receipt of which is hereby acknowledged, the said **PINE MOUNTAIN PRESERVE, INC.**, a Delaware corporation, does by these presents, grant, bargain, sell and convey unto **William W. Wilson and Lauren H. Wilson** (hereinafter referred to as "Grantees", whether one or more), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion 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) 2023 Ad Valorem taxes which have accrued but are not yet due and payable.
- (2) Building lines, easements, restrictions and limitations of record.
- (3) Powers and provisions as set out in the Articles of Incorporation of Pine Mountain Preserve Improvement District No. Eight as recorded in Instrument 20070319000124290, 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.
- (4) Any continuing liens affecting subject property which may be created by potential future assessments of the Pine Mountain Preserve Improvement District No. Eight. 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 Association, Inc. as recorded in Book LR201515, Page 20421 in the Probate Office of Jefferson County, Alabama, together with the By-Laws of said corporation as they currently exist and are from time to time amended.
- (6) Easement Agreement by and between The Young Men's Christian Association of Birmingham and Pine Mountain Preserve, LLLP, with reservations and restrictions included therein, recorded in Instrument 20140829000272700, and Amendment and Restatement of Easement Agreement recorded in Instrument 20210209000067920, in the Probate Office of Shelby County, Alabama.
- (7) Declaration of Easements, Covenants and Restrictions for Pine Mountain Preserve, a Natural Community, as recorded in Instrument 20151228000440560, Amendment and Restatement of the Declaration as recorded in Instrument 20210222000087210, Corrected by affidavit recorded in Instrument 20210311000121530; Supplementary Declaration and Amendment to the Declaration of Easements, Covenants and Restrictions, Pine Mountain Preserve, a Natural Community, Pine Mountain Trail Sector, as recorded in Instrument 2021040100163200; Amendment to Declaration as recorded in Instrument 20211118000555850; Supplementary Declaration of Easements, Covenants and Restrictions for Pine Mountain Preserve, Foxtail Farms Sector, as recorded in Instrument 20210401000163210, all in the Probate Office of Shelby County, Alabama.
- (8) Easement Agreement by and between Pine Mountain Preserve, Inc. and Pine Mountain Preserve Association, Inc. as recorded in Instrument 20210401000163220, in the Probate Office of Shelby County, Alabama.
- (9) Mineral and Mining Rights not owned by Grantor.

This deed is being re-recorded to correct the grantees initial as William W. Wilson on pages 2 and 3.

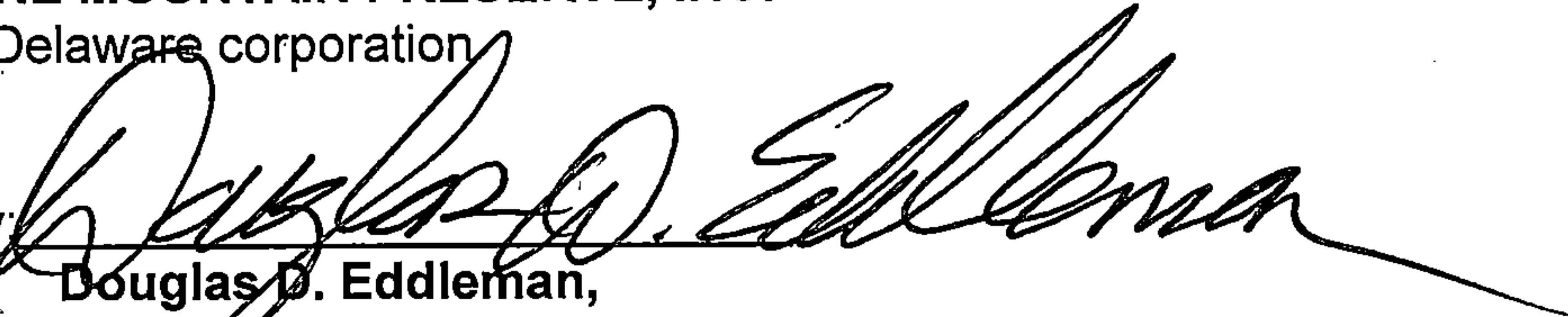
Shelby County, AL 03/03/2023
State of Alabama
Deed Tax: \$340.00

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 unto the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this the 28th day of February, 2023.

