

AMENDED AND RESTATED
ARTICLES OF INCORPORATION
OF
PINE MOUNTAIN PRESERVE IMPROVEMENT DISTRICT SOUTH

December 18, 2024

The within Amended and Restated Articles of Incorporation of Pine Mountain Preserve Improvement District South (the "District") is made by the District to amend and restate the original Articles of Incorporation of the District recorded as Instrument No. 20181015000364910 in the Office of Judge of Probate of Shelby County, Alabama, to include in the Articles (i) as Appendix A, all real estate within the District, which real estate was included within the respective improvement districts described in Article Two the merger of which improvement districts formed the District, and (ii) as Appendix B, all proceedings of the Town of Westover, Alabama, with respect to the formation of the District.

KNOW ALL MEN BY THESE PRESENTS:

The undersigned Pine Mountain Preserve Improvement District South, upon approval by the governing body of the Town of Westover, Alabama, as the appointing government therefor, hereby amend and restate the Articles of Incorporation thereof as the within Articles of Incorporation of Pine Mountain Preserve Improvement District South:

ARTICLE ONE

For purposes hereof:

Authorizing Act means Chapter 99A of Title 11 of the Code of Alabama 1975.

District means Pine Mountain Preserve Improvement District South.

Town means the Town of Westover, Alabama.

ARTICLE TWO

The name of this public corporation shall be:

Pine Mountain Preserve Improvement District South

The District is organized pursuant to the provisions of the Authorizing Act by merger of the following improvement districts heretofore incorporated pursuant to the Authorizing Act and the approval of the Town, as appointing government therefor, and the respective articles of incorporation of which are recorded in the Office of the Judge of Probate of Shelby County, Alabama under the instrument number set opposite the designation thereof:

Original District	Instrument No.
District No. Two	20070319000124230
District No. Three	20070319000124240
District No. Four	20070319000124250
District No. Five	20070319000124260
District No. Six	20070319000124270
District No. Eleven	20070319000124320
District No. Twelve	20070319000124330
District No. Thirteen	20070319000124340

ARTICLE THREE

The names and mailing addresses of the respective incorporators are:

Pine Mountain Preserve Improvement District No. Two

Pine Mountain Preserve Improvement District No. Three

Pine Mountain Preserve Improvement District No. Four

Pine Mountain Preserve Improvement District No. Five

Pine Mountain Preserve Improvement District No. Six

Pine Mountain Preserve Improvement District No. Eleven

Pine Mountain Preserve Improvement District No. Twelve

Pine Mountain Preserve Improvement District No. Thirteen

Suite 425
2700 U.S. Highway 280
Birmingham, Alabama 35223

ARTICLE FOUR

The name of the appointing government is the Town of Westover, Alabama.

On October 2, 2018, the governing body of the Town adopted a resolution approving the District by merger of the above Districts Three, Four, Five, Six and Twelve in accordance with the Authorizing Act, a certified copy of which is attached hereto as Appendix B and made a part hereof.

On August 6, 2024 the governing body of the Town adopted a resolution approving the District by merger with and into the District of the above Districts Two, Eleven and Thirteen in accordance with the Authorizing Act, a certified copy of which is attached hereto as Appendix B and made a part hereof.

ARTICLE FIVE

The names and addresses of the members of the board of directors of the District and their terms of office are as follows:

	<u>Name</u>	<u>Term of Office</u>
(1)	Karen Y. Eddleman Suite 425 2700 U.S. Highway 280 Birmingham, Alabama 35223	August 1, 2028
(2)	William D. Eddleman Suite 425 2700 U.S. Highway 280 Birmingham, Alabama 35223	August 1, 2029
(3)	Douglas D. Eddleman Suite 425 2700 U.S. Highway 280 Birmingham, Alabama 35223	August 1, 2030

ARTICLE SIX

The duration of the District shall be perpetual, subject to the provisions of the Authorizing Act

ARTICLE SEVEN

The location of the principal office of the District (and its post office address) shall be Suite 425, 2700 U.S. Highway 280, Birmingham, Alabama 35223.

ARTICLE EIGHT

The District shall have all powers conferred on corporations of like nature by the Authorizing Act , and any amendment thereof heretofore or hereafter made, and all other powers conferred upon corporations generally by the laws of Alabama not in conflict with the Authorizing Act , as heretofore or hereafter amended.

To the extent and as provided in the Authorizing Act , the District shall have and may exercise the power of eminent domain with the consent of the governing body of the Town.

ARTICLE NINE

The District shall be a non-profit corporation and no part of the net earnings thereof shall inure to the benefit of any private person or entity of any nature whatsoever.

ARTICLE TEN

The land included within the District is described on Appendix B and includes all land originally included in the improvement districts described in Article Two.

ARTICLE ELEVEN

Upon dissolution of the District as provided by the Authorizing Act, title to all funds and properties owned by the District shall be conveyed and distributed to, and shall vest in, the Town (or its successor).

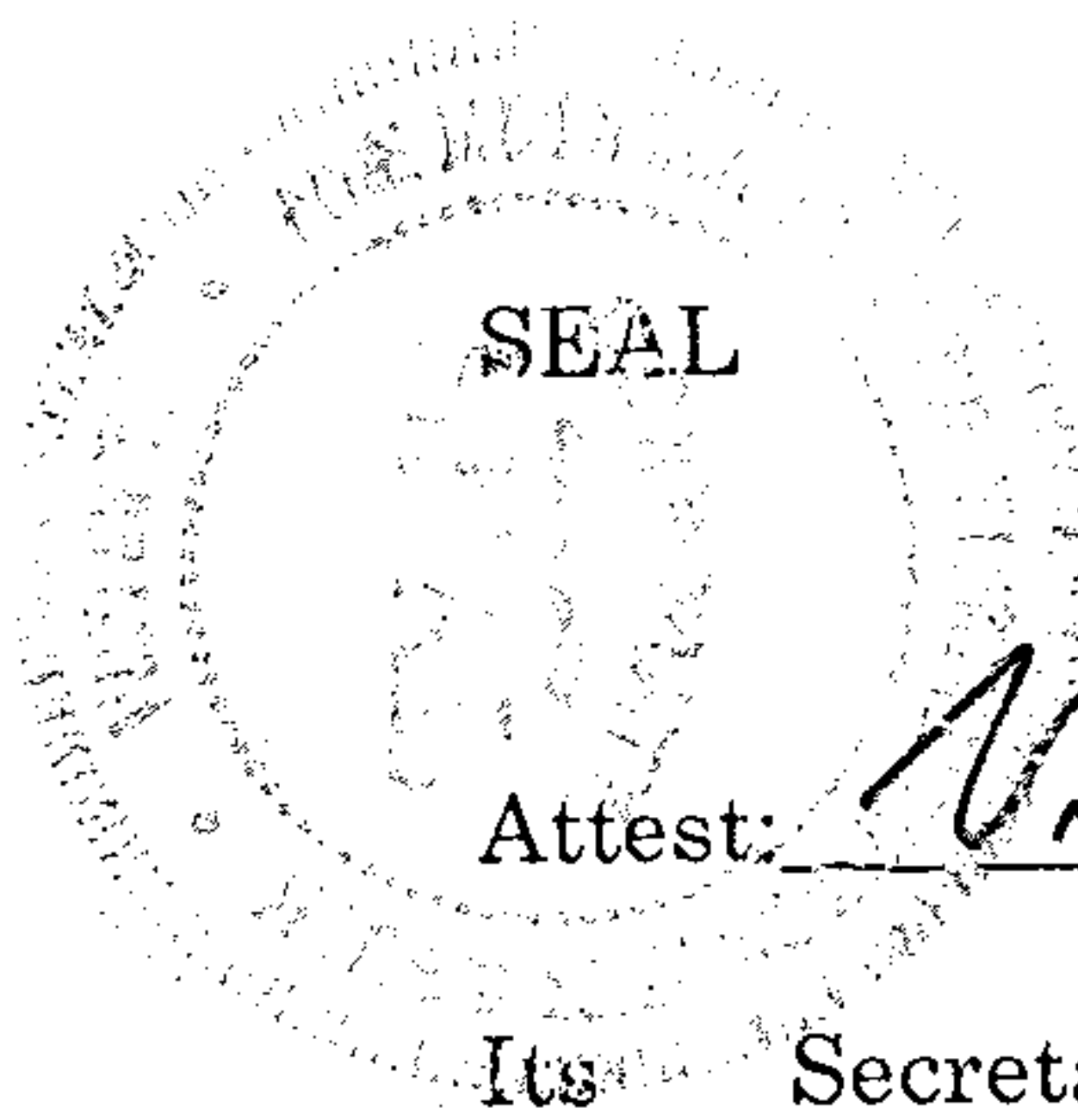
IN WITNESS WHEREOF, The Pine Mountain Preserve Improvement District South has caused this instrument to be executed, under seal, and attested, by officers thereof duly authorized thereunto on the date and year first above written.

PINE MOUNTAIN PRESERVE IMPROVEMENT DISTRICT SOUTH

By



Its Chairman of the Board of Directors



Attest:



Its Secretary

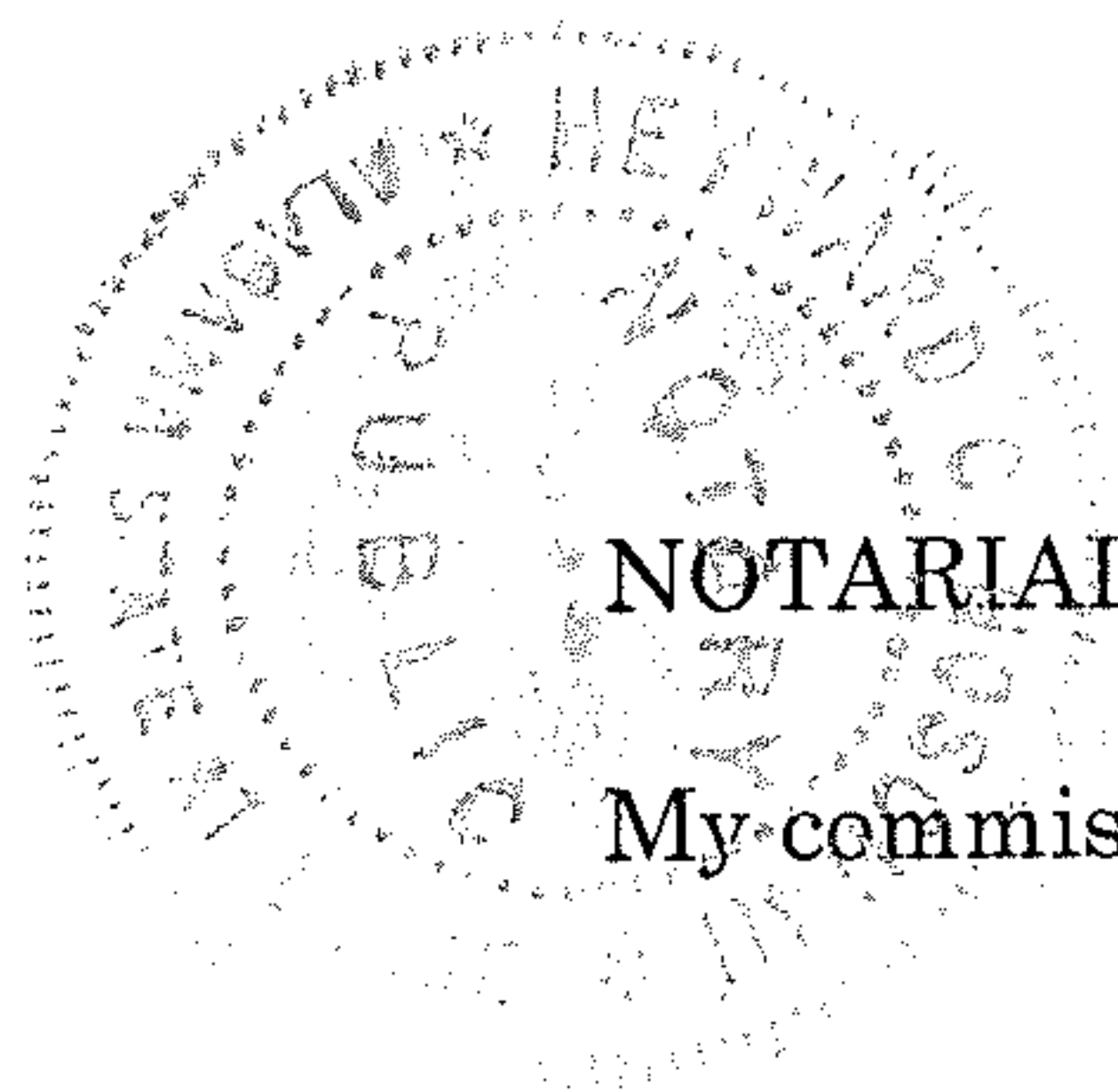
STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Douglas D. Eddleman and Will Eddleman, whose names as officers of Pine Mountain Preserve Improvement District South, an Alabama public corporation, are signed to the foregoing Amended and Restated Articles of Incorporation and who are known to me, each acknowledged before me on this day that, being informed of the contents of said Amended and Restated Articles of Incorporation, he as such officer and with full authority, executed the same voluntarily for and as the act of said public corporation.

Given under my hand and seal this the 18th day of December 2024.


Notary Public



NOTARIAL SEAL

My commission expires: July 10, 2028

APPENDIX A

Real Estate with the District

Pine Mountain Preserve - Tract 2

Part of Section 16, part of the East 1/2 of the Southeast 1/4 of Section 17, part of the Northeast 1/4 of Section 20 and all of the Northwest 1/4 of the Northwest 1/4 of Section 21, all of the above in Township 19 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Beginning at the Southeast corner of said Section 16, run in a Northerly direction along the East line of the Southeast 1/4 of said Section 16 for a distance of 780.20 feet; thence turn an angle to the left of 42° 40' 36" and run in a Northwesterly direction for a distance of 755.14 feet; thence turn an angle to the right of 13° 06' 24" and run in a Northwesterly direction for a distance of 2197.15 feet; thence turn an angle to the left of 19° 51' 39" and run in a Northwesterly direction for a distance of 2189.09 feet; thence turn an angle to the right of 7° 41' 55" and run in a Northwesterly direction for a distance of 495.98 feet; thence turn an angle to the left of 90° and run in a Southwesterly direction for a distance of 100.23 feet to a point of curve, said curve being concave in a Southeasterly direction and having a central angle of 19° 42' 02" and a radius of 1616.91 feet; thence turn an angle to the left and run in a Southwesterly direction along the arc of said curve for a distance of 555.96 feet to the point of ending of said curve; thence run in a Southwesterly direction along the line tangent to the end of said curve for a distance of 1271.86 feet to the point of beginning of a new curve, said new curve being concave in a Northwesterly direction and having a central angle of 37° 09' 30" and a radius of 2394.39 feet; thence turn an angle to the right and run in a Southwesterly direction along the arc of said curve for a distance of 1552.84 feet to the point of ending of said curve; thence run in a Southwesterly direction along the line tangent to the end of said curve for a distance of 58.40 feet; thence turn an angle to the left of 90° and run in a Southeasterly direction for a distance of 128.32 feet to the point of beginning of a curve, said latest curve being concave in a Westerly direction and having a central angle of 61° 13' 53" and a radius of 349.70 feet; thence turn an angle to the right and run in a Southeasterly, Southerly and Southwesterly direction along the arc of said curve for a distance of 373.72 feet to the point of ending of said curve; thence run in a Southwesterly direction along the line tangent to the end of said curve for a distance of 200.00 feet; thence turn an angle to the left of 30° 10' 39" and run in a Southerly direction for a distance of 1631.10 feet; thence turn an angle to the right of 19° 00' 49" and run in a Southwesterly direction for a distance of 1454.02 feet; thence turn an angle to the left of 114° 19' 19" and run in an Easterly direction along the South line of the Northeast 1/4 of the Northeast 1/4 of said Section 20 for a distance of 1345.25 feet; thence turn an angle to the left of 0° 14' 22" and run in an Easterly direction along the South line of the Northwest 1/4 of the Northwest 1/4 of Section 21 for a distance of 1335.07 feet; thence turn an angle to the left of 90° 52' 19" and run in a Northerly direction for a distance of 1328.22 feet; thence turn an angle to the right of 89° 25' 09" and run in an Easterly direction along the South line of Southeast 1/4 of the Southwest 1/4 of said Section 16 for a distance of 1312.76 feet; thence turn an angle to the right of 2° 30' 54" and run in an Easterly direction along the South line of the Southwest 1/4 of the Southwest 1/4 of said Section 16 for a distance of 1353.98 feet; thence turn an angle to the left of 0° 36' 41" and run in an Easterly direction along the South line of Southeast 1/4 of the Southeast 1/4 of said Section 16 for a distance of 924.98 feet; thence turn an angle to the left of 0° 1' 38" and continue in an Easterly direction along the South line of said Southeast 1/4 of Southeast 1/4 of said Section 16 for a distance of 420.12 feet, more or less, to the point of beginning. Containing 504.10 acres, more or less.



