

Send Tax Notice to:  
HDP THE FALLS LLC  
1316 Sherman Avenue  
Evanston, IL 60201

---

This Instrument Prepared By:  
Cassy Dailey  
3156 Pelham Parkway  
Suite 2  
Pelham, AL 35124

File: PEL-24-8226

STATE OF ALABAMA  
COUNTY OF SHELBY

## **SPECIAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **ONE MILLION SIX HUNDRED TWENTY FOUR THOUSAND NINE HUNDRED TWENTY SIX AND 00/100 (\$1,624,926.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned

**Newcastle Development, LLC, an Alabama Limited Liability Company (herein referred to as "Grantor," whether one or more),** whose mailing address is

121 Bishop Circle, Pelham, AL 35124

by **HDP THE FALLS LLC (herein referred to as "Grantee," whether one or more),** whose mailing address is

1316 Sherman Avenue, Evanston, IL 60201

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **62 Lots The Falls, Mt. Laurel, AL 35242,** and more particularly described as:

*FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF*

### **SUBJECT TO:**

AD VALOREM TAXES DUE OCTOBER 1ST, 2025 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

**\$0.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.**

This Property is sold AS IS, and Grantor only warrants title from the time the Grantor obtained title until the date Grantor conveys its interest in the aforesaid property to the Grantee.

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 8th day of October, 2024.

Newcastle Development, LLC, an Alabama Limited Liability Company

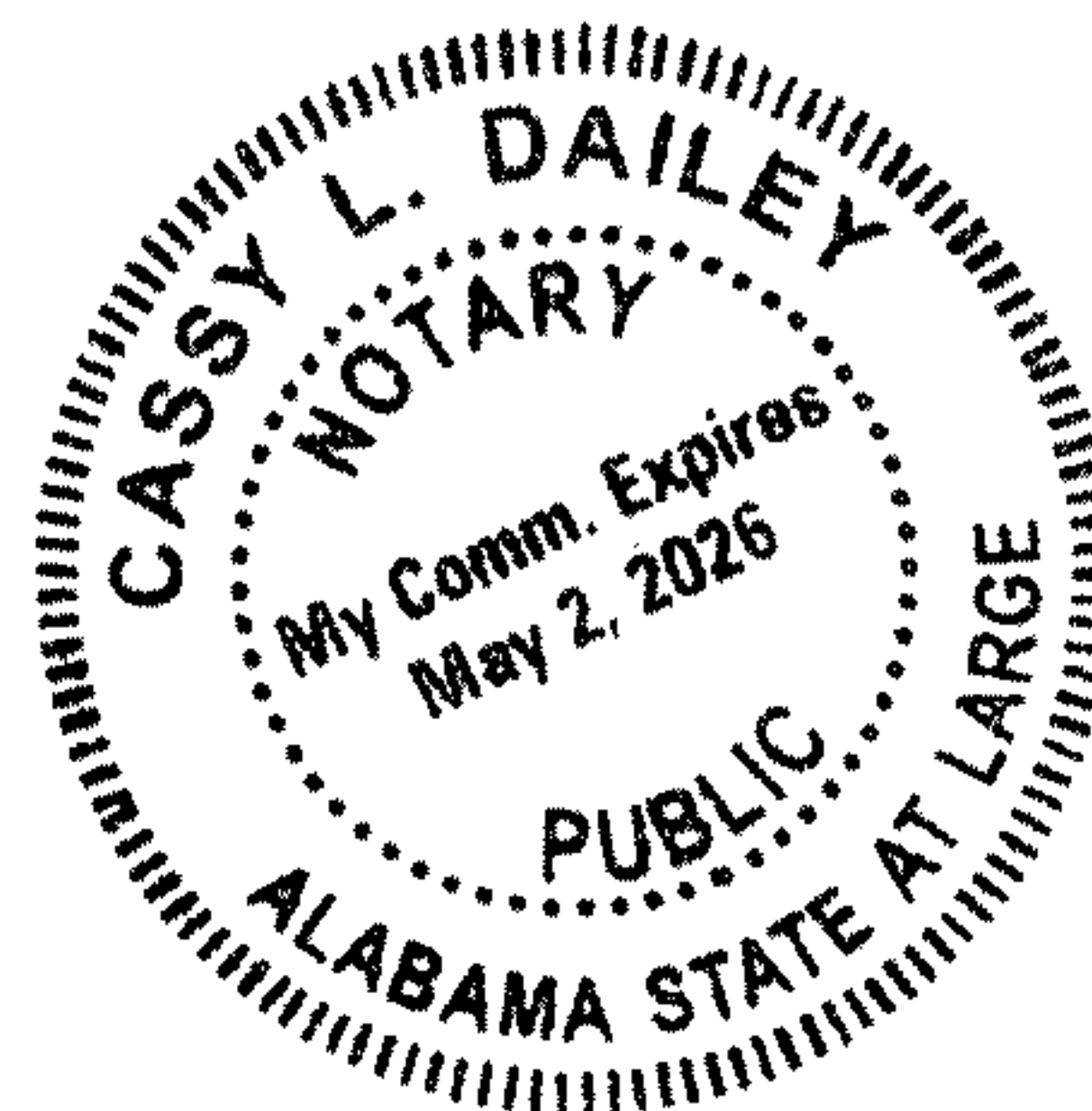
By: [Signature]  
Robin Trimm, Authorized Agent