PINE MOUNTAIN PRESERVE, INC.
a Delaware corporation

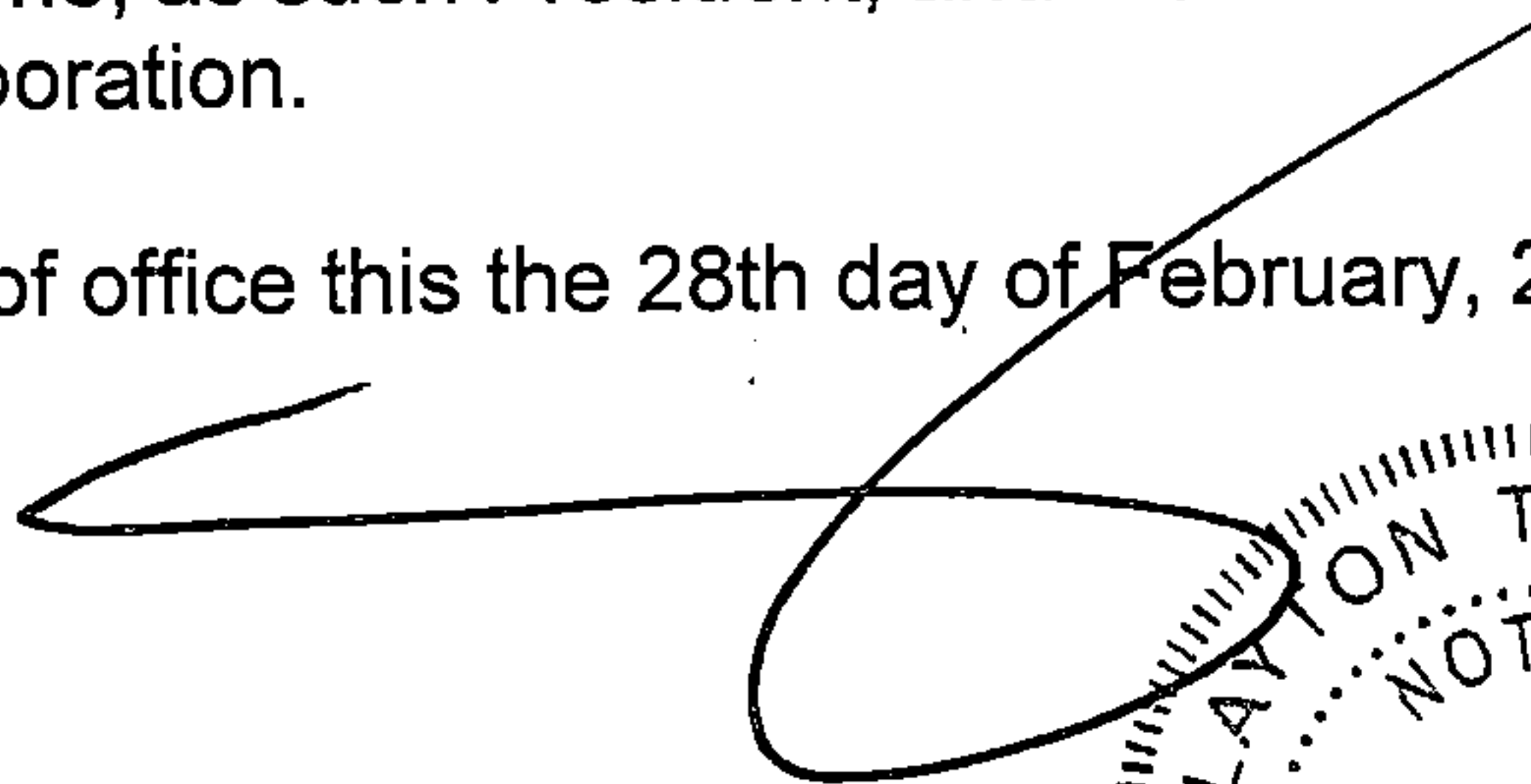