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Pine Mountain Preserve - Tract 3

Part of the North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 29 and part of Section 20, and part of the South $\frac{1}{2}$ of Section 17, all in Township 19 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Beginning at an existing nail in a pine knot, being the locally accepted Northeast corner of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 20, run in a Southerly direction along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 1317.24 feet to a $\frac{5}{8}$ " iron rebar being the locally accepted Southeast corner of said Southeast $\frac{1}{4}$ of Northeast $\frac{1}{4}$ of said Section 20; thence turn an angle to the right of $91^{\circ} 56' 42''$ and run in a Westerly direction for a distance of 1332.58 feet to an existing $\frac{3}{4}$ " pipe being the locally accepted Southeast corner of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 20; thence turn an angle to the left of $1^{\circ} 22' 31''$ and run in a Westerly direction along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 1329.79 feet to an existing $\frac{1}{2}$ " iron pipe; thence turn an angle to the right of $0^{\circ} 17' 16''$ and run in a Westerly direction along the South line of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 20 for a distance of 1373.70 feet to an existing $\frac{1}{2}$ " iron rebar being the locally accepted Northeast corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 20; thence turn an angle to the left of $89^{\circ} 15' 29''$ and run in a Southerly direction for a distance of 1291.81 feet to an existing $\frac{1}{2}$ " iron pipe; thence turn an angle to the left of $90^{\circ} 25' 11''$ and run in an Easterly direction for a distance of 41.20 feet to an existing 2" pipe; thence turn an angle to the right of $84^{\circ} 45' 10''$ and run in a Southeasterly direction for a distance of 1462.80 feet to a point on the Northwest right-of-way line of Old U.S. Highway # 280; thence turn an angle to the right of $69^{\circ} 45' 32''$ and run in a Southwesterly direction along the Northwest right-of-way line of said Old U.S. Highway # 280 for a distance of 550.68 feet to a point on the East line of the Carden Crest Subdivision, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 35, Page 64; thence turn an angle to the right of $110^{\circ} 14' 53''$ and run in a Northwesterly direction along the East line of said Carden Crest Subdivision for a distance of 1700.75 feet to a point of intersection with the South line of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 20; thence turn an angle to the left of $84^{\circ} 45' 35''$ and run in a Westerly direction along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 502.10 feet to an existing $\frac{1}{2}$ " iron pipe; thence turn an angle to the right of $84^{\circ} 49' 13''$ and run in a Northwesterly direction for a distance of 2436.23 feet to a point on a curve, said curve being concave in a Southeasterly direction and having a central angle of $1^{\circ} 19' 20''$ and a radius of 4658.80 feet; thence turn an angle to the right ($49^{\circ} 29' 32''$ to the chord of said curve) and run in a Northeasterly direction along the arc of said curve for a distance of 107.51 feet to a point of reverse curve, said newest curve being concave in a Northwesterly direction and having a central angle of $23^{\circ} 51' 40''$ and a radius of 2265.19 feet; thence run in a Northeasterly direction along the arc of said curve for a distance of 943.35 feet to a new point of reverse curve, said latest curve being concave in a Southeasterly direction and having a central angle of $39^{\circ} 40' 20''$ and a radius of 1495.55 feet; thence turn an angle to the right and run in a Northeasterly direction along the arc of said curve for a distance of 1035.54 feet to another point of reverse curve, said latest curve being concave in a Northwesterly direction and having a central angle of $18^{\circ} 24' 26''$ and a radius of 3000.00 feet; thence turn an angle to the left and run in a Northeasterly direction along the arc of said curve for a distance of 963.79 feet to another point of reverse curve, said latest curve being concave in a Southeasterly direction and having central angle of $22^{\circ} 1' 51''$ and a radius of 3000.00 feet; thence turn an angle to the right and run in a Northeasterly direction along the arc of said curve for a distance of 1153.53 feet to the point of ending of said curve; thence run in a Northeasterly direction along the line tangent to the end of said curve for a distance of 1995.01 feet; thence turn an angle to the right of 90° and run in a Southeasterly direction for a distance of 128.32 feet to the point of beginning of a new curve, said curve being concave in a Westerly direction and having a central angle of $61^{\circ} 13' 53''$ and a radius of 349.70 feet; thence turn an angle to the right and run in a Southeasterly, Southerly and Southwesterly directions along the arc of said curve for a distance of 373.72 feet to the point of ending of said curve; thence run in a Southwesterly direction along the line tangent to the end of said curve for a distance of 200.00 feet; thence turn an angle to the left of $30^{\circ} 10' 39''$ and run in a Southwesterly direction for a distance of 1631.10 feet; thence turn an angle to the right of $19^{\circ} 00' 49''$ and run in a Southwesterly direction for a distance of 1454.02 feet to the locally accepted Northwest corner of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 20; thence turn an angle to the left of $114^{\circ} 19' 19''$ and run in an Easterly direction along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 1345.25 feet, more or less, to the point of beginning. Containing 414.42 acres, more or less.

Pine Mountain Preserve -- Tract 4

Part of the West 1/4 of Section 20 and part of Section 19, both in Township 19 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Beginning at the Southeast corner of said Section 19 run in a Northerly direction along the East line of said Section for a distance of 673.83 feet to an existing 1" iron pipe; thence turn an angle to the right of 90° 28' 18" and run in an Easterly direction for a distance of 345.39 feet to an existing 1/2" iron pipe; thence turn an angle to the left of 95° 11' 21" and run in a Northwesterly direction for a distance of 676.63 feet; thence turn an angle to the right of 95° 10' 47" and run in an Easterly direction for a distance of 50.21 feet; thence turn an angle to the left of 95° 10' 47" and run in a Northwesterly direction along the centerline of an existing Alabama Power Company 100 foot right-of-way for a distance of 2436.23 feet to a point on a curve, said curve being concave in a Southeasterly direction an having a central angle of 8° 3' 58" and a radius of 4658.80 feet; thence turn an angle to the left (135° 12' 07" to the chord of said curve) and run in a Southwesterly direction along the arc of said curve for a distance of 655.86 feet to a point of ending of said curve; thence run in a Southwesterly direction along the line tangent to the end of said curve for a distance of 610.40 feet to a point of beginning of a new curve, said latest curve being concave in a Northwesterly direction and having a central angle of 27° 51' 25" and a radius of 1096.76 feet; thence turn an angle to the right and run in a Southwesterly direction along the arc of said curve for a distance of 533.24 feet to the point of ending of said curve; thence run in a Southwesterly direction along the line tangent to the end of said curve for a distance of 1938.09 feet to the point of beginning of a new curve, said newest curve being concave in a Southeasterly direction and having a central angle of 49° 02' 18" and a radius of 1200.00 feet; thence turn an angle to the left and run in a Southwesterly direction along the arc of said curve for a distance of 1027.06 feet to the point of ending of said curve; thence run in a Southwesterly direction along the line tangent to the end of said curve for a distance of 761.05 feet to the point of beginning of a new curve, said latest curve being concave in a Northwesterly direction and having a central angle of 2° 33' 48" and a radius of 1171.75 feet; thence turn an angle to the right and run in a Southwesterly direction along the arc of said curve for a distance of 52.42 feet to the point of ending of said curve; thence turn an angle to the left (94° 43' 14" from the chord of last mentioned curve) and run in a Southeasterly direction for a distance of 208.23 feet; thence turn an angle to the left of 5° 43' 14" and run in a Southeasterly direction for a distance of 234.97 feet; thence turn an angle to the left of 5° 34' 57" and run in an Easterly direction for a distance of 173.62 feet; thence turn an angle to the right of 0° 33' 02" and run in an Easterly direction for a distance of 110.55 feet; thence turn an angle to the left of 0° 47' 09" and run in an Easterly direction for a distance of 246.68 feet; thence turn an angle to the left of 7° 12' 56" and run in a Northeasterly direction for a distance of 145.73 feet; thence turn an angle to the right of 7° 19' 22" and run in an Easterly direction for a distance of 185.89 feet; thence turn an angle to the left of 2° 09' 19" and run in an Easterly direction for a distance of 186.82 feet; thence turn an angle to the right of 0° 17' 24" and run in an Easterly direction for a distance of 446.17 feet; thence turn an angle to the left of 0° 38' 38" and run in an Easterly direction for a distance of 365.25 feet; thence turn an angle to the right of 3° 26' 54" and run in an Easterly direction for a distance of 333.61 feet; thence turn an angle to the left of 0° 3' 39" and run in an Easterly direction for a distance of 332.63 feet; thence turn an angle to the right of 0° 1' 58" and run in an Easterly direction for a distance of 380.54 feet; thence turn an angle to the left of 0° 5' 58" and run in an Easterly direction for a distance of 284.93 feet, more or less, to the point of beginning. Containing 191.16 acres, more or less.

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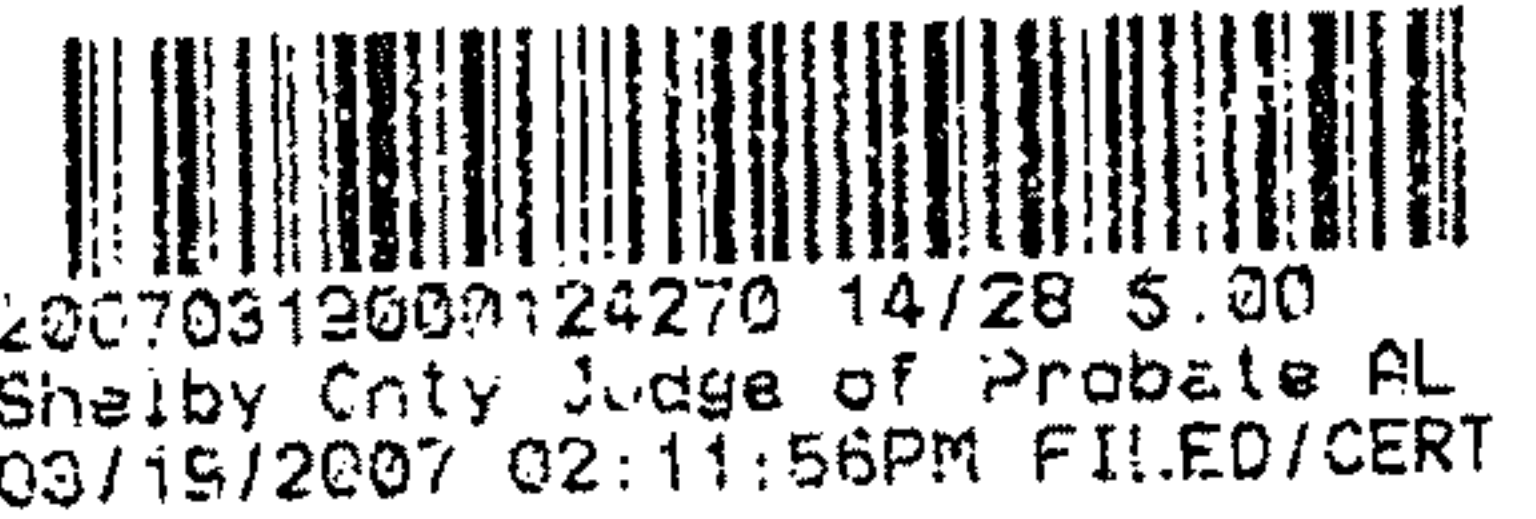


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Pine Mountain Preserve – Tract 5

Part of the West ½ of Section 30, Township 19 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

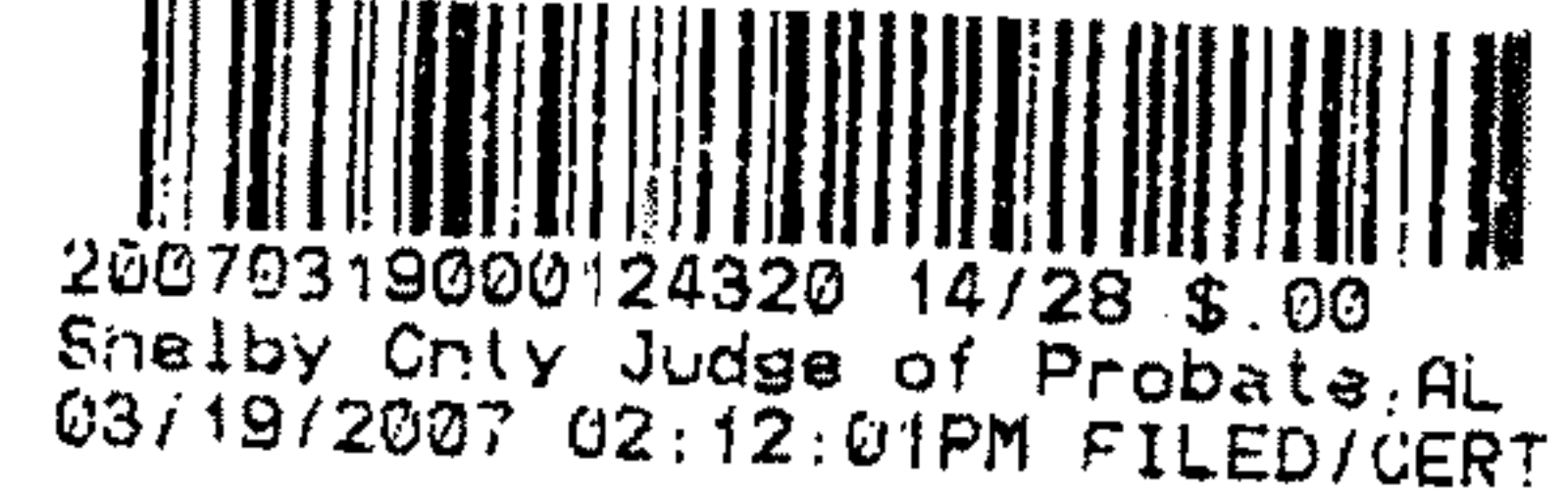
Beginning at an existing ½" iron rebar being the locally accepted Southwest corner of the Southeast ¼ of the Northwest ¼ of said Section 30, Township 19 South, Range 1 East, Shelby County, Alabama, run in a Northerly direction along the accepted West line of said ¼ - ¼ section for a distance of 660.99 feet to an existing axel; thence turn an angle to the right of 2° 41' 25" and run in a Northerly direction for a distance of 523.27 feet to an existing ½" iron rebar; thence turn an angle to the left of 0° 2' 28" and run in a Northerly direction for a distance of 317.48 feet; thence turn an angle to the left of 0° 00' 15" and run in a Northerly direction for a distance of 392.89 feet; thence turn an angle to the right of 0° 1' 11" and run in a Northerly direction across Old Highway # 280 for a distance of 80.75 feet; thence turn an angle to the right of 0° 2' 2" and run in a Northerly direction for a distance of 669.06 feet; thence turn an angle to the right of 90° 55' 26" and run in an Easterly direction for a distance of 220.15 feet; thence turn an angle to the right of 11° 17' 29" and run in a Southeasterly direction for a distance of 366.01 feet; thence turn an angle to the right of 96° 08' 36" and run in a Southwesterly direction for a distance of 337.43 feet; thence turn an angle to the left of 79° 50' 53" and run in a Southeasterly direction for a distance of 19.35 feet; thence turn an angle to the right of 84° 37' 59" and run in a Southwesterly direction for a distance of 360.88 feet to a point on a curve, said curve being the Northerly right-of-way line of Old Highway # 280 and being concave in a Southwesterly direction and having a central angle of 3° 3' 37" and a radius of 2362.96 feet; thence turn an angle to the right (81° 33' 26" to the chord of said curve) and run in a Northwesterly direction along the arc of said curve and along the North right-of-way line of said Old Highway # 280 for a distance of 126.21 feet; thence turn an angle to the left (91° 31' 48" from the chord of last mentioned curve) and run in a Southwesterly direction across Old Highway # 280 for a distance of 80.0 feet to a point on the South right-of-way line of said Old Highway # 280; thence turn an angle to the left of 13° 10' 30" and run in a Southerly direction for a distance of 419.73 feet; thence turn an angle to the left of 74° 31' 13" and run in a Southeasterly direction for a distance of 251.94 feet; thence turn an angle to the right of 74° 59' 06" and run in a Southerly direction for a distance of 630.37 feet; thence turn an angle to the left of 70° 47' 51" and run in a Southeasterly direction for a distance of 345.44 feet; thence turn an angle to the right of 70° 29' 54" and run in a Southerly direction for a distance of 401.56 feet; thence turn an angle to the left of 70° 29' 50" and run in a Southeasterly direction for a distance of 299.71 feet; thence turn an angle to the right of 70° 31' 21" and run in a Southerly direction for a distance of 362.84 feet to a point on the North right-of-way line of New U.S. Highway 280; thence turn an angle to the right of 98° 01' 47" and run in a Northwesterly direction along said North right-of-way line of U.S. Highway 280 for a distance of 223.91 feet to the point of beginning of a curve, said curve being concave in a Southwesterly direction and having a central angle of 1° 59' 22" and a radius of 22,955.61 feet; thence turn an angle to the left and run in a Northwesterly direction along the arc of said curve for a distance of 797.06 feet; thence turn an angle to the right (80° 04' 47" from the chord of last mentioned curve) and run in a Northerly direction for a distance of 91.21 feet, more or less, to the point of beginning. Less and except an 80 foot right-of-way for Old Highway # 280. All containing 34.1 acres, more or less.