State of Alabama  
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Robin Trimm, Authorized Agent**, whose name(s) as **Authorized Agent(s)** of **Newcastle Development, LLC**, a/an **Alabama** corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of **Newcastle Development, LLC**, on the day the same bears date.

Given under my hand and official seal this 8th day of October, 2024

[Signature]  
Notary Public  
Cassy L Dailey  
Printed Name  
My Commission Expires: 5-2-26

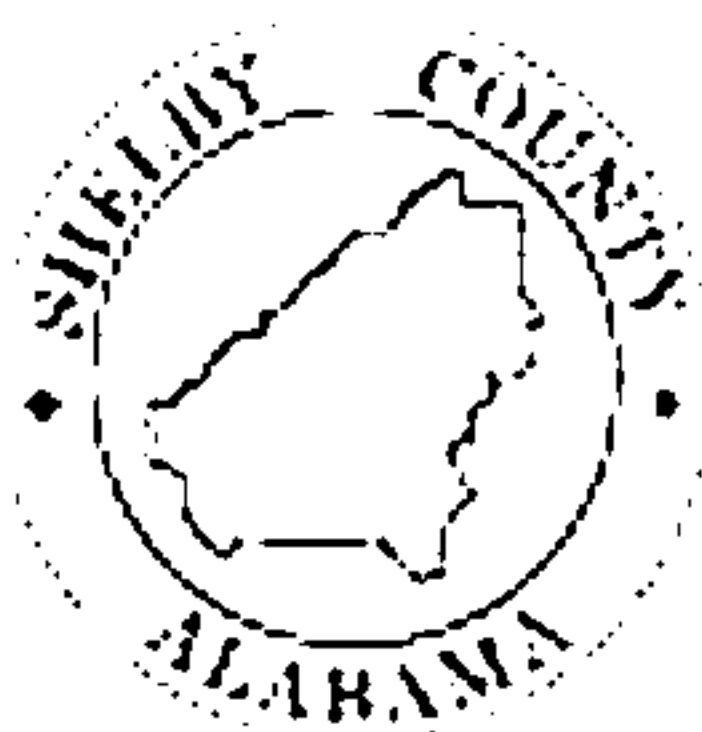


**EXHIBIT A****Property 1:**

A parcel of land situated in Sections 9, 10, 15, and 16, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a 1" crimp pipe at the NE corner of the SW 1/4 of the SW 1/4 of Section 10 Township 19 South, Range 1 West, Shelby County, Alabama; thence S 89°38'46" W along the north line of said 1/4-1/4 section a distance of 1132.27 feet to a point; thence S 00°21'14" E a distance of 35.74 feet to the POINT OF BEGINNING; thence S 73°05'42" E a distance of 90.46 feet to a point; thence S 38°10'25" E a distance of 90.46 feet to a point; thence S 15°47'57" E a distance of 90.46 feet to a point; thence S 19°07'20" W a distance of 90.46 feet to a point; thence S 34°19'41" W a distance of 76.75 feet to a point; thence S 73°40'42" W a distance of 71.80 feet to a point; thence S 55°08'34" W a distance of 42.52 feet to a point; thence S 42°44'47" W a distance of 98.77 feet to a point; thence S 43°24'18" W a distance of 88.57 feet to a point; thence S 31°30'32" E a distance of 181.79 feet to a point; thence S 28°10'51" E a distance of 75.38 feet to a point; thence N 61°49'09" E a distance of 160.00 feet to a point; thence N 36°46'29" E a distance of 112.38 feet to a point; thence N 23°25'16" E a distance of 340.85 feet to a point; thence N 46°15'32" E a distance of 105.36 feet to a point; thence N 49°53'06" E a distance of 153.21 feet to a point; thence N 69°14'07" E a distance of 132.11 feet to a point; thence S 79°04'10" E a distance of 147.32 feet to a point; thence S 21°45'29" E a distance of 196.70 feet to a point; thence S 35°32'18" W a distance of 160.06 feet to a point; thence S 73°23'44" W a distance of 139.60 feet to a point; thence S 40°36'06" W a distance of 124.44 feet to a point; thence S 23°25'16" W a distance of 289.02 feet to a point; thence S 39°02'35" W a distance of 111.37 feet to a point; thence S 52°55'59" W a distance of 85.79 feet to a point; thence S 61°49'09" W a distance of 62.25 feet to a point; thence N 28°10'51" W a distance of 125.00 feet to a point; thence S 61°49'09" W a distance of 46.95 feet to a point; thence S 28°10'51" E a distance of 125.00 feet to a point; thence S 61°49'09" W a distance of 160.00 feet to a point; thence S 52°21'00" W a distance of 112.33 feet to a point; thence S 12°16'19" W a distance of 138.14 feet to a point; thence S 20°55'08" W a distance of 93.07 feet to a point; thence S 31°56'36" W a distance of 104.37 feet to a point; thence S 42°58'04" W a distance of 77.94 feet to a point; thence S 48°25'17" W a distance of 66.18 feet to a point; thence S 48°05'02" W a distance of 76.70 feet to a point; thence S 39°41'30" W a distance of 70.26 feet to a point; thence S 36°30'42" W a distance of 135.39 feet to a point; thence S 50°23'32" W a distance of 125.47 feet to a point; thence S 68°26'20" W a distance of 52.88 feet to a point; thence N 21°44'31" W a distance of 125.00 feet to a point on a non-tangent curve to the right having a central angle of 15°21'28" and a radius of 