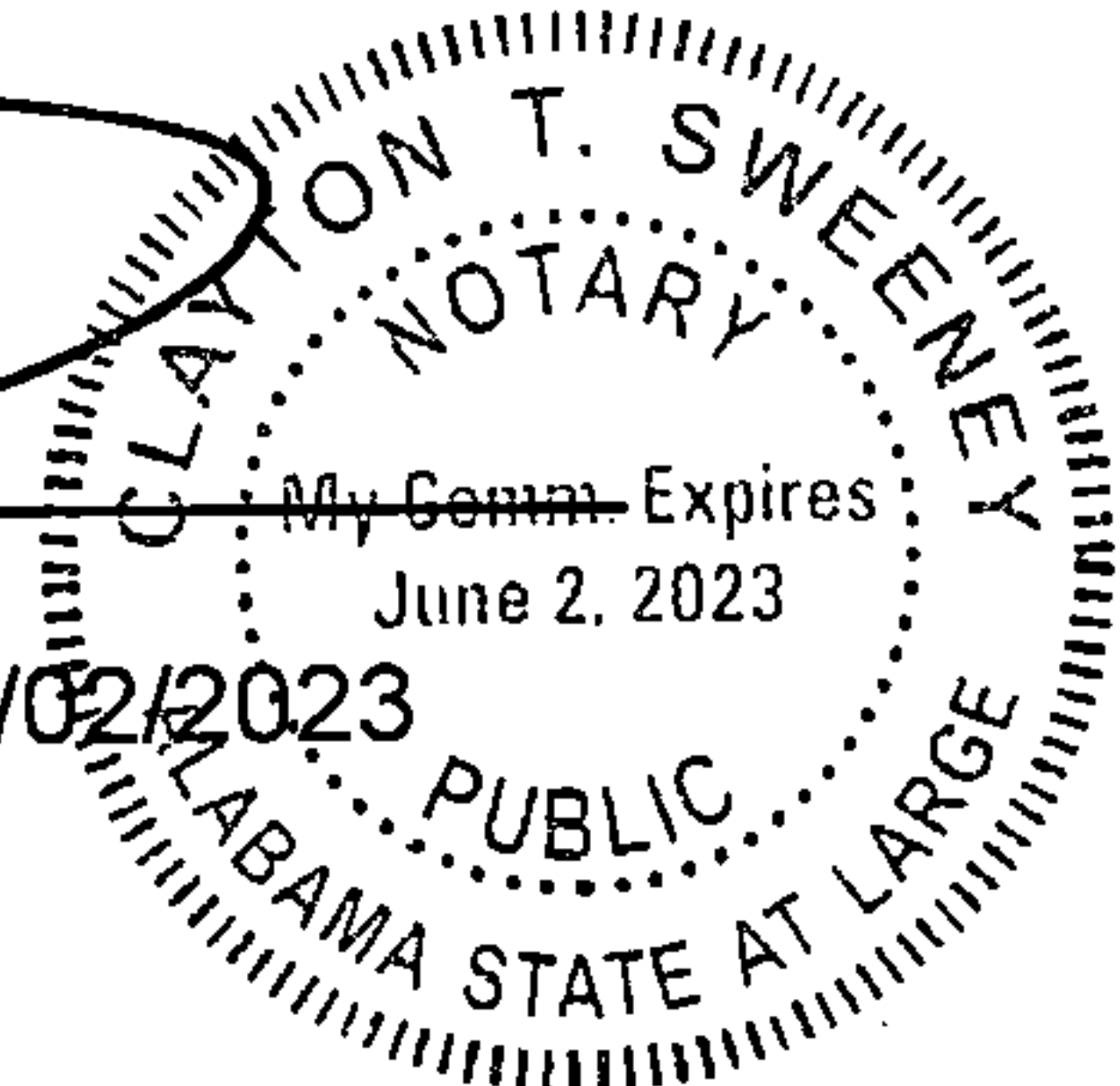
By: 
Douglas D. Eddleman,
Its: President