Pine Mountain Preserve – Tract 6

Part of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 17, part of the South $\frac{1}{2}$ of Section 18, part of Section 19, part of the West $\frac{1}{4}$ of Section 20 and part of the North $\frac{1}{4}$ of Section 30, all in Township 19 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

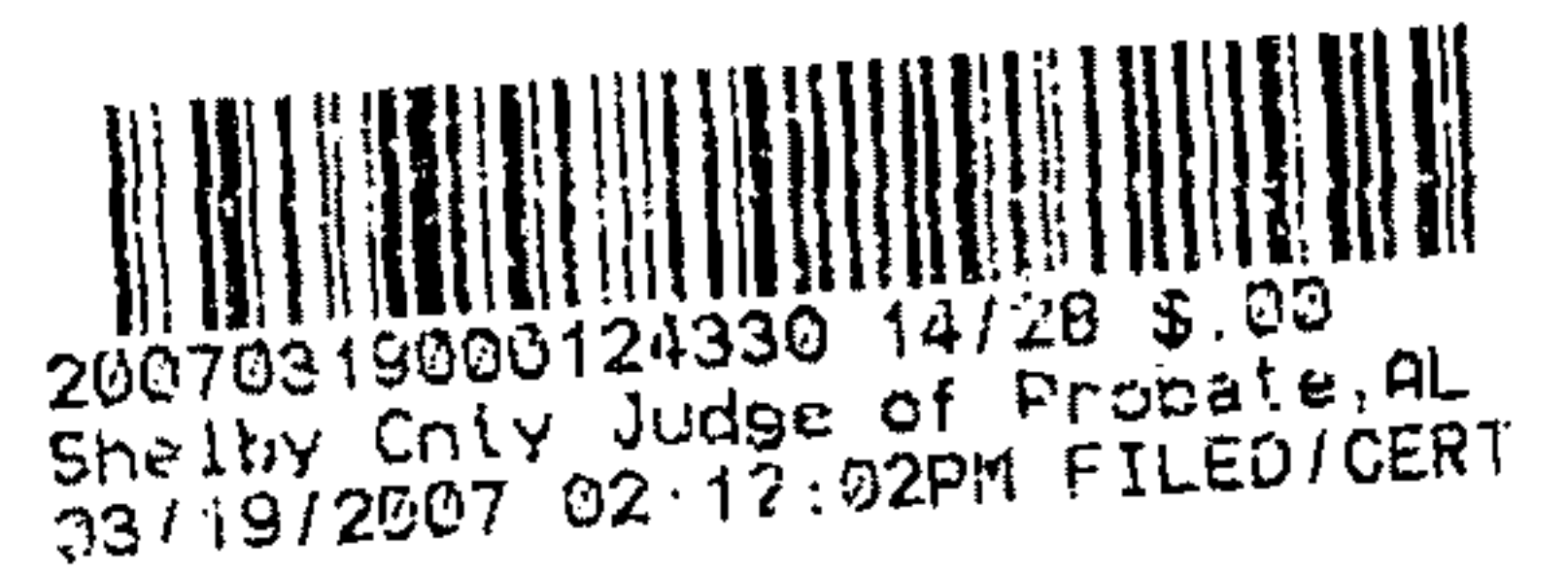
Commence at the Northwest corner of Section 19, Township 19 South, Range 1 East, Shelby County, Alabama, and run in a Southerly direction along the West line of said Section for a distance of 1289.96 feet to the point of beginning; thence turn an angle to the left of $125^{\circ} 01' 50''$ and run in a Northeasterly direction for a distance of 6250.32 feet; thence turn an angle to the right of $120^{\circ} 03' 43''$ and run in a Southeasterly direction for 3820.34 feet to the point of beginning of a curve, said curve being concave in a Southeasterly direction and having a central angle of $8^{\circ} 3' 58''$ and a radius of 4658.80 feet; thence turn an angle to the right ($44^{\circ} 47' 53''$ to the chord of said curve) and run in a Southwesterly direction along the arc of said curve for a distance of 655.86 feet to the point of ending of said curve; thence run in a Southwesterly direction along the line tangent to the end of said curve for a distance of 610.40 feet to the point of beginning of a new curve, said new curve being concave in a Northwesterly direction and having a central angle of $27^{\circ} 51' 25''$ and a radius of 1096.76 feet; thence turn an angle to the right and run in a Southwesterly direction along the arc of said curve for a distance of 533.24 feet to the point of ending of said curve; thence run in a Southwesterly direction along the line tangent to the end of said curve for a distance of 1938.09 feet to the point of beginning of a new curve, said latest curve being concave in a Southeasterly direction and having a central angle of $49^{\circ} 02' 18''$ and a radius of 1200.00 feet; thence turn an angle to the left and run in a Southwesterly direction along the arc of said curve for a distance of 1027.06 feet to the point of ending of said curve; thence run in a Southwesterly direction along the line tangent to the end of said curve for a distance of 761.05 feet; thence turn an angle to the right of $85^{\circ} 16' 46''$ and run in a Northwesterly direction for a distance of 157.78 feet; thence turn an angle to the right of $78^{\circ} 30' 04''$ and run in a Northerly direction for a distance of 1402.74 feet; thence turn an angle to the left of $0^{\circ} 23' 47''$ and run in a Northerly direction for a distance of 881.08 feet; thence turn an angle to the left of $0^{\circ} 1' 34''$ and run in a Northerly direction for a distance of 105.02 feet; thence turn an angle to the left of $0^{\circ} 3' 55''$ and run in a Northerly direction for a distance of 350.30 feet; thence turn an angle to the left of $93^{\circ} 34' 29''$ and run in a Southwesterly direction for a distance of 1519.79 feet; thence turn an angle to the right of $94^{\circ} 21' 37''$ and run in a Northerly direction for a distance of 1321.79 feet, more or less, to the point of beginning. Containing 443.33 acres, more or less.



Pine Mountain Preserve - Tract 11

Part of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 8 and part of the South $\frac{1}{4}$ of Section 9 and part of Section 16 and part of the East $\frac{1}{4}$ of Section 17, all in Township 19 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

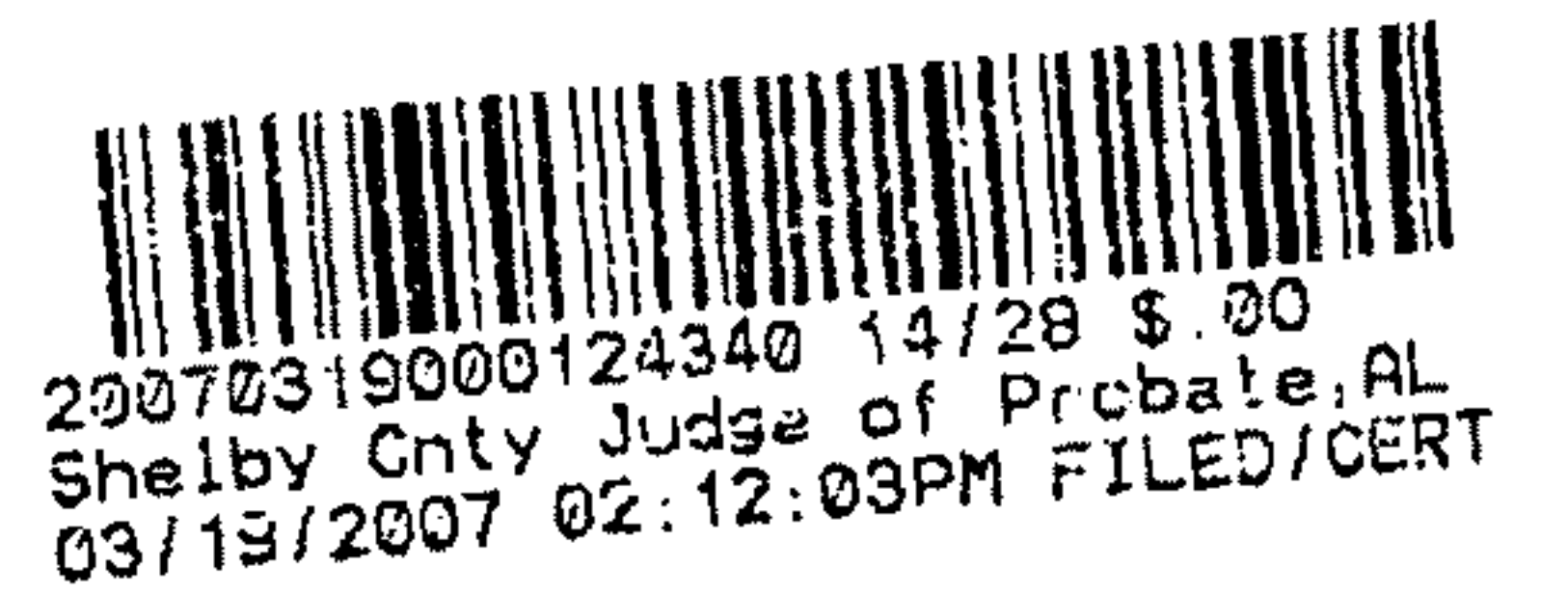
From the Northwest corner of Section 9, Township 19 South, Range 1 East, Shelby County, Alabama, run in an Easterly direction along the North line of said Section 9 for a distance of 1979.51 feet; thence turn an angle to the right of $78^{\circ} 43' 55''$ and run in a Southeasterly direction for a distance of 3495.65 feet to the point of beginning; thence continue in a Southeasterly direction along the last mentioned course for a distance of 789.97 feet to a point on a curve, said curve being concave in a Southeasterly direction and having a central angle of $12^{\circ} 32' 29''$ and a radius of 2000.00 feet; thence turn an angle to the right ($38^{\circ} 44' 56''$ to the chord of said curve) and run in a Southwesterly direction along the arc of said curve for a distance of 437.77 feet to the point of ending of said curve; thence run in Southwesterly direction along the line tangent to the end of said curve for a distance of 241.03 feet to the point of beginning of a new curve, said new curve being concave in a Northwesterly direction and having a central angle of $28^{\circ} 05' 45''$ and a radius of 1600.00 feet; thence turn an angle to the right and run in a Southwesterly direction along the arc of said curve for a distance of 784.58 feet to the point of ending of said curve; thence continue in a Southwesterly direction along the line tangent to the end of said curve for a distance of 402.29 feet to the point of beginning of another curve, said latest curve being concave in a Southeasterly direction and having a central angle of $19^{\circ} 42' 02''$ and a radius of 1616.91 feet; thence turn an angle to the left and run in a Southwesterly direction along the arc of said curve for a distance of 555.96 feet to the point of ending of said curve; thence run in a Southwesterly direction along the line tangent to the end of said curve for a distance of 1271.86 feet to the point of beginning of another curve, said new curve being concave in a Northwesterly direction and having a central angle of $37^{\circ} 09' 30''$ and a radius of 2394.39 feet; thence turn an angle to the right and run in a Southwesterly direction along the arc of said curve for a distance of 1552.84 feet to the point of ending of said curve; thence run in a Southwesterly direction along the line tangent to the end of said curve for a distance of 108.10 feet; thence turn an angle to the right of 90° and run in a Northwesterly direction for a distance of 93.60 feet to the point of beginning of a new curve, said latest curve being concave in an Easterly direction and having a central angle of $27^{\circ} 16' 49''$ and a radius of 300.00 feet; thence turn an angle to the right and run in a Northwesterly and Northerly direction along the arc of said curve for a distance of 142.84 feet to the point of ending of said curve; thence run in a Northerly direction along the line tangent to the end of said curve for a distance of 61.53 feet to the point of beginning of a new curve, said latest curve being concave in a Westerly direction and having a central angle of $27^{\circ} 39' 08''$ and a radius of 300.00 feet; thence turn an angle to the left and run in a Northerly and Northwesterly direction along the arc of said curve for a distance of 144.79 feet to the point of ending of said curve; thence run in a Northwesterly direction along the line tangent to the end of said curve for a distance of 188.90 feet to the point of beginning of a new curve, said new curve being concave in a Northeasterly direction and having a central angle of $24^{\circ} 36' 29''$ and a radius of 300.00 feet; thence turn an angle to the right and run in a Northwesterly and Northerly direction along the arc of said curve for a distance of 128.85 feet to the point of ending of said curve; thence run in a Northerly direction along the line tangent to the end of said curve for a distance of 178.35 feet to the point of beginning of another curve, said latest curve being concave in a Southwesterly direction and having a central angle of $31^{\circ} 31' 25''$ and a radius of 400.00 feet; thence turn an angle to the left and run in a Northerly and Northwesterly direction along the arc of said curve for a distance of 220.08 feet to the point of ending of said curve; thence run in a Northwesterly direction along the line tangent to the end of said curve for a distance of 306.80 feet to the point of beginning of a curve, said curve being concave in a Northeasterly direction and having a central angle of $16^{\circ} 01' 05''$ and a radius of 800.00 feet; thence turn an angle to the right and run in a Northwesterly direction along the arc of said curve for a distance of 223.65 feet to the point of ending of said curve; thence continue in a Northwesterly direction along the line tangent to the end of said curve for a distance of 156.04 feet to the point of beginning of another curve, said curve being concave in an Easterly direction and having a central angle of $48^{\circ} 26' 50''$ and a radius of 800.00 feet; thence turn an angle to the right and run in a Northwesterly, Northerly and Northeasterly direction along the arc of said curve for a distance of 676.45 feet to the point of ending of said curve; thence run in a Northeasterly direction along the line tangent to the end of said curve for a distance of 800.76 feet to the point of beginning of a new curve, said latest curve being concave in a Southeasterly direction and having a central angle of $50^{\circ} 37' 38''$ and a radius of 899.76 feet; thence turn an angle to the right and run in a Northeasterly direction along the arc of said curve for a distance of 795.04 feet to the point of ending of said curve; thence run in a Northeasterly direction along the line tangent to the end of said curve for a distance of 213.31 feet to the point of beginning of another curve, said latest curve being concave in a Northwesterly direction and having a central angle of $22^{\circ} 28' 40''$ and a radius of 799.16 feet; thence turn an angle to the left and run in a Northeasterly direction along the arc of said curve for a distance of 313.52 feet to the point of ending of said curve; thence continue in a Northeasterly direction along the line tangent to the end of said curve for a distance of 558.81 feet to the point of beginning of another curve, said latest curve being concave in a Northwesterly direction and having a central angle of $13^{\circ} 19' 32''$ and a radius of 5018.65 feet; thence turn an angle to the left and run in a Northeasterly direction along the arc of said curve for a distance of 1167.21 feet to the point of ending of said curve; thence run in a Northeasterly direction along the line tangent to the end of said curve for a distance of 599.84 feet, more or less, to the point of beginning. Containing 178.07 acres, more or less.



Pine Mountain Preserve - Tract 12

Part of Section 17, part of the East ¼ of Section 18 and part of the Northwest ¼ of Section 20, all in Township 19 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

From the Northeast corner of Section 18, Township 19 South, Range 1 East, Shelby County, Alabama, run in a Westerly direction along the North line of said Section 18 for a distance of 374.67 feet; thence turn an angle to the left of 93° 28' 38" and run in a Southerly direction for a distance of 1193.02 feet; thence turn an angle to the right of 61° 19' 07" and run in a Southwesterly direction for a distance of 347.39 feet; thence turn an angle to the left of 9° 15' 21" and run in a Southwesterly direction for a distance of 2755.12 feet; thence turn an angle to the left of 46° 56' 21" and run in a Southerly direction for a distance of 686.01 feet; thence turn an angle to the left of 35° 12' 39" and run in a Southeasterly direction for a distance of 605.40 feet; thence turn an angle to the left of 90° and run in a Northeasterly direction for a distance of 2585.21 feet to the point of beginning; thence turn an angle to the left of 59° 56' 17" and run in a Northwesterly direction for a distance of 262.95 feet; thence turn an angle to the right of 67° 56' 14" and run in a Northeasterly direction for a distance of 2912.17 feet; thence turn an angle to the right of 85° 42' and run in a Southeasterly direction for a distance of 444.51 feet; thence turn an angle to the left of 90° and run in a Northeasterly direction for a distance of 162.81 feet to a point of beginning of a curve, said curve being concave in a Northwesterly direction and having a central angle of 12° 11' 34" and a radius of 1000.00 feet; thence turn an angle to the left and run in a Northeasterly direction along the arc of said curve for a distance of 212.80 feet to the point of ending of said curve; thence run in a Northeasterly direction along the line tangent to the end of said curve for a distance of 451.24 feet to the point of beginning of a new curve, said latest curve being concave in a Southeasterly direction and having a central angle of 45° 51' 13" and a radius of 700.00 feet; thence turn an angle to the right and run in a Northeasterly and Easterly direction along the arc of said curve for a distance of 560.21 feet to the point of ending of said curve; thence run in an Easterly direction along the line tangent to the end of said curve for a distance of 463.54 feet to a point on a curve, said curve being concave in an Easterly direction and having a central angle of 18° 58' 45" and a radius of 800.00 feet; thence turn an angle to the right (80° 30' 37" to the chord of said curve) and run in a Southerly and Southeasterly direction along the arc of said curve for a distance of 265.0 feet to the point of ending of said curve; thence run in a Southeasterly direction along the line tangent to the end of said curve for a distance of 156.04 feet to the point of beginning of a new curve, said latest curve being concave in a Northeasterly direction and having a central angle of 16° 01' 05" and a radius of 800.00 feet; thence turn an angle to the left and run in a Southeasterly direction along the arc of said curve for a distance of 223.65 feet to the point of ending of said curve; thence run in a Southeasterly direction along the line tangent to the end of said curve for a distance of 306.80 feet to the point of beginning of a new curve, said new curve being concave in a Westerly direction and having a central angle of 31° 31' 25" and a radius of 400.00 feet; thence turn an angle to the right and run in a Southeasterly and Southerly direction along the arc of said curve for a distance of 220.08 feet to the point of ending of said curve; thence continue in a Southerly direction along the line tangent to the end of said curve for a distance of 178.35 feet to the point of beginning of another curve, said new curve being concave in a Northeasterly direction and having a central angle of 24° 36' 29" and a radius of 300.00 feet; thence turn an angle to the left and run in a Southerly and Southeasterly direction along the arc of said curve for a distance of 128.85 feet to the point of ending of said curve; thence continue in a Southeasterly direction along the line tangent to the end of said curve for a distance of 188.90 feet to the point of beginning of another curve, said latest curve being concave in a Southwesterly direction and having a central angle of 27° 39' 08" and a radius of 300.00 feet; thence turn an angle to the right and run in a Southeasterly and Southerly direction along the arc of said curve for a distance of 144.79 feet to the point of ending of said curve; thence continue in a Southerly direction along the line tangent to the end of said curve for a distance of 61.53 feet to the point of beginning of another curve, said latest curve being concave in an Easterly direction and having a central angle of 27° 16' 49" and a radius of 300.00 feet; thence turn an angle to the left and run in a Southerly and Southeasterly direction along the arc of said curve for a distance of 142.84 feet to the point of ending of said curve; thence continue in a Southeasterly direction along the line tangent to the end of said curve for a distance of 93.60 feet; thence turn an angle to the right of 90° and run in a Southwesterly direction for a distance of 1945.31 feet to the point of beginning of a curve, said curve being concave in a Southeasterly direction and having a central angle of 22° 01' 51" and a radius of 3000.00 feet; thence turn an angle to the left and run in a Southwesterly direction along the arc of said curve for a distance of 1153.53 feet to a point of reverse curve, said latest curve being concave in a Northwesterly direction and having a central angle of 18° 24' 26" and a radius of 3000.00 feet; thence turn an angle to the right and run in a Southwesterly direction along the arc of said curve for a distance of 963.79 feet to another point of reverse curve, said newest curve being concave in a Southeasterly direction and having a central angle of 39° 40' 20" and a radius of 1495.55 feet; thence turn an angle to the left and run in a Southwesterly direction along the arc of said curve for a distance of 1035.54 feet to another point of reverse curve, said newest curve being concave in a Northwesterly direction and having a central angle of 23° 51' 40" and a radius of 2265.19 feet; thence turn an angle to the right and run in a Southwesterly direction along the arc of said curve for a distance of 943.35 feet; thence turn an angle to the right (130° 30' 28" from the chord of last mentioned curve) and run in a Northwesterly direction for a distance of 3820.34 feet, more or less, to the point of beginning. Containing 316.18 acres, more or less.