330.00 feet, said curve subtended by a chord bearing S 72°27'44" W and a chord distance of 88.19 feet; thence along the arc of said curve a distance of 88.45 feet to a point; thence N 09°51'32" W a distance of 185.00 feet to a point; thence N 69°05'46" E a distance of 55.56 feet to a point; thence N 46°54'05" E a distance of 56.15 feet to a point; thence N 36°30'42" E a distance of 80.00 feet to a point; thence N 39°20'13" E a distance of 95.13 feet to a point; thence N 46°55'56" E a distance of 90.74 feet to a point; thence N 48°09'46" E a distance of 76.57 feet to a point; thence N 37°28'14" E a distance of 62.76 feet to a point; thence N 21°50'29" E a distance of 62.76 feet to a point; thence N 12°21'05" E a distance of 78.08 feet to a point; thence S 77°43'41" E a distance of 125.00 feet to a point; thence N 12°16'19" E a distance of 38.98 feet to a point of curve to the right having a central angle of 36°41'30" and a radius of 210.00 feet, said curve subtended by a chord bearing N 30°37'04" E and a chord distance of 132.20 feet; thence along the arc of said curve a distance of 134.48 feet to a point of reverse curve to the left having a central angle of 77°08'40" and a radius of 25.00 feet, said curve subtended by a chord bearing N 10°23'29" E and a chord distance of 31.18 feet; thence along the arc of said curve a distance of 33.66 feet to a point; thence N 28°10'51" W a distance of 141.36 feet to a point of curve to the left having a central angle of 28°38'19" and a radius of 195.00 feet, said curve subtended by a chord bearing N 42°30'01" W and a chord distance of 96.46 feet; thence along the arc of said curve a distance of 97.47 feet to a point; thence N 56°49'10" W a distance of 155.06 feet to a point of curve to the right having a central angle of 19°31'18" and a radius of 330.00 feet, said curve

subtended by a chord bearing N 47°03'31" W and a chord distance of 111.89 feet; thence along the arc of said curve a distance of 112.44 feet to a point; thence N 37°17'52" W a distance of 54.12 feet to a point; thence S 52°42'08" W a distance of 98.95 feet to a point; thence N 35°49'11" W a distance of 381.53 feet to a point on the easterly line of Dunnivant Valley Road (Shelby County Highway 41); thence N 31°42'33" E along said right of way a distance of 60.00 feet to a point; thence S 58°27'08" E leaving said right of way a distance of 173.00 feet to a point of curve to the right having a central angle of 21°09'16" and a radius of 455.00 feet, said curve subtended by a chord bearing S 47°52'30" E and a chord distance of 167.04 feet; thence along the arc of said curve a distance of 167.99 feet to a point; thence S 37°17'52" E a distance of 80.36 feet to a point of curve to the left having a central angle of 92°01'06" and a radius of 25.00 feet, said curve subtended by a chord bearing S 83°18'25" E and a chord distance of 35.97 feet; thence along the arc of said curve a distance of 40.15 feet to a point; thence N 50°41'04" E a distance of 78.73 feet to a point; thence N 39°18'56" W a distance of 125.00 feet to a point; thence N 50°41'04" E a distance of 200.69 feet to a point; thence N 38°25'20" E a distance of 187.56 feet to a point; thence N 49°11'09" E a distance of 89.88 feet to a point; thence N 84°39'45" E a distance of 91.33 feet to the POINT OF BEGINNING. Said parcel of land contains 22.75 acres, more or less.



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 11/06/2024 01:18:30 PM  
 \$1656.00 JOANN  
 20241106000346600

*Allen S. Bayl*