Pine Mountain Preserve, Inc. to
William A. Wilson and Lauren H. Wilson
23.10 acres Tract 14-F

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.

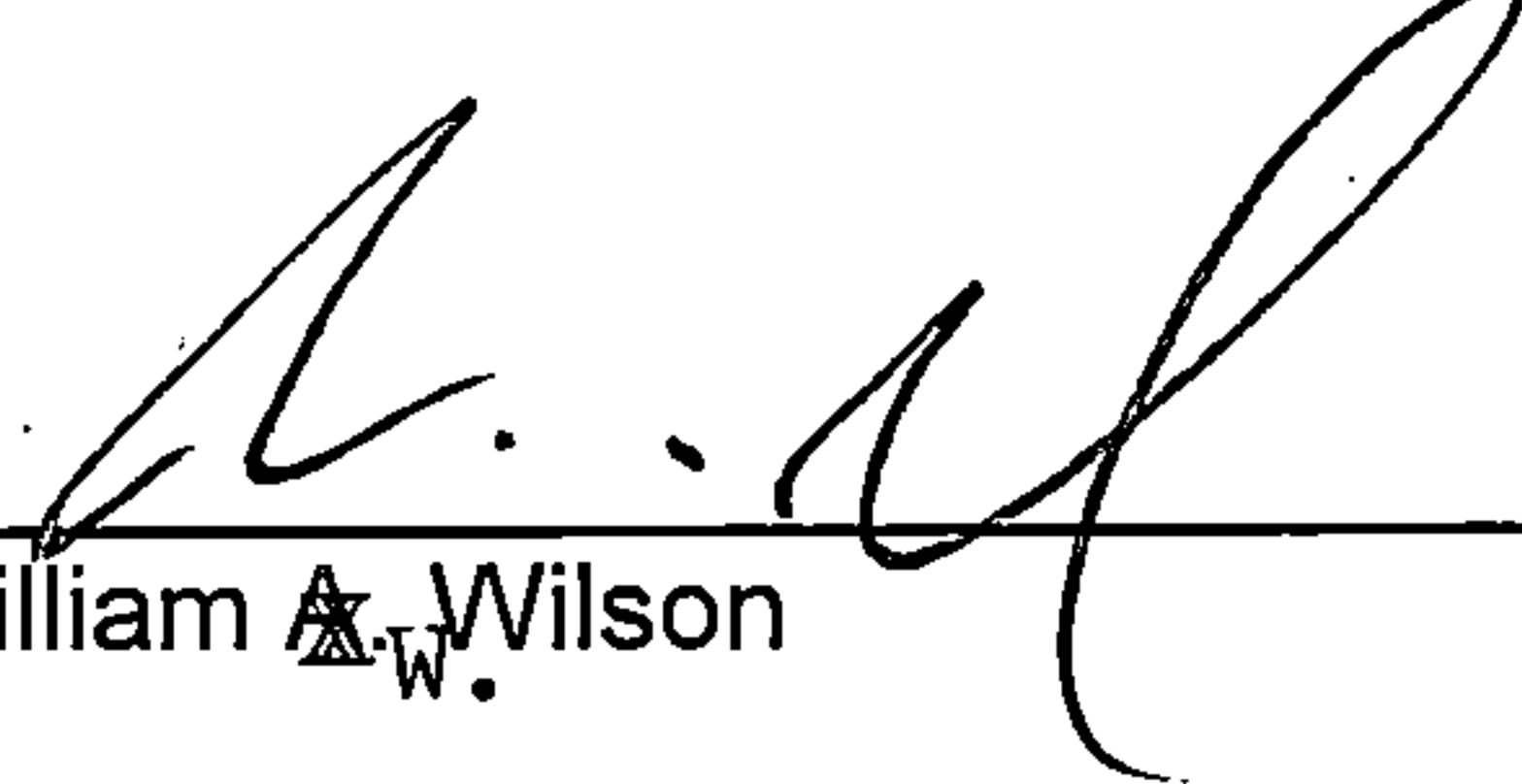
Given under my hand and official seal of office this the 28th day of February, 2023.