Pine Mountain Preserve – Tract 13

Part of the Southeast $\frac{1}{4}$ of Section 8, part of Section 9 and part of Section 17, all in Township 19 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

From the Northwest corner of Section 9, Township 19 South, Range 1 East, Shelby County, Alabama, run in an Easterly direction along the North line of said Section 9 for a distance of 1979.51 feet; thence turn an angle to the right of $78^{\circ} 43' 55''$ and run in a Southeasterly direction for a distance of 2552.34 feet to the point of beginning; thence continue in a Southeasterly direction along the last mentioned course for a distance of 943.31 feet; thence turn an angle to the right of $59^{\circ} 42' 22''$ and run in a Southwesterly direction for a distance of 599.84 feet to the point of beginning of a curve, said curve being concave in a Northwesterly direction and having a central angle of $13^{\circ} 19' 32''$ and a radius of 5018.65 feet; thence turn an angle to the right and run in a Southwesterly direction along the arc of said curve for a distance of 1167.21 feet to the point of ending of said curve; thence run in a Southwesterly direction along the line tangent to the end of said curve for a distance of 558.81 feet to the point of beginning of a new curve, said latest curve being concave in a Northwesterly direction and having a central angle of $22^{\circ} 28' 40''$ and a radius of 799.16 feet; thence turn an angle to the right and run in a Southwesterly direction along the arc of said curve for a distance of 313.52 feet to the point of ending of said curve; thence run in a Southwesterly direction along the line tangent to the end of said curve for a distance of 213.31 feet to the point of beginning of another curve, said latest curve being concave in a Southeasterly direction and having a central angle of $50^{\circ} 37' 38''$ and a radius of 899.76 feet; thence turn an angle to the left and run in a Southwesterly direction along the arc of said curve for a distance of 795.04 feet to the point of ending of said curve; thence run in a Southwesterly direction along the line tangent to the end of said curve for a distance of 800.76 feet to the point of beginning of another curve, said curve being concave in a Southeasterly direction and having a central angle of $29^{\circ} 28' 05''$ and a radius of 800.00 feet; thence turn an angle to the left and run in a Southwesterly direction along the arc of said curve for a distance of 411.45 feet; thence turn an angle to the right ($75^{\circ} 15' 58''$ from the chord of last mentioned curve) and run in a Northwesterly direction for a distance of 463.54 feet to the point of beginning of a curve, said curve being concave in a Southerly direction and having a central angle of $45^{\circ} 51' 13''$ and a radius of 700.00 feet; thence turn an angle to the left and run in a Westerly and Southwesterly direction along the arc of said curve for a distance of 560.21 feet to the point of ending of said curve; thence run in a Southwesterly direction along the line tangent to the end of said curve for a distance of 451.24 feet to the point of beginning of another curve, said latest curve being concave in a Northwesterly direction and having a central angle of $12^{\circ} 11' 34''$ and a radius of 1000.00 feet; thence turn an angle to the right and run in a Southwesterly direction along the arc of said curve for a distance of 212.80 feet to the point of ending of said curve; thence run in a Southwesterly direction along the line tangent to the end of said curve for a distance of 162.81 feet; thence turn an angle to the right of 90° and run in a Northwesterly direction for a distance of 625.20 feet; thence turn an angle to the right of $69^{\circ} 37' 23''$ and run in a Northeasterly direction for a distance of 1586.92 feet; thence turn an angle to the right of $18^{\circ} 09' 05''$ and run in a Northeasterly direction for a distance of 5139.57 feet, more or less, to the point of beginning. Containing 143.16 acres, more or less.

APPENDIX B

Proceedings of the Town of Westover, Alabama

**EXCERPTS FROM THE MINUTES OF A REGULAR MEETING
OF THE TOWN COUNCIL OF THE TOWN OF WESTOVER, ALABAMA**

A RESOLUTION APPROVING A PETITION OF:

- (1) Pine Mountain Preserve Improvement District No. Three
 - (2) Pine Mountain Preserve Improvement District No. Four
 - (3) Pine Mountain Preserve Improvement District No. Five
 - (4) Pine Mountain Preserve Improvement District No. Six
 - (5) Pine Mountain Preserve Improvement District No. Twelve
-

The Town Council of the Town of Westover, Alabama met in regular public session at Town Hall in the Town of Westover, Alabama, at 6:30 p.m. on October 2, 2018.

The meeting was called to order by the Mayor, and the roll was called with the following results:


Present: Larry H. Riggins, Mayor
Jay Crisman
Wayne Jones
Annette S. Tyler
Susan Lane

Absent: None

* * *

The Mayor stated that a quorum was present and that the meeting was open for the transaction of business.

The Mayor then stated the following Petition had been filed with the Town pursuant to Chapter 99A of Title 11 of the Code of Alabama 1975 by certain improvement districts heretofore incorporated pursuant to the authorization of the Council under said law for the Council to approve (i) the merger of the improvement districts into a single improvement district under said law, (ii) the concomitant amendment and restatement of the respective articles of incorporation of each of such improvement districts as provided in the Petition, (iii) the appointment of the board of directors of the improvement district resulting from such merger, and (iv) the ratification and confirmation of the assessments heretofore made by the Council on the land within the Districts as provided in the Petition:


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Shelby Cnty Judge of Probate. AL
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PETITION

September 21, 2018

TO THE GOVERNING BODY OF THE TOWN OF WESTOVER, ALABAMA:

Recitals and Defined Terms


The undersigned, as the duly appointed, qualified and acting members of the board of directors of each of the undersigned improvement districts, hereby submit this Petition to the Town Council of the Town of Westover, Alabama, as the appointing government of the Districts, pursuant to, and for the purposes of, the within-referenced provisions of Chapter 99A of Title 11 of the Code of Alabama 1975.

For purposes of this Petition:

Appointing Government shall mean the Town Council of the Town of Westover, Alabama.

Petitioning Districts shall mean, collectively, the improvement districts signatory to this Petition.

United District shall mean the improvement district resulting from the merger of the Petitioning Districts pursuant to approval thereof by the Appointing Government.


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Petition

Article 1

Pursuant to Section 11-99A-38 of the Code of Alabama 1975, the undersigned Petitioning Districts petition the Appointing Government to approve the merger thereof into the United District as a single improvement district containing therein all of the land within the boundaries of each of the Petitioning Districts and subject to all assessments heretofore levied by the Town thereupon and in effect on the date hereof.


Article 2

Pursuant to Section 11-99A-22 of the Code of Alabama 1975, the undersigned petition the Appointing Government to approve the amendment and restatement of the Articles of Incorporation of each of the Districts, effective from and after the merger thereof, in the form and of the content of the Articles of Incorporation of the United District attached to this Petition as Exhibit A.

Article 3

Pursuant to Section 11-99A-9 of the Code of Alabama 1975, the undersigned Petitioning Districts petition the Appointing Government to appoint the following persons for the following terms as the directors of the United District:

	<u>Name</u>	<u>Term of Office</u>
(1)	Pamela Seale Suite 425 2700 U.S. Highway 280 Birmingham, Alabama 35223	October 1, 2022
(2)	William D. Eddleman Suite 425 2700 U.S. Highway 280 Birmingham, Alabama 35223	October 1, 2023
(3)	Douglas D. Eddleman Suite 425 2700 U.S. Highway 280 Birmingham, Alabama 35223	October 1, 2024


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Article 4

Pursuant to Section 11-99A-11 of the Code of Alabama, the undersigned Petitioning Districts petition the Appointing Government to approve the ratification and confirmation of the assessments made by the following resolutions of the Appointing Government on all land within the Petitioning Districts and the United District, and the authority of the board of directors of the United District to adjust such assessments to lesser amounts and for varying periods of time as provided by law, effective from and after the merger thereof:

- (a) Resolution No. 2007-12-18-563
- (b) Resolution No. 2007-12-18-564
- (c) Resolution No. 2007-12-18-565
- (d) Resolution No. 2007-12-18-566
- (e) Resolution No. 2007-12-18-572

Article 5

In support of this Petition the undersigned Petitioning Districts represent, warrant, certify and declare:

- (a) the undersigned are all of the members of the Board of Directors of each of the Petitioning Districts;
- (b) each of the Petitioning Districts is validly existing under Chapter 99A of Title 11 of the Code of Alabama 1975;
- (c) the merger of the Petitioning Districts into the United District as a single improvement district will not alter any existing assessment or bonds nor shall such merger result in any existing assessments being pledged to bonds to which assessments were not pledged prior to such merger;
- (d) attached hereto is an instrument executed by the owner of all land within each of the Petitioning Districts approving and joining in this Petition.



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The undersigned request this Petition be considered and reviewed and the Appointing Government have and take all proceedings, conduct all hearings, and adopt all resolutions required by applicable law for the approval of this Petition.

IN WITNESS WHEREOF, the undersigned have caused this Petition to be executed on the date and year first above written.

Pine Mountain Preserve Improvement District No. Three

By: Board of Directors

Samula M Seal
Billy D Edleman
Dwight D Edleman

Pine Mountain Preserve Improvement District No. Four


By: Board of Directors

Samula M Seal
Billy D Edleman
Dwight D Edleman

Pine Mountain Preserve Improvement District No. Five

By: Board of Directors

Samula M Seal
Billy D Edleman
Dwight D Edleman


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Pine Mountain Preserve Improvement District No. Six

By: Board of Directors

Annika M. Feak
Billy D. Edinger
Douglas D. Edinger

Pine Mountain Preserve Improvement District No. Twelve

By: Board of Directors

Annika M. Feak
Billy D. Edinger
Douglas D. Edinger



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APPROVAL BY OWNERS

TO THE GOVERNING BODY OF THE TOWN OF WESTOVER, ALABAMA:

The undersigned:

- (a) represent, warrant and certify the undersigned are the persons in whose names all land within the boundaries of the Petitioning Districts signatory to the above and foregoing Petition, are assessed for ad valorem tax purposes;
- (b) approve, consent to, and join in the Petition;
- (c) request the Petition be considered and reviewed and the Appointing Government have and take all proceedings, conduct all hearings, and adopt all resolutions, required by applicable law for the approval of the Petition.

IN WITNESS WHEREOF, the undersigned have caused this Petition to be executed in the names thereof, under seal, by officers or legal representatives thereof duly authorized thereunto on the date set forth on the Petition.

Pine Mountain Preserve, LLLP

By: *Raymond Eddler*
 Its: *Managing Member*

Pine Mountain Preserve, Inc.

By: *Raymond Eddler*
 Its: *President; CEO*



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Exhibit A to Petition

Articles of Incorporation



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ARTICLES OF INCORPORATION
OF
PINE MOUNTAIN PRESERVE IMPROVEMENT DISTRICT SOUTH

October __, 2018

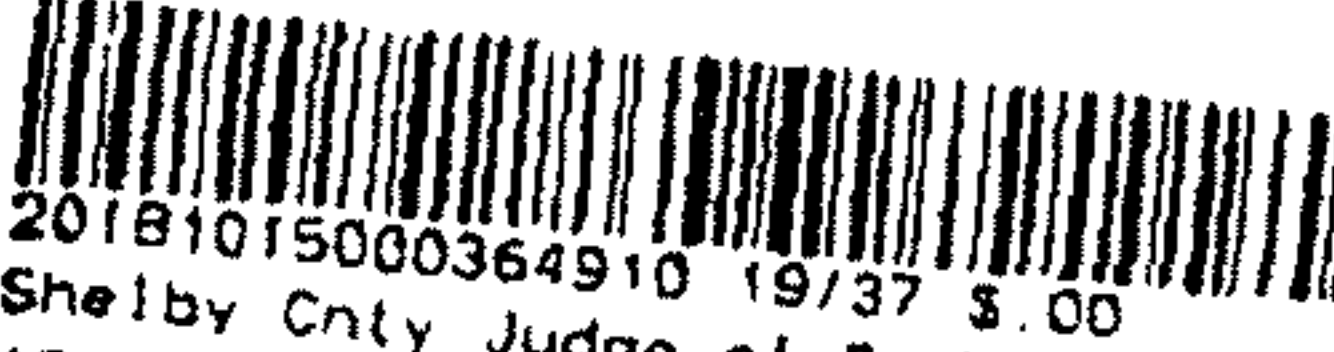
KNOW ALL MEN BY THESE PRESENTS:

The undersigned improvement districts under Chapter 99A of Title 11 of the Code of Alabama 1975 (the "Enabling Law"), upon approval by the governing body of the Town of Westover, Alabama, as the appointing government therefor, have by merger thereof formed the Pine Mountain Preserve Improvement District South as an improvement district under the Enabling Law and hereby amend and restate the respective Articles of Incorporation thereof as the within Articles of Incorporation of Pine Mountain Preserve Improvement District South:

ARTICLE ONE

The name of this public corporation shall be Pine Mountain Preserve Improvement District South (hereinafter called the "District").

The District is organized pursuant to the provisions of Chapter 99A of Title 11 of the Code of Alabama 1975.


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ARTICLE TWO

The names and mailing addresses of the undersigned incorporators are:

Pine Mountain Preserve Improvement District No. Three
Suite 425
2700 U.S. Highway 280
Birmingham, Alabama 35223

Pine Mountain Preserve Improvement District No. Four
Suite 425
2700 U.S. Highway 280
Birmingham, Alabama 35223

Pine Mountain Preserve Improvement District No. Five
Suite 425
2700 U.S. Highway 280
Birmingham, Alabama 35223

Pine Mountain Preserve Improvement District No. Six
Suite 425
2700 U.S. Highway 280
Birmingham, Alabama 35223

Pine Mountain Preserve Improvement District No. Twelve
Suite 425
2700 U.S. Highway 280
Birmingham, Alabama 35223

ARTICLE THREE

The name of the appointing government is the Town of Westover, Alabama.

On the 2nd day of October, 2018 the governing body of the Town of Westover, Alabama adopted a resolution approving the District in accordance with the Enabling Law, a certified copy of which is attached hereto as Appendix A and made a part hereof.



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ARTICLE FOUR

The names and addresses of the members of the initial board of directors of the District and their initial terms of office are as follows:

	<u>Name</u>	<u>Term of Office</u>
(1)	Pamela Seale Suite 425 2700 U.S. Highway 280 Birmingham, Alabama 35223	October 1, 2022
(2)	William D. Eddleman Suite 425 2700 U.S. Highway 280 Birmingham, Alabama 35223	October 1, 2023
(3)	Douglas D. Eddleman Suite 425 2700 U.S. Highway 280 Birmingham, Alabama 35223	October 1, 2024

ARTICLE FIVE

The duration of the District shall be perpetual, subject to the provisions of the Enabling Law.

ARTICLE SIX

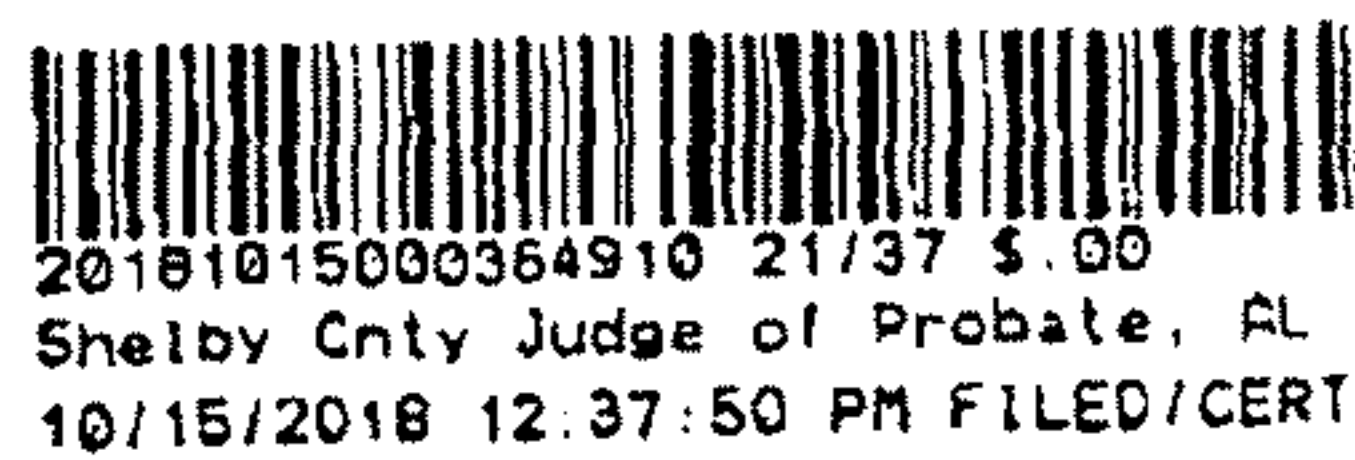
The location of the principal office of the District (and its post office address) shall be Suite 425, 2700 U.S. Highway 280, Birmingham, Alabama 35223.

ARTICLE SEVEN

The District shall have all powers conferred on corporations of like nature by the Enabling Law, and any amendment thereof heretofore or hereafter made, and all other powers conferred upon corporations generally by the laws of Alabama not in conflict with the Enabling Law, as heretofore or hereafter amended.

To the extent and as provided in the Enabling Law, the District shall have and may exercise the power of eminent domain with the consent of the governing body of the Town of Westover, Alabama.

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ARTICLE EIGHT

The District shall be a non-profit corporation and no part of the net earnings thereof shall inure to the benefit of any private person or entity of any nature whatsoever.

ARTICLE NINE

Upon dissolution of the District as provided by the Enabling Law, title to all funds and properties owned by the District shall be conveyed and distributed to, and shall vest in, the Town of Westover, Alabama (or its successor).


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IN WITNESS WHEREOF, the undersigned have signed these articles of incorporation on and as of the date and year first above written.

Pine Mountain Preserve Improvement District No. Three


By: Board of Directors

Pine Mountain Preserve Improvement District No. Four

By: Board of Directors

Pine Mountain Preserve Improvement District No. Five

By: Board of Directors



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Shelby Cnty Judge of Probate, AL
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Pine Mountain Preserve Improvement District No. Six

By: Board of Directors

Pine Mountain Preserve Improvement District No. Twelve

By: Board of Directors


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Shelby Cnty Judge of Probate, AL
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STATE OF ALABAMA)

SHELBY COUNTY)


I, the undersigned, a Notary Public in and for said County in said State, hereby certify that _____ and _____ and _____, whose names as members of the board of directors of Pine Mountain Preserve Improvement District No. Three, a public corporation, are signed to the foregoing Articles of Incorporation and who are known to me, each acknowledged before me on this day that, being informed of the contents of said Articles of Incorporation, he or she, as such director and with full authority, executed the same voluntarily for and as the act of said public corporation.

Given under my hand and seal this the ____ day of _____, 2018.

Notary Public

NOTARIAL SEAL

My commission expires: _____


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Shelby Cnty Judge of Probate, AL
10/15/2018 12:37:50 PM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)


I, the undersigned, a Notary Public in and for said County in said State, hereby certify that _____ and _____ and _____, whose names as members of the board of directors of Pine Mountain Preserve Improvement District No. Four, a public corporation, are signed to the foregoing Articles of Incorporation and who are known to me, acknowledged before me on this day that, being informed of the contents of said Articles of Incorporation, he or she, as such director and with full authority, executed the same voluntarily for and as the act of said public corporation.