NOTARY PUBLIC
My Commission Expires: 06/02/2023


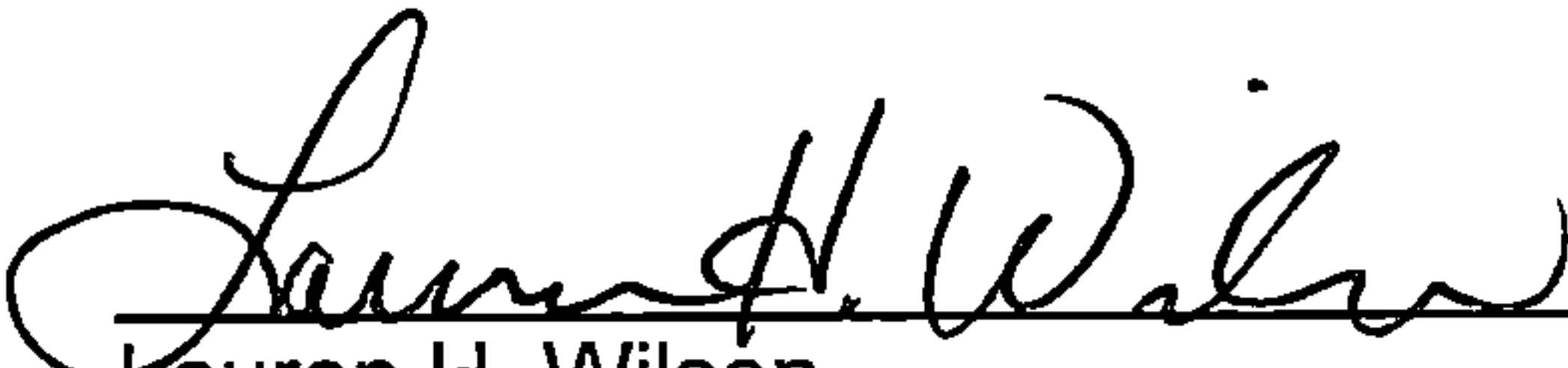
20230327000084400 3/5 \$35.00
Shelby Cnty Judge of Probate, AL
03/27/2023 11:09:05 AM FILED/CERT

20230303000059040 3/5 \$374.00
Shelby Cnty Judge of Probate, AL
03/03/2023 11:30:53 AM FILED/CERT

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



William A. Wilson

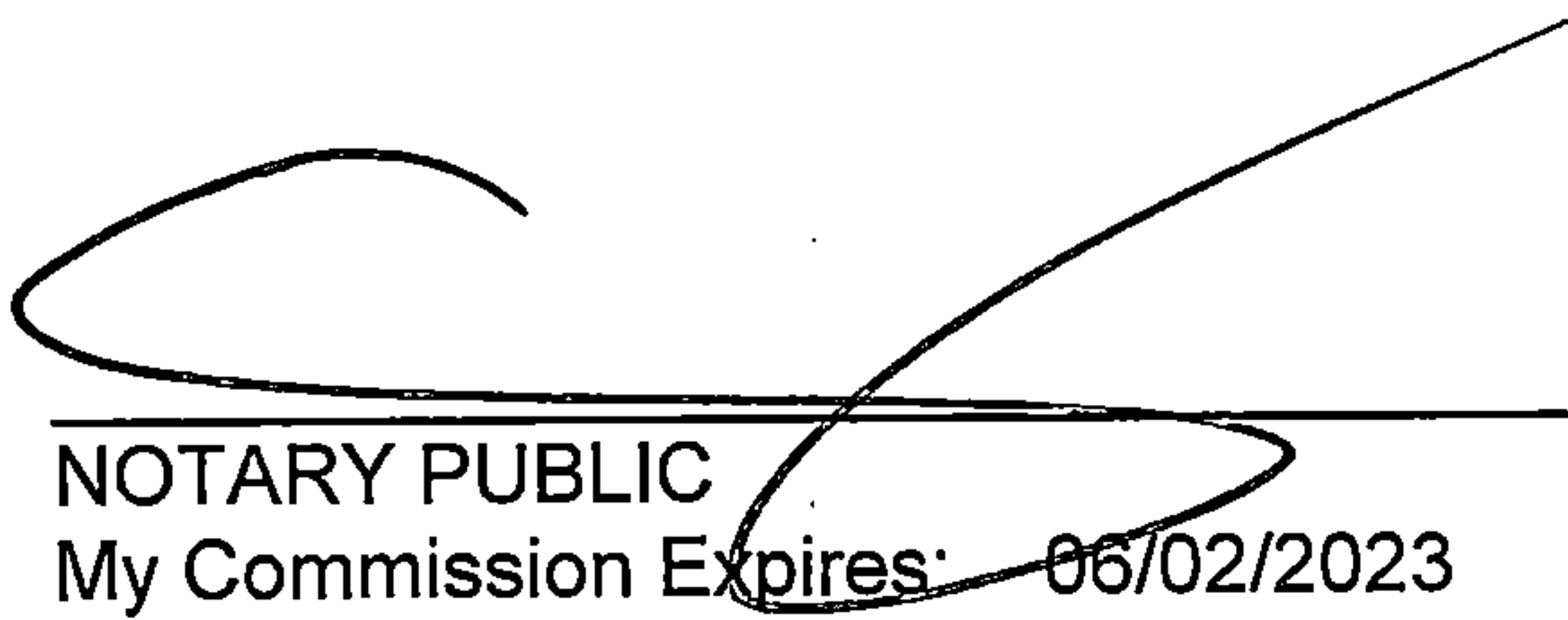


Lauren H. Wilson

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State hereby certify that William A. Wilson and Lauren H. Wilson, whose names are signed to the foregoing Deed, and who are known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing Deed, they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this the 28th day of February, 2023.