Given under my hand and seal this the ____ day of _____, 2018.

Notary Public

NOTARIAL SEAL

My commission expires: _____


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Shelby Cnty Judge of Probate AL
10/15/2018 12:37:50 PM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)


I, the undersigned, a Notary Public in and for said County in said State, hereby certify that _____ and _____ and _____, whose names as members of the board of directors of Pine Mountain Preserve Improvement District No. Five, a public corporation, are signed to the foregoing Articles of Incorporation and who are known to me, acknowledged before me on this day that, being informed of the contents of said Articles of Incorporation, he or she, as such director and with full authority, executed the same voluntarily for and as the act of said public corporation.

Given under my hand and seal this the ____ day of _____, 2018.

Notary Public

NOTARIAL SEAL

My commission expires: _____


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Shelby Cnty Judge of Probate, AL
10/15/2018 12:37:50 PM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)


I, the undersigned, a Notary Public in and for said County in said State, hereby certify that _____ and _____ and _____, whose names as members of the board of directors of Pine Mountain Preserve Improvement District No. Six, a public corporation, are signed to the foregoing Articles of Incorporation and who are known to me, acknowledged before me on this day that, being informed of the contents of said Articles of Incorporation, he or she, as such director and with full authority, executed the same voluntarily for and as the act of said public corporation.

Given under my hand and seal this the ____ day of _____, 2018.

Notary Public

NOTARIAL SEAL

My commission expires: _____


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Shelby Cnty Judge of Probate, AL
10/15/2018 12:37:50 PM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)


I, the undersigned, a Notary Public in and for said County in said State, hereby certify that _____ and _____ and _____, whose names as members of the board of directors of Pine Mountain Preserve Improvement District No. Twelve, a public corporation, are signed to the foregoing Articles of Incorporation and who are known to me, acknowledged before me on this day that, being informed of the contents of said Articles of Incorporation, he or she, as such director and with full authority, executed the same voluntarily for and as the act of said public corporation.

Given under my hand and seal this the _____ day of _____, 2018.

Notary Public

NOTARIAL SEAL

My commission expires: _____



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Shelby Cnty Judge of Probate, AL
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The Mayor then stated the Council had given notice of a public hearing with respect to the Petition in accordance with Section 11-99A-22 of the Code of Alabama 1975 and the option of the Council by posting notice of such hearing on September 24, 2018 at the following public places in the Town: (i) Westover Town Hall, (ii) Westover Water Authority, (iii) Westover Fire Department, (iv) Citgo Service Station, and (v) Westover Post Office.

The Mayor then declared that all persons who wished to speak for or against the approval of the Petition by the Council would then be heard.

The Mayor then declared the hearing on the Petition open.

Thereupon, there being no person who wished to speak for or against approval of the Petition by the Council, the Mayor declared the hearing closed.


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* * *

Thereupon, the following resolution was introduced in writing by the Mayor, read by the Clerk and considered by the Town Council:

RESOLUTION NO. 2018-10-02-2027

A RESOLUTION APPROVING A PETITON OF:

- (1) Pine Mountain Preserve Improvement District No. Three
- (2) Pine Mountain Preserve Improvement District No. Four
- (3) Pine Mountain Preserve Improvement District No. Five
- (4) Pine Mountain Preserve Improvement District No. Six
- (5) Pine Mountain Preserve Improvement District No. Twelve

BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF WESTOVER, ALABAMA, as follows:

Section 1. Representations and Defined Terms.

The Town Council (the "Council"), as the governing body of the Town of Westover, Alabama (the "Town"), upon evidence duly presented and considered, has found and determined, and does hereby find, determine and declare, as follows:

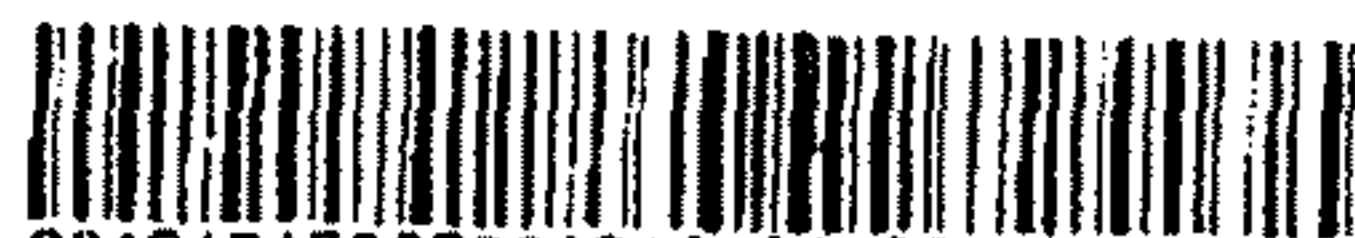
- (a) The Council has authorized the incorporation of each of the following public corporations of the Town (collectively, the "Districts") under Chapter 99A of Title 11 of the Code of Alabama 1975 (the "Enabling Law") and the respective Articles of Incorporation thereof are recorded in the Office of the Judge of Probate of Shelby County, Alabama, as referenced below:

District

- Pine Mountain Preserve Improvement District No. Three
- Pine Mountain Preserve Improvement District No. Four
- Pine Mountain Preserve Improvement District No. Five
- Pine Mountain Preserve Improvement District No. Six
- Pine Mountain Preserve Improvement District No. Twelve

- (b) The Board of Directors of each of the Districts have submitted a joint Petition to the Council, which Petition is accompanied by the written consent thereto by the owners of all of the land within each of the Districts, to approve (i) under Section 11-99A-38 of the Code of Alabama 1975 the merger of the Districts into a single district under the Chapter 99A of Title 11 of the Code of Alabama 1975, (ii) under Section 11-99A-22 of the Code of Alabama 1975 the amendment and restatement of the respective Articles of Incorporation of the Districts in the form and of the content as attached to the Petition, effective from and after such merger, (iii) under Section 11-99A-9 of the Code of Alabama 1975 the appointment of the board of

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directors of the improvement district resulting from such merger as set forth in the Petition, effective from and after such merger, and (iv) under Section 11-99A-11 of the Code of Alabama 1975 the ratification and confirmation of the assessments heretofore made by the Council upon all the land within the Districts, and the authority of the board of directors of the improvement district resulting from such merger to adjust such assessments to lesser amounts and for varying periods of time as provided by law, as provided in the Petition.

- (c) The persons in whose names all of the land within the Districts is assessed for ad valorem tax purposes are Pine Mountain Preserve, LLLP and Pine Mountain Preserve, Inc. and all of such persons have consented, in writing attached to the Petition, to the approval of the Petition by the Council.
- (d) Pursuant to Section 11-99A-22 of the Code of Alabama 1975, the Council and the boards of directors of each of the Districts conducted a hearing with respect to the Petition during the regular meeting of the Council on October 2, 2018 and no person appeared wishing to speak for or against the approval of the Petition by the Council.
- (e) Pursuant to Section 11-99A-3 of the Code of Alabama 1975, no public notice of such hearing was required, as such hearing was held during a regularly scheduled meeting of the Council and all owners of land within the Districts have consented to the Petition; however, public notice of such hearing was given by posting such notice on September 24, 2018 at the following public places in the Town: (i) Westover Town Hall, (ii) Westover Water Authority, (iii) Westover Fire Department, (iv) Citgo Service Station, and (v) Westover Post Office.
- (f) The following resolutions heretofore adopted by the Council on December 7, 2007 are in full force and effect and have not been amended or repealed in any respect (collectively, the "Assessment Resolutions"):
 - (a) Resolution No. 2007-12-18-563
 - (b) Resolution No. 2007-12-18-564
 - (c) Resolution No. 2007-12-18-565
 - (d) Resolution No. 2007-12-18-566
 - (e) Resolution No. 2007-12-18-572

Section 2. Review and Approval of Petition.

- (a) The Council has reviewed and considered the Petition.
- (b) The Council does hereby:
 - (i) Approve the Petition;
 - (ii) Approve the merger of the Districts into a single improvement district under the Enabling Law;
 - (iii) Approve the amendment and restatement of the articles of incorporation of each of the Districts in the form and of the content as attached to the Petition, effective from and after such merger;



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- (iv) Approve the appointment, effective from and after such merger, of the following persons as directors of the improvement district resulting from such merger for a term ending on the later of the date set opposite the name thereof or the date on which a successor thereto shall be duly appointed by the Council:

<u>Name</u>	<u>Date of Term</u>
Douglas D. Eddleman	October 1, 2024
William D. Eddleman	October 1, 2023
Pamela Seale	October 1, 2022

- (v) Approve the ratification and confirmation in all respects of the Assessment Resolutions, and the authority of the board of directors of the improvement district resulting from such merger to adjust such assessments to lesser amounts and for varying periods of time as provided by law.

Section 3. General Authorization.

The officers of the Town are authorized and directed to take all actions, and execute, deliver, file and record all such documents, instruments and notices as shall be necessary or required by governmental authority, counsel for the Districts, or applicable law, to effect the purposes of this Resolution, and as shall not create any pecuniary liability of the Town.

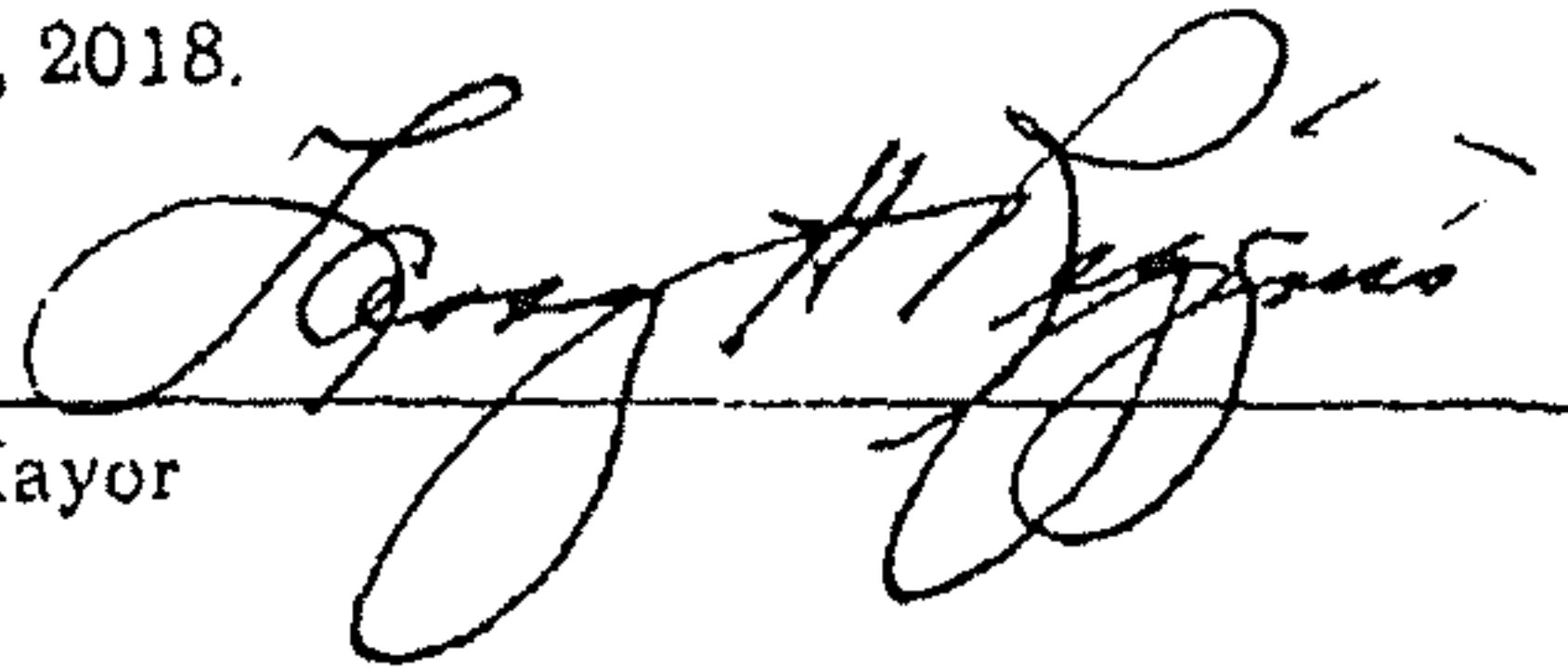
Section 4. Repeal of Conflicts.

All ordinances, resolutions or parts thereof, of the Council in conflict or inconsistent with the provisions of this Resolution are, to the extent of such conflict or inconsistency, repealed.

Section 5. Immediate Effect.

This Resolution shall take effect immediately without publication as provided in Section 11-99A-29 of the Code of Alabama 1975.

Duly passed and adopted this 2nd day of October, 2018.




Mayor

SEAL

Attest:



Town Clerk


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Shelby Cnty Judge of Probate, AL
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The foregoing resolution was discussed and considered in full by the Westover Town Council.

Thereupon, the attorney for the Town, Mr. Bill Justice of Wallace, Ellis, Fowler & Head, Columbiana, Alabama, explained to the Council that said resolution was to be adopted pursuant to Chapter 99A of Title 11 of the Code of Alabama 1975 and that Section 11-99A-29 of such Chapter provides that all resolutions to be adopted under said Chapter shall be deemed not to be permanent or of a continuing nature and shall not require two readings and shall not require publication.


Thereupon, Councilmember Tyler moved that said resolution be now placed upon its final passage and adopted. The motion was seconded by Councilmember Lane.

The question being put as to the adoption of said motion and the final passage and adoption of said resolution, the roll was called with the following results:

Ayes: Larry H. Riggins, Mayor
 Jay Crisman
 Wayne Jones
 Annette S. Tyler
 Susan Lane

Nays: None

The Mayor thereupon declared said motion carried and the resolution passed and adopted as introduced and read.

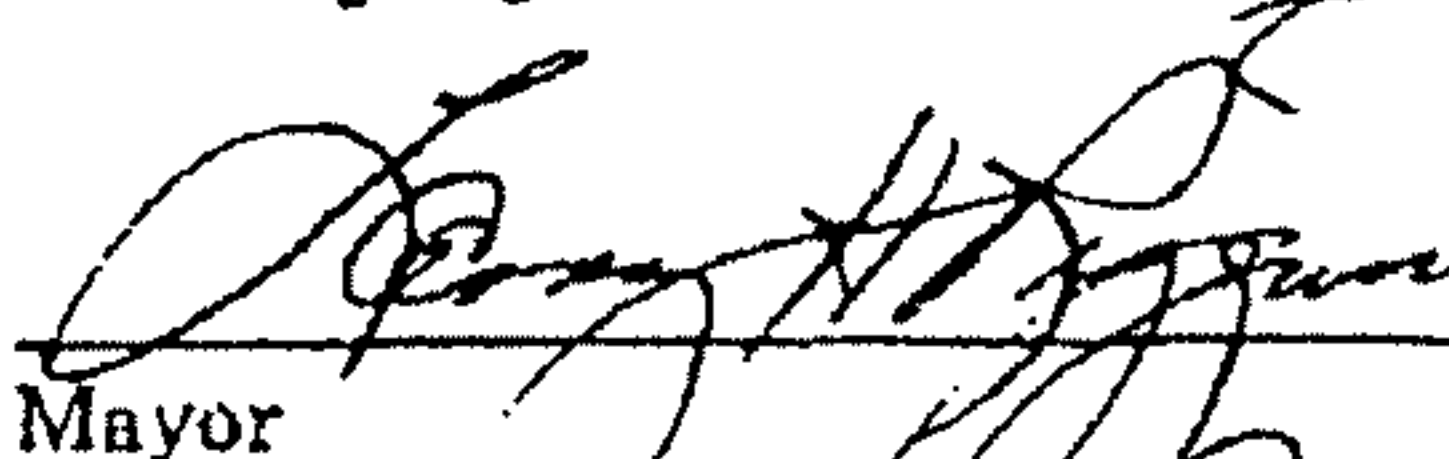

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* * *


There being no further business to come before the meeting, it was moved and seconded that the meeting be adjourned. Motion carried.

Approval of Minutes and Waiver of Notice

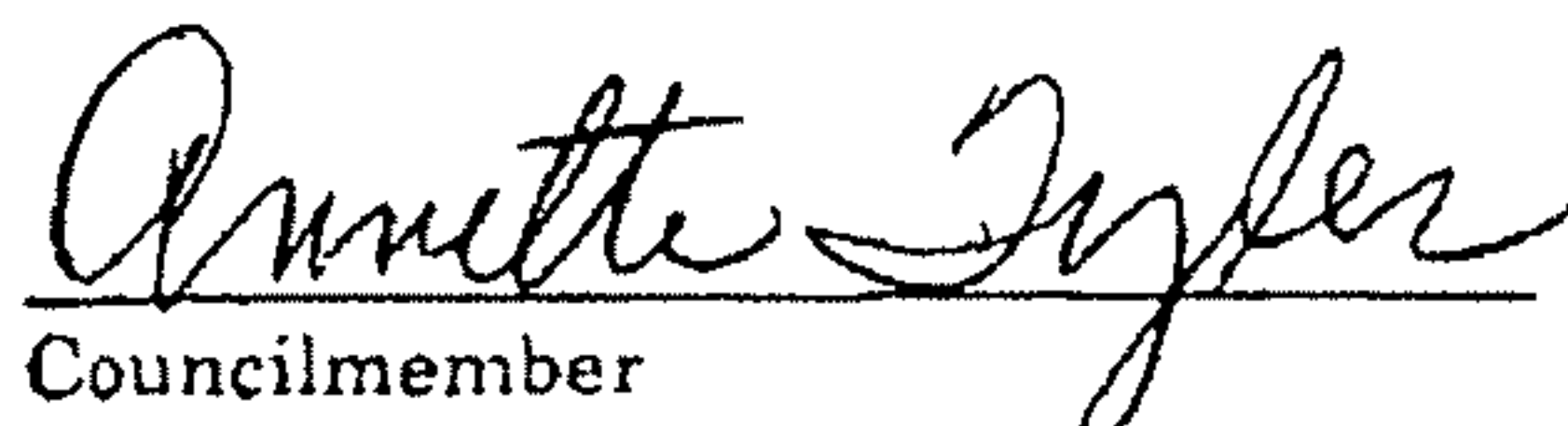
Each of the undersigned does hereby approve, and waive notice of, the date, time, place and purposes of the meeting of Members of the Town Council of the Town of Westover, Alabama, recorded in the above and foregoing minutes thereof and does hereby approve the form and content of the above and foregoing minutes and the resolution therein.



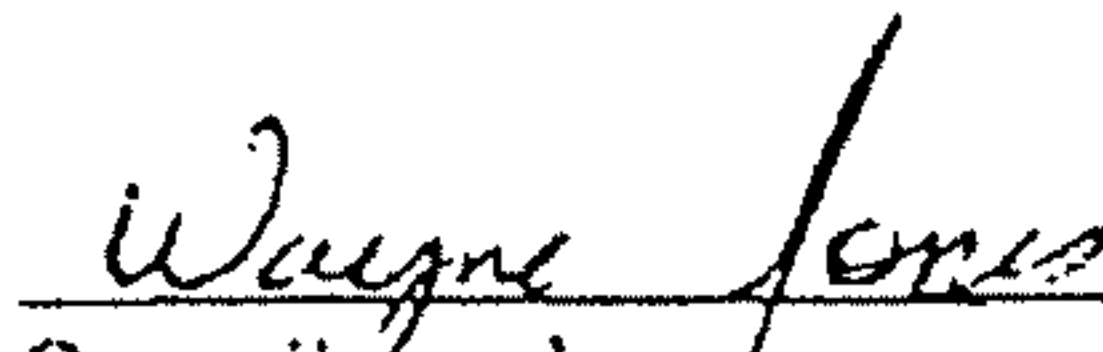
Mayor




Councilmember



Councilmember




Councilmember



Councilmember

SEAL

Attest: 
Town Clerk

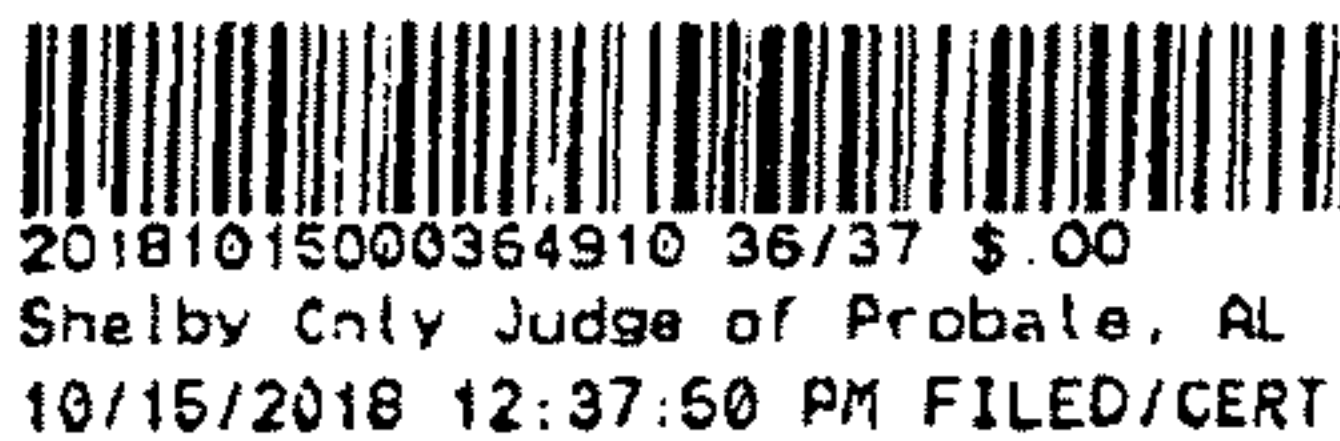

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Shelby Cnty Judge of Probate AL
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NOTICE OF PUBLIC HEARING
TO BE HELD DURING REGULAR MEETING
OF
WESTOVER TOWN COUNCIL
6:30 P.M.
TUESDAY, OCTOBER 2, 2018

Notice is hereby given that the Town Council of the Town of Westover, Alabama will hold a public hearing during the regular public meeting of the Council scheduled to begin at 6:30 p.m. on Tuesday, October 2, 2018, in the council meeting chambers in the Town Hall in Westover, Alabama for the purposes of considering the petition of certain improvement districts heretofore authorized as public corporations of the Town pursuant to Chapter 99A of Title 11 of the Code of Alabama 1975 for the Council to approve (i) the merger of the improvement districts into a single improvement district under said law, (ii) the concomitant amendment and restatement of the respective articles of incorporation of each of such improvement districts as provided in the Petition, (iii) the appointment of the board of directors of the improvement district resulting from such merger, and (iv) the ratification and confirmation of the assessments heretofore made by the Council on the land within the Districts as provided in the Petition.

The Petition is on file with the Westover Town Clerk and is available for public inspection during normal business hours.

The public hearing will provide an opportunity for all interested persons to express their views, both orally and in writing, with respect to the said petition.



STATE OF ALABAMA

SHELBY COUNTY


CERTIFICATE OF CLERK

I, the undersigned, do hereby certify that: (1) I am the duly elected, qualified and acting Clerk of the Town of Westover, Alabama (the "Municipality"); (2) as Clerk of the Town of Westover, Alabama I have access to all original records of the Municipality and I am duly authorized to make certified copies of its records on its behalf; (3) the above and foregoing pages constitute a complete, verbatim and compared copy of excerpts from the minutes of a regular meeting of the Town Council duly held on October 2, 2018, the original of which is on file and of record in the minute book of the Town Council in my custody; (4) the resolutions set forth in such excerpts are complete, verbatim and compared copies of such resolutions as introduced and adopted by the Town Council on such date; (5) said resolutions are in full force and effect and have not been repealed, amended or changed; and (6) the above and foregoing "Notice of Public Hearing to be held during Public Meeting of Westover Town Council" constitutes a true and correct copy of the notice posted on September 24, 2018 at the three public places in the Town of Westover, which notice remained continuously so posted until the time of the meeting therein referenced and which has been inserted in the minute book of the Westover Town Council immediately following the minutes of said meeting

IN WITNESS WHEREOF, I have hereunto set my hand as Clerk of the Town of Westover, Alabama and have affixed the official seal of the Town, this 10th day of October, 2018.

/s/ Nicole Bradb
Clerk of the Town of Westover, Alabama

SEAL


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Shelby Cnty Judge of Probate, AL
10/15/2018 12:37:50 PM FILED/CERT

**EXCERPTS FROM THE MINUTES OF A REGULAR MEETING
OF THE TOWN COUNCIL OF THE TOWN OF WESTOVER, ALABAMA**

A RESOLUTION APPROVING A PETITION OF:

- (1) Pine Mountain Preserve Improvement District No. Two
 - (2) Pine Mountain Preserve Improvement District No. Eleven
 - (3) Pine Mountain Preserve Improvement District No. Thirteen
 - (4) The Pine Mountain Preserve Improvement District South
-

The Town Council of the Town of Westover, Alabama met in regular public session at Town Hall in the Town of Westover, Alabama, at 6:30 p.m. on August 6, 2024.

The meeting was called to order by the Mayor, and the roll was called with the following results:

Present: Larry H. Riggins, Mayor
 Jay Crisman
 Wayne Jones
 Annette S. Tyler
 Susan Lane
 Roberta Stamp

Absent: None

* * *

The Mayor stated that a quorum was present and that the meeting was open for the transaction of business.

The Mayor then stated the following Petition had been filed with the Town pursuant to Chapter 99A of Title 11 of the Code of Alabama 1975 by certain improvement districts heretofore incorporated pursuant to the authorization of the Council under said law for the Council to approve (i) the merger of the improvement districts into a single improvement district under said law, (ii) the concomitant amendment and restatement of the respective articles of incorporation of each of such improvement districts as provided in the Petition, (iii) the ratification of the appointment of the board of directors of the improvement district resulting from such merger, and (iv) the ratification and confirmation of the assessments heretofore made by the Council on the land within the Districts as provided in the Petition:

PETITION

August 6, 2024

TO THE GOVERNING BODY OF THE TOWN OF WESTOVER, ALABAMA:

Article 1

Definitions

For purposes of this Petition:

Appointing Government means the Town Council of the Town of Westover, Alabama.

Authorizing Act means Chapter 99A of Title 11 of the Code of Alabama 1975.

District Eleven means Pine Mountain Preserve Improvement District No. Eleven.

District South means The Pine Mountain Preserve Improvement District South, an improvement district formed under the Authorizing Act by merger of the following improvement districts for which the appointing government under the Authorizing Act is the Appointing Government.

- (a) Pine Mountain Improvement District No. Three.
- (b) Pine Mountain Improvement District No. Four.
- (c) Pine Mountain Improvement District No. Five.
- (d) Pine Mountain Improvement District No. Six.
- (e) Pine Mountain Improvement District No. Twelve.

District Thirteen means Pine Mountain Preserve Improvement District No. Thirteen.

District Two means Pine Mountain Preserve Improvement District No. Two.

Petitioning Districts means, collectively, District Two, District Eleven, District Thirteen, and District South.

United District means the improvement district resulting from the merger of the Petitioning Districts pursuant to approval thereof by the Appointing Government.

Article 2

Representations

The undersigned, as the duly appointed, qualified and acting members of the board of directors of each of the Petitioning Districts, hereby submit this Petition to the Appointing Government pursuant to, and for the purposes of, the within-referenced provisions of the Authorizing Act.

In support of this Petition the Petitioning Districts represent, warrant, certify and declare:

(a) The Appointing Government has heretofore authorized the formation of the Petitioning Districts pursuant to the Authorizing Act and the respective articles of incorporation thereof are recorded in the Office of the Judge of Probate of Shelby County, Alabama.

(b) The Appointing Government has heretofore authorized the alteration of the boundaries of District Two, District Eleven, District Thirteen and District South by the removal of certain land from each of District Two, District Eleven and District Thirteen and the addition of such land to District South.

(c) The undersigned are all of the members of the Board of Directors of each of the Petitioning Districts;

(d) Each of the Petitioning Districts is validly existing under the Authorizing Act.

(e) The merger of the Petitioning Districts into the United District as a single improvement district will not alter any existing assessment or bonds nor shall such merger result in any existing assessments being pledged to bonds to which assessments were not pledged prior to such merger;

(f) The Petitioning Districts have attached hereto an instrument executed by the owner of all land within each of the Petitioning Districts approving and joining in this Petition.

Article 3

Pursuant to Section 11-99A-38 of the Authorizing Act, the Petitioning Districts petition the Appointing Government to approve the merger thereof into the United District as a single improvement district containing therein all of the land within the boundaries of each of the Petitioning Districts and subject to all assessments heretofore levied by the Town thereupon and in effect on the date hereof.

Article 4

Pursuant to Section 11-99A-22 of the Authorizing Act, the Petitioning Districts petition the Appointing Government to approve the amendment and restatement of the Articles of Incorporation of each of the Districts, effective from and after the merger thereof, in the form and of the content of the Articles of Incorporation of the United District attached to this Petition as Exhibit A.

Article 5

Pursuant to Section 11-99A-9 of the Authorizing Act, the Petitioning Districts petition the Appointing Government to appoint the following persons for the following terms as the directors of the United District:

	<u>Name</u>	<u>Term of Office</u>
(1)	Karen Eddleman Suite 425 2700 U.S. Highway 280 Birmingham, Alabama 35223	August 1, 2028
(2)	William D. Eddleman Suite 425 2700 U.S. Highway 280 Birmingham, Alabama 35223	August 1, 2029
(3)	Douglas D. Eddleman Suite 425 2700 U.S. Highway 280 Birmingham, Alabama 35223	August 1, 2030

Article 6

Pursuant to Section 11-99A-11 of the Authorizing Act, the Petitioning Districts petition the Appointing Government to approve the ratification and confirmation of the assessments made by the following resolutions of the Appointing Government on all land within the Petitioning Districts and the United District, and the authority of the board of directors of the United District to adjust such assessments to lesser amounts and for varying periods of time as provided by law, effective from and after the merger thereof:

- (a) Resolution No. 2007-12-18-562 (District Two and District South)
- (b) Resolution No. 2007-12-18-563 (District South; formerly District Three)
- (c) Resolution No. 2007-12-18-564 (District South; formerly District Four)
- (d) Resolution No. 2007-12-18-565 (District South; formerly District Five)
- (e) Resolution No. 2007-12-18-566 (District South; formerly District Six)
- (f) Resolution No. 2007-12-18-571 (District Eleven and District South)
- (g) Resolution No. 2007-12-18-572 (District South; formerly District Twelve)
- (h) Resolution No. 2007-12-18-573 (District Thirteen and District South)

Article 7

The Petitioning Districts request this Petition be considered and reviewed and the Appointing Government have and take all proceedings, conduct all hearings, and adopt all resolutions required by applicable law for the approval of this Petition.

IN WITNESS WHEREOF, the Petitioning Districts have caused this Petition to be executed on the date and year first above written.

Pine Mountain Preserve Improvement District No. Two

By: Board of Directors

/s/ Douglas D. Eddleman

Chairman

Pine Mountain Preserve Improvement District No. Eleven

By: Board of Directors

/s/ Douglas D. Eddleman

Chairman

Pine Mountain Preserve Improvement District No. Thirteen

By: Board of Directors

/s/ Douglas D. Eddleman

Chairman

The Pine Mountain Preserve Improvement District South

By: Board of Directors

/s/ Douglas D. Eddleman

Chairman

APPROVAL BY OWNERS

TO THE GOVERNING BODY OF THE TOWN OF WESTOVER, ALABAMA:

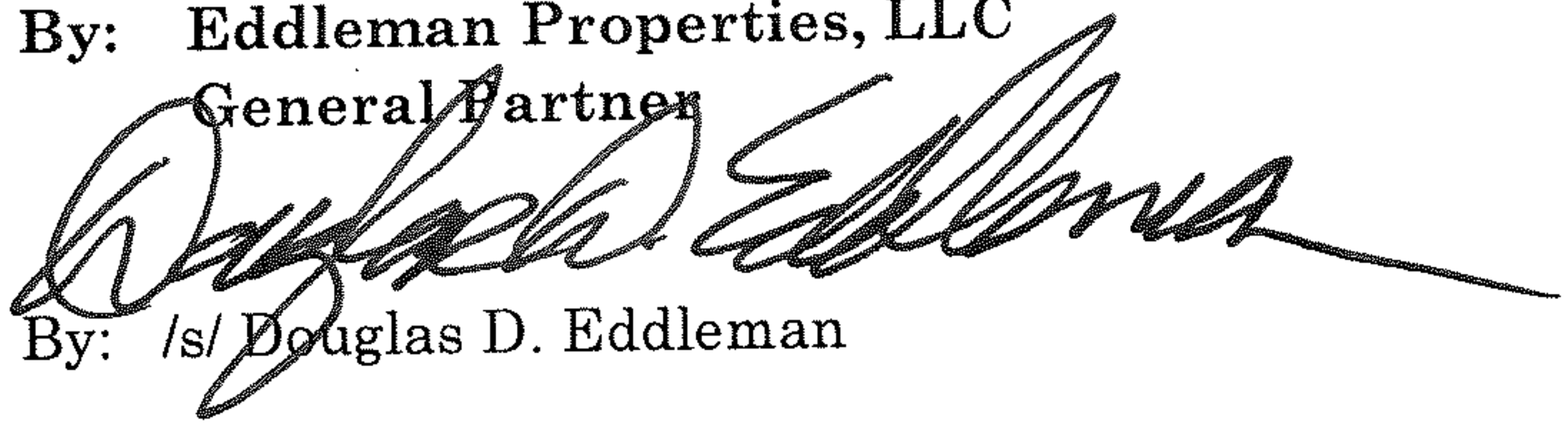
The undersigned:

- (a) represent, warrant and certify the undersigned are the persons in whose names all land within the boundaries of the Petitioning Districts signatory to the above and foregoing Petition, are assessed for ad valorem tax purposes;
- (b) approve, consent to, and join in the Petition;
- (c) request the Petition be considered and reviewed and the Appointing Government have and take all proceedings, conduct all hearings, and adopt all resolutions, required by applicable law for the approval of the Petition.

IN WITNESS WHEREOF, the undersigned have caused this Petition to be executed in the names thereof, under seal, by officers or legal representatives thereof duly authorized thereunto on the date set forth on the Petition.

Pine Mountain Preserve, LLLP

By: **Eddleman Properties, LLC**
General Partner


By: /s/ Douglas D. Eddleman

Its: Manager

Pine Mountain Preserve, Inc.


By: Douglas D. Eddleman

Its: Director

Exhibit A to Petition

Articles of Incorporation

AMENDED AND RESTATED

**ARTICLES OF INCORPORATION
OF
PINE MOUNTAIN PRESERVE IMPROVEMENT DISTRICT SOUTH**

_____, 2024

The within Amended and Restated Articles of Incorporation of Pine Mountain Preserve Improvement District South (the "District") is made by the District to amend and restate the original Articles of Incorporation of the District recorded as Instrument No. 20181015000354910 in the Office of Judge of Probate of Shelby County, Alabama, to include in the Articles (i) as Appendix A, all real estate within the District, which real estate was included within the respective improvement districts described in Article Two the merger of which improvement districts formed the District, and (ii) as Appendix B, all proceedings of the Town of Westover, Alabama, with respect to the formation of the District.

KNOW ALL MEN BY THESE PRESENTS:

The undersigned Pine Mountain Preserve Improvement District South, upon approval by the governing body of the Town of Westover, Alabama, as the appointing government therefor, hereby amend and restate the Articles of Incorporation thereof as the within Articles of Incorporation of Pine Mountain Preserve Improvement District South:

ARTICLE ONE

For purposes hereof:

Authorizing Act means Chapter 99A of Title 11 of the Code of Alabama 1975.

District means Pine Mountain Preserve Improvement District South.

Town means the Town of Westover, Alabama.

ARTICLE TWO

The name of this public corporation shall be:

Pine Mountain Preserve Improvement District South

The District is organized pursuant to the provisions of the Authorizing Act by merger of the following improvement districts heretofore incorporated pursuant to the Authorizing Act and the approval of the Town, as appointing government therefor, and the respective articles of incorporation of which are recorded in the Office of the Judge of Probate of Shelby County, Alabama under the instrument number set opposite the designation thereof:

Original District	Instrument No.
District No. Two	20070319000124230
District No. Three	20070319000124240
District No. Four	20070319000124250
District No. Five	20070319000124260
District No. Six	20070319000124270
District No. Eleven	20070319000124320
District No. Twelve	20070319000124330
District No. Thirteen	20070319000124340

ARTICLE THREE

The names and mailing addresses of the respective incorporators are:

Pine Mountain Preserve Improvement District No. Two

Pine Mountain Preserve Improvement District No. Three

Pine Mountain Preserve Improvement District No. Four

Pine Mountain Preserve Improvement District No. Five

Pine Mountain Preserve Improvement District No. Six

Pine Mountain Preserve Improvement District No. Eleven

Pine Mountain Preserve Improvement District No. Twelve

Pine Mountain Preserve Improvement District No. Thirteen

Suite 425
2700 U.S. Highway 280
Birmingham, Alabama 35223

ARTICLE FOUR

The name of the appointing government is the Town of Westover, Alabama.