NOTARY PUBLIC
My Commission Expires: 06/02/2023

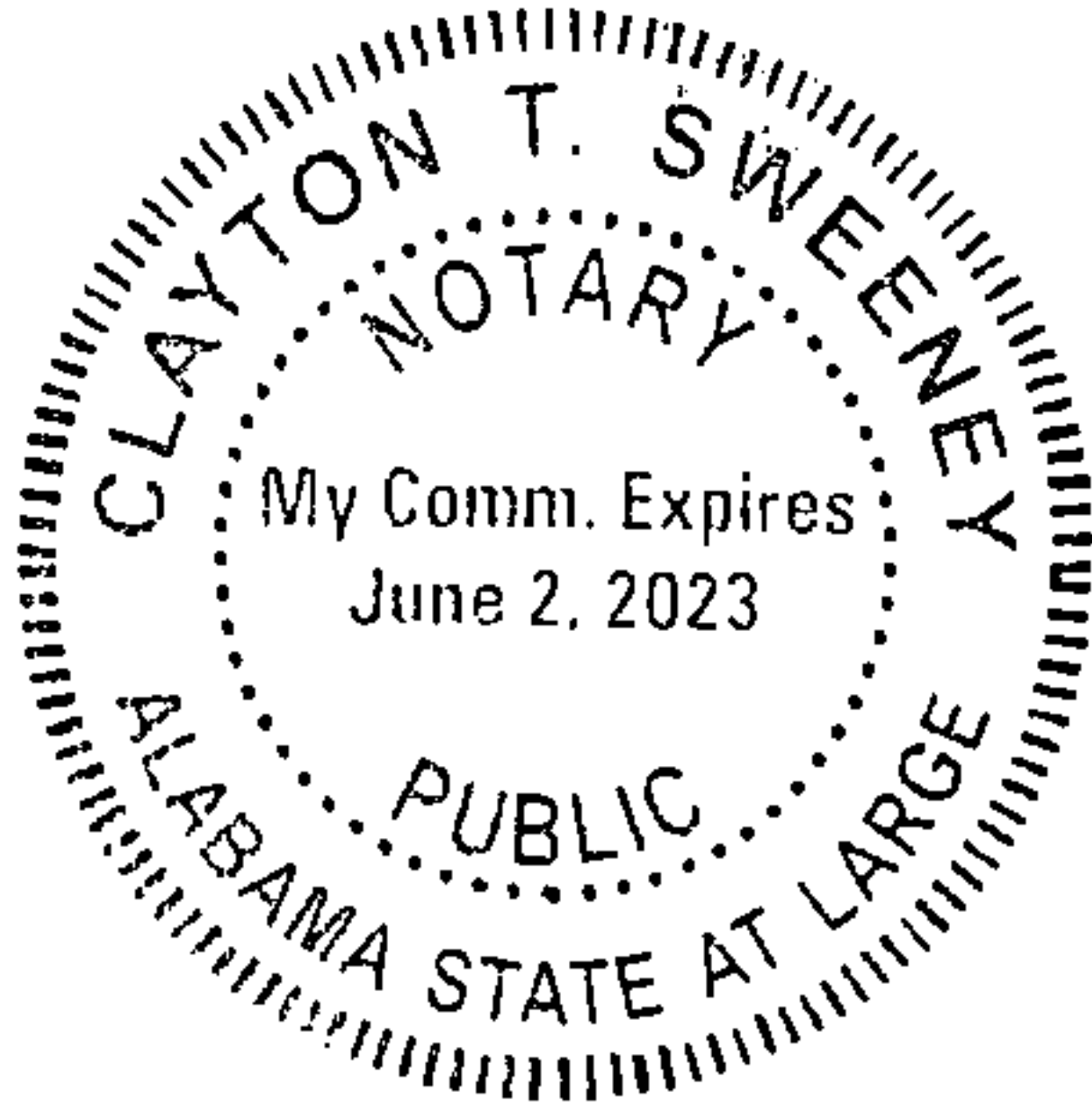


EXHIBIT A
LEGAL DESCRIPTION



20230303000059040 4/5 \$374.00
Shelby Cnty Judge of Probate, AL
03/03/2023 11:30:53 AM FILED/CERT



20230327000084400 4/5 \$35.00
Shelby Cnty Judge of Probate, AL
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TRACT 14-F

A TRACT OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 1 EAST AND THE NORTHEAST CORNER OF CONSERVATION EASEMENT PARCEL #1 RECORDED IN INSTRUMENT 20051228000666520 AT THE SHELBY COUNTY JUDGE OF PROBATE'S OFFICE; THENCE RUN SOUTH 00 DEGREES 01 MINUTES 04 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION AND THE EASTERN EDGE OF SAID EASEMENT FOR 900.00 FEET TO THE SOUTHWEST CORNER OF CONSERVATION EASEMENT PARCEL #2 RECORDED IN INSTRUMENT 20061221000622800 AT THE SHELBY COUNTY JUDGE OF PROBATE'S OFFICE AND THE POINT OF BEGINNING OF SAID TRACT; THENCE RUN NORTH 47 DEGREES 35 MINUTES 13 SECONDS EAST ALONG THE SOUTHERN EDGE OF SAID EASEMENT FOR 717.11 FEET; THENCE LEAVING SAID EASEMENT EDGE RUN SOUTH 47 DEGREES 04 MINUTES 51 SECONDS EAST FOR 1231.84 FEET THE NORTHERN EDGE OF CONSERVATION EASEMENT PARCEL #3 RECORDED IN INSTRUMENT 20061221000622800 AT THE SHELBY COUNTY JUDGE OF PROBATE'S OFFICE; THENCE RUN ALONG SAID EASEMENT EDGE THE FOLLOWING COURSES: SOUTH 39 DEGREES 32 MINUTES 54 SECONDS WEST FOR 577.00 FEET; SOUTH 44 DEGREES 09 MINUTES 24 SECONDS WEST FOR 220.33 FEET; THENCE LEAVING SAID EASEMENT EDGE RUN NORTH 46 DEGREES 03 MINUTES 54 SECONDS WEST FOR 1264.61 FEET TO THE EASTERN EDGE OF CONSERVATION EASEMENT PARCEL #1 RECORDED IN INSTRUMENT 20051228000666520 AT THE SHELBY COUNTY JUDGE OF PROBATE'S OFFICE; THENCE RUN NORTH 00 DEGREES 01 MINUTES 04 SECONDS EAST ALONG SAID EASEMENT EDGE FOR 80.73 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 1006197.56S.F. OR 23.10 ACRES MORE OR LESS.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Sec



20230303000059040 5/5 \$374.00
Shelby Cnty Judge of Probate, AL
03/03/2023 11:30:53 AM FILED/CERT

Grantor's Name Pine Mountain Preserve, Inc.

Grantee's Name

William A. Wilson and

Lauren H. Wilson

Mailing Address 2700 Hwy. 280 E., Ste. 425
Birmingham, AL 35223

Mailing Address

6245 Eagle Point Circle
Birmingham, AL 35242

Property Address 730 Foxtail Path
Westover, AL 35147

Date of Sale February 28, 2023

Total Purchase Price \$ 340,000.00

or

Actual Value \$

or

Assessor's Market Value \$



20230327000084400 5/5 \$35.00
Shelby Cnty Judge of Probate, AL
03/27/2023 11:09:05 AM FILED/CERT

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)

☐ Bill of Sale

☐ Sales Contract

☒ Closing Statement

☐ Appraisal

☐ Other

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.
Print by Douglas D. Eddleman, President

Unattested

(verified by)

Signature

(Grantor/Grantee/Owner/Agent) circle one