On October 2, 2018, the governing body of the Town adopted a resolution approving the District by merger of the above Districts Three, Four, Five, Six and Twelve in accordance with the Authorizing Act, a certified copy of which is attached hereto as Appendix B and made a part hereof.

On August 6, 2024 the governing body of the Town adopted a resolution approving the District by merger with and into the District of the above Districts Two, Eleven and Thirteen in accordance with the Authorizing Act, a certified copy of which is attached hereto as Appendix B and made a part hereof.

ARTICLE FIVE

The names and addresses of the members of the board of directors of the District and their terms of office are as follows:

	<u>Name</u>	<u>Term of Office</u>
(1)	Karen Y. Eddleman Suite 425 2700 U.S. Highway 280 Birmingham, Alabama 35223	August 1, 2028
(2)	William D. Eddleman Suite 425 2700 U.S. Highway 280 Birmingham, Alabama 35223	August 1, 2029
(3)	Douglas D. Eddleman Suite 425 2700 U.S. Highway 280 Birmingham, Alabama 35223	August 1, 2030

ARTICLE SIX

The duration of the District shall be perpetual, subject to the provisions of the Authorizing Act .

ARTICLE SEVEN

The location of the principal office of the District (and its post office address) shall be Suite 425, 2700 U.S. Highway 280, Birmingham, Alabama 35223.

ARTICLE EIGHT

The District shall have all powers conferred on corporations of like nature by the Authorizing Act , and any amendment thereof heretofore or hereafter made, and all other powers conferred upon corporations generally by the laws of Alabama not in conflict with the Authorizing Act , as heretofore or hereafter amended.

To the extent and as provided in the Authorizing Act , the District shall have and may exercise the power of eminent domain with the consent of the governing body of the Town.

ARTICLE NINE

The District shall be a non-profit corporation and no part of the net earnings thereof shall inure to the benefit of any private person or entity of any nature whatsoever.

ARTICLE TEN

The land included within the District is described on Appendix B and includes all land originally included in the improvement districts described in Article Two.

ARTICLE ELEVEN

Upon dissolution of the District as provided by the Authorizing Act, title to all funds and properties owned by the District shall be conveyed and distributed to, and shall vest in, the Town (or its successor).

IN WITNESS WHEREOF, The Pine Mountain Preserve Improvement District South has caused this instrument to be executed, under seal, and attested, by officers thereof duly authorized thereunto on the date and year first above written.

PINE MOUNTAIN PRESERVE IMPROVEMENT DISTRICT SOUTH

By _____

Its Chairman of the Board of Directors

SEAL

Attest: _____

Its Secretary

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that _____ whose names as officers of Pine Mountain Preserve Improvement District South, an Alabama public corporation, are signed to the foregoing Amended and Restated Articles of Incorporation and who are known to me, each acknowledged before me on this day that, being informed of the contents of said Amended and Restated Articles of Incorporation, he as such officer and with full authority, executed the same voluntarily for and as the act of said public corporation.

Given under my hand and seal this the _____ day of _____ 2024.

Notary Public

NOTARIAL SEAL

My commission expires: _____

APPENDIX A

Real Estate with the District

APPENDIX B

Proceedings of the Town of Westover, Alabama

The Mayor then stated the Council had given notice of a public hearing with respect to the Petition in accordance with Section 11-99A-22 of the Code of Alabama 1975 and the option of the Council by posting notice of such hearing on July 18, 2024 at the following public places in the Town: (i) Westover Town Hall, (ii) Westover Water Authority, (iii) Westover Fire Department, (iv) Citgo Service Station, and (v) Westover Post Office.

The Mayor then declared that all persons who wished to speak for or against the approval of the Petition by the Council would then be heard.

The Mayor then declared the hearing on the Petition open.

Thereupon, there being no person who wished to speak for or against approval of the Petition by the Council, the Mayor declared the hearing closed.

* * *

Thereupon, the following resolution was introduced in writing by the Mayor, read by the Clerk and considered by the Town Council:

RESOLUTION NO. 2024-08-06-2087

A RESOLUTION APPROVING A PETITON OF:

- (1) Pine Mountain Preserve Improvement District No. Two
 - (2) Pine Mountain Preserve Improvement District No. Eleven
 - (3) Pine Mountain Preserve Improvement District No. Thirteen
 - (4) The Pine Mountain Preserve Improvement District South
 - (5)
-

BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF WESTOVER, ALABAMA, as follows:

Section 1. Representations and Defined Terms.

The Town Council (the "Council"), as the governing body of the Town of Westover, Alabama (the "Town"), upon evidence duly presented and considered, has found and determined, and does hereby find, determine and declare, as follows:

- (a) The Council has authorized the incorporation of each of the following public corporations of the Town (collectively, the "Districts") under Chapter 99A of Title 11 of the Code of Alabama 1975 (the "Authorizing Act") and the respective Articles of Incorporation thereof are recorded in the Office of the Judge of Probate of Shelby County, Alabama, as referenced below:

District

- Pine Mountain Preserve Improvement District No. Two
- Pine Mountain Preserve Improvement District No. Eleven
- Pine Mountain Preserve Improvement District No. Thirteen
- The Pine Mountain Preserve Improvement District South

- (b) The Council has heretofore authorized the alteration of the boundaries of District Two, District Eleven, District Thirteen and District South by the removal of certain land from each of District Two, District Eleven and District Thirteen and the addition of such land to District South.

(c) The Board of Directors of each of the Districts have submitted a joint Petition to the Council, which Petition is accompanied by the written consent thereto by the owners of all of the land within each of the Districts, to approve (i) under Section 11-99A-38 of the Authorizing Act the merger of the Districts into a single district under the Authorizing Act, (ii) under Section 11-99A-22 of the Authorizing Act the amendment and restatement of the respective Articles of Incorporation of the Districts in the form and of the content as attached to the Petition, effective from and after such merger, (iii) under Section 11-99A-9 of the Authorizing Act the appointment of the board of directors of the improvement district resulting from such merger as set forth in the Petition, effective from and after such merger, and (iv) under Section 11-99A-11 of the Authorizing Act the ratification and confirmation of the assessments heretofore made by the Council upon all the land within the Districts, and the authority of the board of directors of the improvement district resulting from such merger to adjust such assessments to lesser amounts and for varying periods of time as provided by law, as provided in the Petition.

(d) The persons in whose names all of the land within the Districts is assessed for ad valorem tax purposes are Pine Mountain Preserve, LLLP and Pine Mountain Preserve, Inc. and all of such persons have consented, in writing attached to the Petition, to the approval of the Petition by the Council.

(d) Pursuant to Section 11-99A-22 of the Authorizing Act the Council and the boards of directors of each of the Districts conducted a hearing with respect to the Petition during the regular meeting of the Council on August 6, 2024 and no person appeared wishing to speak for or against the approval of the Petition by the Council.

(e) Pursuant to Section 11-99A-3 of the Authorizing Act no public notice of such hearing was required, as such hearing was held during a regularly scheduled meeting of the Council and all owners of land within the Districts have consented to the Petition; however, public notice of such hearing was given by posting such notice on July 18, 2024 at the following public places in the Town: (i) Westover Town Hall, (ii) Westover Water Authority, (iii) Westover Fire Department, (iv) Citgo Service Station, and (v) Westover Post Office.

(f) The following resolutions heretofore adopted by the Council on December 7, 2007, and ratified on July 5, 2022, are in full force and effect and have not been amended or repealed in any respect (collectively, the "Assessment Resolutions"):

- (a) Resolution No. 2007-12-18-562 (District Two and District South)
- (b) Resolution No. 2007-12-18-563 (District South; formerly District Three)
- (c) Resolution No. 2007-12-18-564 (District South; formerly District Four)
- (d) Resolution No. 2007-12-18-565 (District South; formerly District Five)
- (e) Resolution No. 2007-12-18-566 (District South; formerly District Six)
- (f) Resolution No. 2007-12-18-571 (District Eleven and District South)
- (g) Resolution No. 2007-12-18-572 (District South; formerly District Twelve)
- (h) Resolution No. 2007-12-18-573 (District Thirteen and District South).

Section 2. Review and Approval of Petition.

(a) The Council has reviewed and considered the Petition.

(b) The Council does hereby:

(i) Approve the Petition;

(ii) Approve the merger of the Districts into a single improvement district under the Authorizing Act;

(iii) Approve the amendment and restatement of the articles of incorporation of each of the Districts in the form and of the content as attached to the Petition, effective from and after such merger;

(iv) Approve the appointment, effective from and after such merger, of the following persons as directors of the improvement district resulting from such merger for a term ending on the later of the date set opposite the name thereof or the date on which a successor thereto shall be duly appointed by the Council:

<u>Name</u>	<u>Date of Term</u>
Douglas D. Eddleman	August 1, 2030
William D. Eddleman	August 1, 2029
Karen Eddleman	August 1, 2028

(v) Approve the ratification and confirmation in all respects of the Assessment Resolutions, and the authority of the board of directors of the improvement district resulting from such merger to adjust such assessments to lesser amounts and for varying periods of time as provided by law.

Section 3. General Authorization.

The officers of the Town are authorized and directed to take all actions, and execute, deliver, file and record all such documents, instruments and notices as shall be necessary or required by governmental authority, counsel for the Districts, or applicable law, to effect the purposes of this Resolution, and as shall not create any pecuniary liability of the Town.

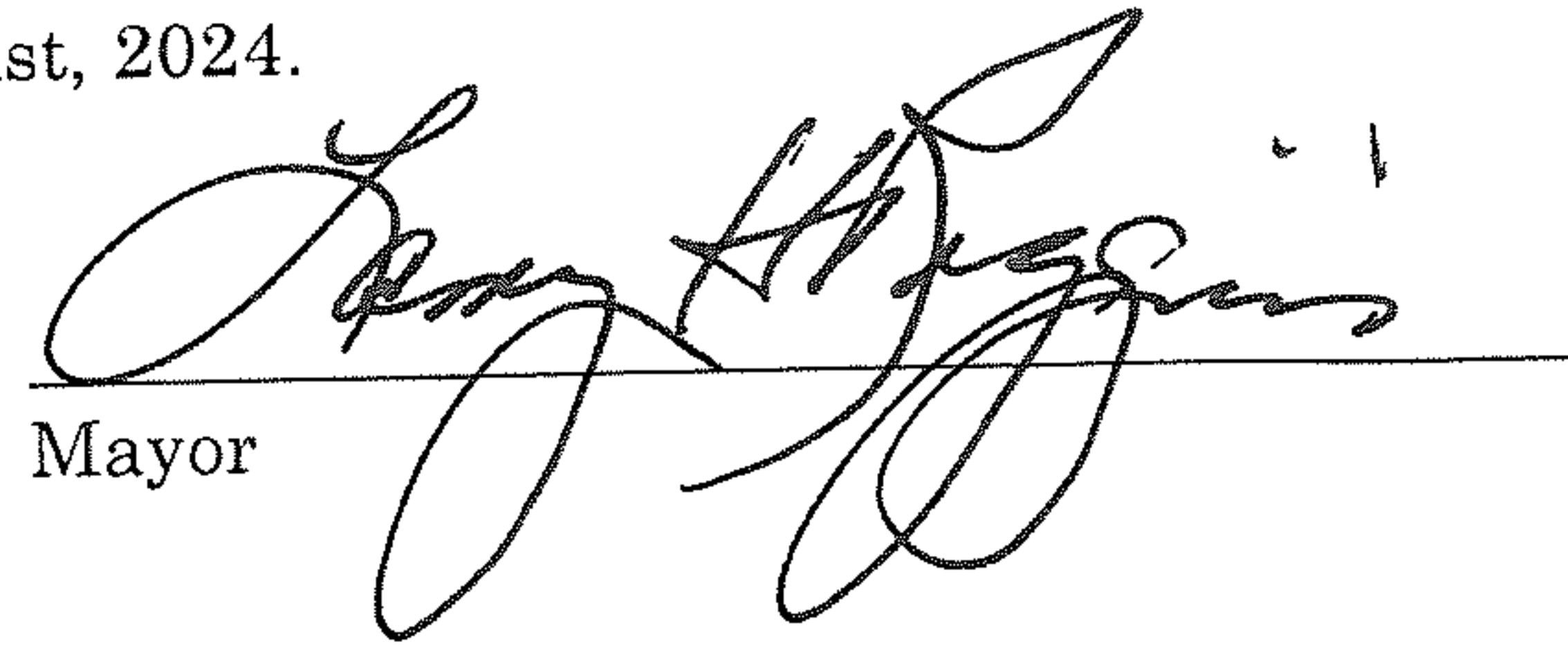
Section 4. Repeal of Conflicts.

All ordinances, resolutions or parts thereof, of the Council in conflict or inconsistent with the provisions of this Resolution are, to the extent of such conflict or inconsistency, repealed.

Section 5. Immediate Effect.

This Resolution shall take effect immediately without publication as provided in Section 11-99A-29 of the Authorizing Act.

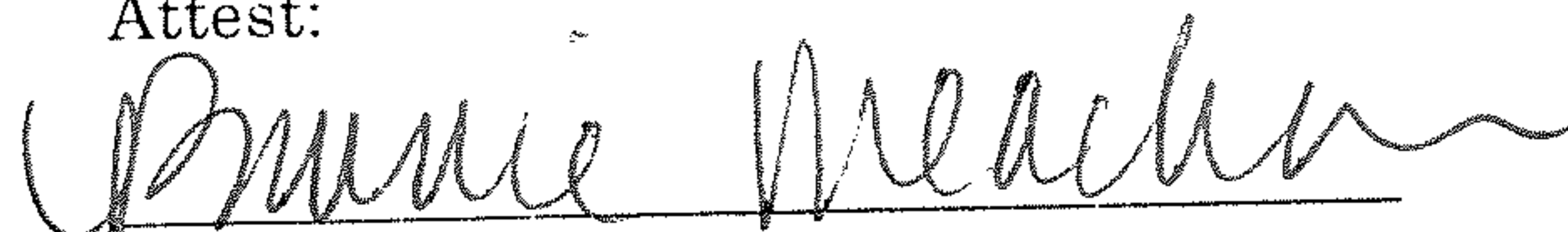
Duly passed and adopted this 6th day of August, 2024.



Mayor

S E A L

Attest:



Town Clerk

The foregoing resolution was discussed and considered in full by the Westover Town Council.

Thereupon, Councilmember Stamp moved that said resolution be now placed upon its final passage and adopted. The motion was seconded by Councilmember Lane.

The question being put as to the adoption of said motion and the final passage and adoption of said resolution, the roll was called with the following results:

Ayes: Larry H. Riggins, Mayor
 Jay Crisman
 Wayne Jones
 Annette S. Tyler
 Susan Lane
 Roberta Stamp

Nays: None

The Mayor thereupon declared said motion carried and the resolution passed and adopted as introduced and read.

* * *

There being no further business to come before the meeting, it was moved and seconded that the meeting be adjourned. Motion carried.

Approval of Minutes and Waiver of Notice

Each of the undersigned does hereby approve, and waive notice of, the date, time, place and purposes of the meeting of Members of the Town Council of the Town of Westover, Alabama, recorded in the above and foregoing minutes thereof and does hereby approve the form and content of the above and foregoing minutes and the resolution therein.

Mayor

Susan Lane
Councilmember

Arnette S. Tyler
Councilmember

Wayne Jones
Councilmember

Robert H. Hump
Councilmember

[Signature]
Councilmember

SEAL

Attest: Bruce Meacham
Town Clerk

**NOTICE OF PUBLIC HEARING
TO BE HELD DURING REGULAR MEETING
OF
WESTOVER TOWN COUNCIL
6:30 P.M.
TUESDAY, AUGUST 6, 2024**

Notice is hereby given that the Town Council of the Town of Westover, Alabama will hold a public hearing during the regular public meeting of the Council scheduled to begin at 6:30 p.m. on Tuesday, August 6, 2024, in the council meeting chambers in the Town Hall in Westover, Alabama for the purposes of considering the petition of certain improvement districts heretofore authorized as public corporations of the Town pursuant to Chapter 99A of Title 11 of the Code of Alabama 1975 for the Council to approve (i) the merger of the improvement districts into a single improvement district under said law, (ii) the concomitant amendment and restatement of the respective articles of incorporation of each of such improvement districts as provided in the Petition, (iii) the appointment of the board of directors of the improvement district resulting from such merger, and (iv) the ratification and confirmation of the assessments heretofore made by the Council on the land within the Districts as provided in the Petition.

The Petition is on file with the Westover Town Clerk and is available for public inspection during normal business hours.

The public hearing will provide an opportunity for all interested persons to express their views, both orally and in writing, with respect to the said petition.

STATE OF ALABAMA

SHELBY COUNTY

CERTIFICATE OF CLERK

I, the undersigned, do hereby certify that: (1) I am the duly elected, qualified and acting Clerk of the Town of Westover, Alabama (the "Municipality"); (2) as Clerk of the Town of Westover, Alabama I have access to all original records of the Municipality and I am duly authorized to make certified copies of its records on its behalf; (3) the attached pages constitute a complete, verbatim and compared copy of excerpts from the minutes of a regular meeting of the Town Council duly held on August 6, 2024, the original of which is on file and of record in the minute book of the Town Council in my custody; (4) the resolutions set forth in such excerpts are complete, verbatim and compared copies of such resolutions as introduced and adopted by the Town Council on such date; (5) said resolutions are in full force and effect and have not been repealed, amended or changed; and (6) the above and foregoing "Notice of Public Hearing to be held during Public Meeting of Westover Town Council" constitutes a true and correct copy of the notice posted on July 18, 2024 at five public places in the Municipality, which notice remained continuously so posted until the time of the meeting therein referenced and which has been inserted in the minute book of the Town Council immediately following the minutes of said meeting.

IN WITNESS WHEREOF, I have hereunto set my hand as Clerk of the Town of Westover, Alabama and have affixed the official seal of the Town, this 17th day of November, 2024.

/s/ Prudence Meacham
Clerk of the Town of Westover, Alabama

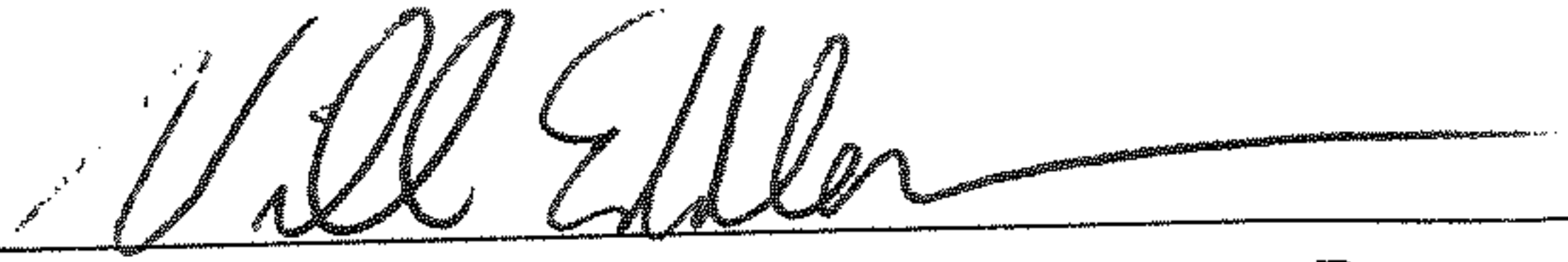
SEAL

CERTIFICATION

July 16, 2024

I, the undersigned, duly elected, qualified and acting Secretary of Pine Mountain Preserve Improvement District No. Two, do hereby certify that: (1) the attached pages constitute a complete, verbatim and compared copy of the minutes of a meeting of the Board of Directors of Pine Mountain Preserve Improvement District No. Two duly held on July 12, 2024, the original of which is on file and of record in the minute book of the Board of Directors in my custody; (2) the resolutions set forth in such excerpts are complete, verbatim and compared copies of such resolutions as introduced and adopted by the Board of Directors on such date and have not been amended, repealed or changed; and (3) written notice of the date, time, place and purposes of such meeting was given as required by law.

IN WITNESS WHEREOF, I have hereunto set my hand as Secretary of the District and have affixed the official seal of the District on the date and year set forth above.


Secretary of Pine Mountain Preserve
Improvement District No. Two

SEAL

**MINUTES OF A MEETING OF THE BOARD OF DIRECTORS
OF PINE MOUNTAIN PRESERVE IMPROVEMENT DISTRICT NO. TWO**

The Board of Directors of Pine Mountain Preserve Improvement District No. Two met in public session at Suite 425, 2700 Highway 280, in the City of Mountain Brook, Alabama, at 11:00 a.m. on July 12, 2024.

The meeting was called to order by the Chair, and the roll was called with the following results:

Present: Douglas D. Eddleman
William D. Eddleman

Absent: Karen Eddleman

The Chair stated that due notice of the date, time, place and purpose of this meeting had been given (a) in the manner provided by law at the place of meeting and (b) to all members of the Board of Directors.

The Chair stated that a quorum was present and the meeting was open for the transaction of business.

* * *

Thereupon, the following resolution was introduced in writing, duly seconded and unanimously adopted by the vote in favor thereof of all members of the Board of Directors present:

A RESOLUTION RATIFYING AND CONFIRMING
THE ELECTION OF OFFICERS

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF PINE MOUNTAIN PRESERVE IMPROVEMENT DISTRICT NO. TWO that the election or appointment of the following named persons to the following offices is hereby made, approved, ratified and confirmed for a term ending on such date as their successors are chosen and qualify in their stead:

<u>Name</u>	<u>Office</u>
Douglas D. Eddleman	Chair of the Board of Directors
Karen Eddleman	Vice Chair of the Board of Directors
William D. Eddleman	Secretary of the Board of Directors

Thereupon the following resolution was introduced in writing, duly seconded and unanimously adopted by the vote of all members of the Board of Directors present:

A RESOLUTION FOR THE AUTHORIZATION OF A PETITION FOR THE ALTERATION OF THE BOUNDARIES OF THE DISTRICT

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF PINE MOUNTAIN PRESERVE IMPROVEMENT DISTRICT NO. TWO:

ARTICLE 1

Definitions and Representations

Section 1.01 Definitions

For purposes hereof:

Appointing Government means the Town of Westover, Alabama.

Bond Counsel means Maynard Nexsen PC.

District means Pine Mountain Preserve Improvement District No. Two.

Enabling Law means Chapter 99A of Title 11 of the Code of Alabama 1975.

Petition means the Petition by the District to the Appointing Government attached to this Resolution as Appendix A.

Section 1.02 Representations

The District has found and determined, and does hereby find, determine and declare as follows:

(a) The District has been heretofore incorporated under the Enabling Law by the Appointing Government and the Certificate of Incorporation thereof is recorded as Instrument No. 20070319000124230 in the Office of the Judge of Probate of Shelby County, Alabama.

(b) The District has determined it is necessary and desirable for the accomplishment of the public purposes thereof to alter the boundary lines of the District as provided in the Petition.

ARTICLE 2

Authorizations

The District hereby, pursuant to Section 11-99A-22 of the Enabling Law, (a) approves, authorizes and confirms the representations of fact, agreements and petitions of the District in, the terms and provisions of, and the description of real property attached to, the Petition, and (b) authorizes and directs the Chairman of the District to (i) execute, under seal, and deliver the Petition to the Appointing Government in form and of content as presented to the District with such changes (by addition or deletion) as such officer shall approve by execution and delivery thereof, and (ii) take such action, and execute and deliver such certificates and documents, at such times and in such form and manner, as shall be required by applicable law, legal counsel to the District or otherwise necessary, to establish the validity, or effect the purposes, of the Petition, and (c) ratifies and confirms the form, content and nature of all actions, agreements, and documents, instruments, and notices, heretofore taken, made or delivered by any officer of the District in furtherance of the purposes of this Resolution.

ARTICLE 3

Effectiveness

The District provides this Resolution shall take effect immediately and repeals any resolution, order, ordinance, or part thereof, of the District which may be in conflict or inconsistent with the provisions of this Resolution, to the extent of such conflict or inconsistency.

APPENDIX A

Petition

A PETITION TO ALTER THE BOUNDARIES
OF
PINE MOUNTAIN PRESERVE IMPROVEMENT DISTRICT NO. TWO

July 16, 2024

TO THE GOVERNING BODY OF THE TOWN OF WESTOVER, ALABAMA:

The undersigned Board of Directors (the "Board") of Pine Mountain Preserve Improvement District No. Two (the "District") hereby submits the within petition to the governing body of the Town of Westover, Alabama, as the appointing government for the District (the "Appointing Government"), pursuant to Chapter 99A of Title 11 of the Code of Alabama 1975 (the "Enabling Law"), including specifically and without limitation Section 11-99A-22 thereof, for the approval by the Appointing Government of the alteration of the boundaries of the District, as follows:

Alteration of Boundaries

The Board:

(a) petitions the Appointing Government to approve the alteration of the boundaries of the District by removal therefrom of the real property described on Exhibit A hereto (the "District Two Subject Real Property"), and

(b) represents the District Two Subject Real Property is (i) within the corporate limits of the Appointing Government; and (ii) contiguous to the real property within the District.

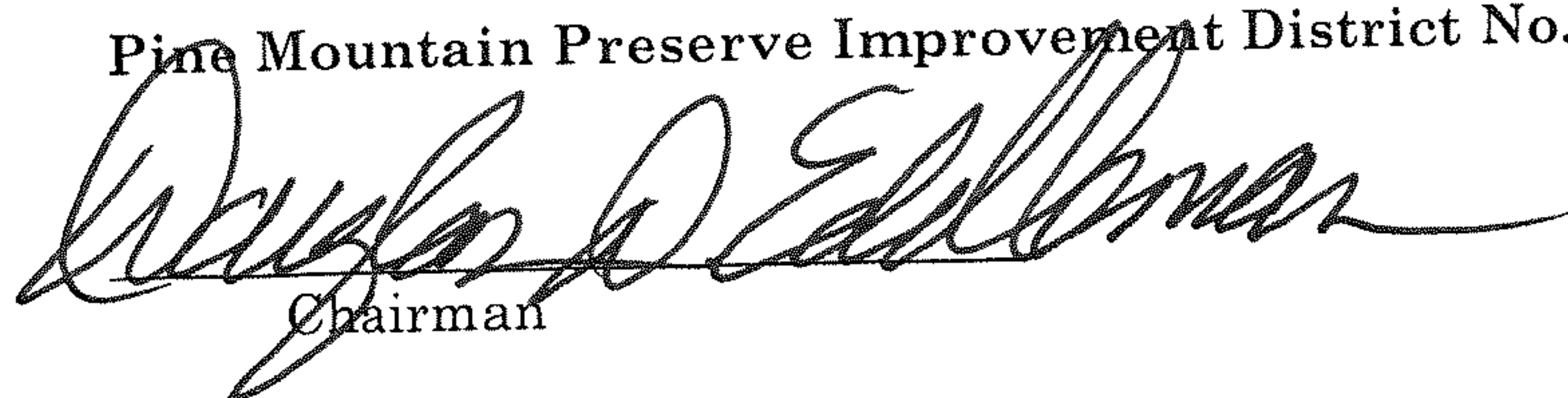
Approval of Appointing Government by Resolution

The Board requests the Appointing Government review this Petition, approve the alteration of the boundaries of the District as set forth herein, and have and take all proceedings and adopt all resolutions required by applicable law for the approval of the Petition.

Testimonium

In Witness Whereof the Board of Directors of Pine Mountain Preserve Improvement District No. Two has caused this Petition, to be executed, under seal, in the name and on behalf of the District on the above date and year by the undersigned Chairman thereof having been duly authorized thereunto.

Pine Mountain Preserve Improvement District No. Two


Chairman

CONSENT OF OWNER OF DISTRICT TWO SUBJECT REAL PROPERTY

July 16, 2024

TO THE GOVERNING BODY OF THE TOWN OF WESTOVER, ALABAMA:

The undersigned hereby files this instrument with the governing body of the Town of Westover, Alabama (the "Appointing Government") with respect to the above and foregoing Petition (the "Petition") by the Board of Directors of Pine Mountain Preserve Improvement District No. Two (the "District") and in furtherance thereof the undersigned hereby:

- (a) represent, warrant and certify the undersigned are owners, and the persons in whose names are assessed for ad valorem tax purposes, all of the District Two Subject Real Property described in Exhibit A to the Petition; and
- (b) approve, consent to, and join in the Petition; and
- (c) request the Petition be considered and reviewed and the Appointing Government take all proceedings and adopt all resolutions required by applicable law for the approval of the Petition.

In Witness Whereof, the undersigned have caused this Petition to be executed in the names thereof, under seal, by officers or legal representatives thereof duly authorized thereunto on the date set forth on the Petition.

Pine Mountain Preserve, LLLP

By: Eddleman Properties, LLC
as General Manager

By: 
Its: Manager

Exhibit A
to
Petition of Pine Mountain Preserve Improvement District No. Two

Description of District Two Subject Real Property

Pine Mountain Preserve- Tract 2B

Part of Section 16 Township 19 South, Range 1 East, Shelby County, Alabama, laying entirely within the boundary of Pine Mountain Improvement District No. Two as recorded in instrument # 20070319000124230 at the Probate office of Shelby County, Alabama, being more particularly described as follows:

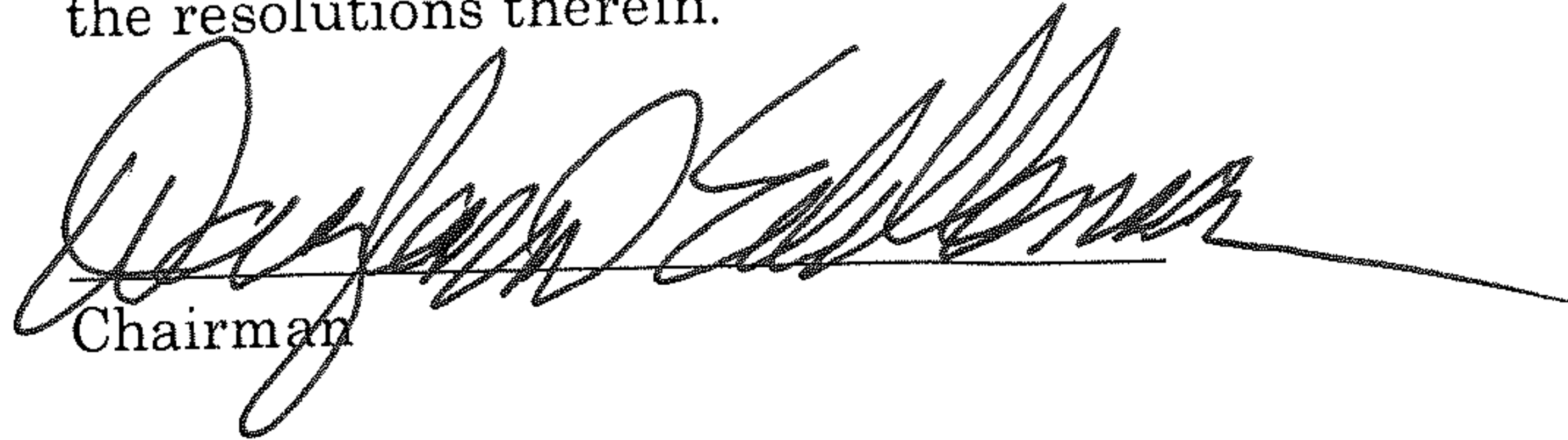
Begin at the Southeast corner of said Section 16, run in a Northerly direction along the East line of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 16 for a distance of 780.20 feet; thence turn an angle to the left of $42^{\circ} 40' 36''$ and run in a Northwesterly direction for a distance of 755.14 feet; thence turn an angle to the right of $13^{\circ} 06' 24''$ and run in a Northwesterly direction for a distance of 2197.15 feet; thence turn an angle to the left of $19^{\circ} 51' 39''$ and run in a Northwesterly direction for a distance of 2189.09 feet; thence turn an angle to the right of $7^{\circ} 41' 55''$ and run in a Northwesterly direction for 495.98'; thence turn an angle to the right of $90^{\circ} 00' 00''$ and run in a Southwesterly direction for 100.23'; to a point of curve, said curve being concave in a Southeasterly direction and having a central angle of $19^{\circ} 42' 02''$ and a radius of 1616.91 feet; thence turn an angle to the left and run in a Southwesterly direction along the arc of said curve for a distance of 555.96 feet to the point of ending of said curve; thence run in a Southwesterly direction along the line tangent to the end of said curve for a distance of 1271.86 feet to the point of beginning of a new curve, said new curve being concave in a Northwesterly direction and having a central angle of $15^{\circ} 49' 17''$ and a radius of 2394.39 feet; thence turn an angle to the right and run in a Southwesterly direction along the arc of said curve for a distance of 661.18 feet; thence leaving said curve turn an angle to the left of $63^{\circ} 28' 43''$ from tangent of said curve and run in a Southeasterly direction for 2,989.56 feet; thence turn and angle to the left of $71^{\circ} 10' 33''$ and run in an Easterly direction along the South line of Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 16 for a distance of 1312.76 feet; thence turn an angle to the right of $2^{\circ} 30' 56''$ and run in an Easterly direction along the South line of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 16 for a distance of 1353.98 feet; thence turn an angle to the left of $0^{\circ} 36' 41''$ and run in an Easterly direction along the South line of Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 16 for a distance of 924.98 feet; thence turn an angle to the left of $0^{\circ} 1' 38''$ and continue in an Easterly direction along the South line of said Southeast $\frac{1}{4}$ of Southeast $\frac{1}{4}$ of Said Section 16 for a distance of 420.12 feet more or less to the point of beginning, containing 348.74 acres, more or less.

* * *

There being no further business to come before the meeting, it was moved and seconded that the meeting be adjourned. Motion carried.

Approval of Minutes and Waiver of Notice

Each of the undersigned does hereby approve, and waive notice of, the date, time, place and purposes of the meeting of Board of Directors of Pine Mountain Preserve Improvement District No. Two recorded in the above and foregoing minutes thereof and does hereby approve the form and content of the above and foregoing minutes and the resolutions therein.


Chairman


Member

Member

SEAL


Attest: 
Secretary

CERTIFICATION

July 16, 2024

I, the undersigned, duly elected, qualified and acting Secretary of Pine Mountain Preserve Improvement District No. Eleven, do hereby certify that: (1) the attached pages constitute a complete, verbatim and compared copy of the minutes of a meeting of the Board of Directors of Pine Mountain Preserve Improvement District No. Eleven duly held on July 12, 2024, the original of which is on file and of record in the minute book of the Board of Directors in my custody; (2) the resolutions set forth in such excerpts are complete, verbatim and compared copies of such resolutions as introduced and adopted by the Board of Directors on such date and have not been amended, repealed or changed; and (3) written notice of the date, time, place and purposes of such meeting was given as required by law.

IN WITNESS WHEREOF, I have hereunto set my hand as Secretary of the District and have affixed the official seal of the District on the date and year set forth above.


Secretary of Pine Mountain Preserve
Improvement District No. Eleven

SEAL

**MINUTES OF A MEETING OF THE BOARD OF DIRECTORS
OF PINE MOUNTAIN PRESERVE IMPROVEMENT DISTRICT NO. ELEVEN**

The Board of Directors of Pine Mountain Preserve Improvement District No. Eleven met in public session at Suite 425, 2700 Highway 280, in the City of Mountain Brook, Alabama, at 11:00 a.m. on July 12, 2024.

The meeting was called to order by the Chair, and the roll was called with the following results:

Present: Douglas D. Eddleman
William D. Eddleman

Absent: Karen Eddleman

The Chair stated that due notice of the date, time, place and purpose of this meeting had been given (a) in the manner provided by law at the place of meeting and (b) to all members of the Board of Directors.

The Chair stated that a quorum was present and the meeting was open for the transaction of business.

* * *

Thereupon, the following resolution was introduced in writing, duly seconded and unanimously adopted by the vote in favor thereof of all members of the Board of Directors present:

A RESOLUTION RATIFYING AND CONFIRMING
THE ELECTION OF OFFICERS

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF PINE MOUNTAIN PRESERVE IMPROVEMENT DISTRICT NO. ELEVEN that the election or appointment of the following named persons to the following offices is hereby made, approved, ratified and confirmed for a term ending on such date as their successors are chosen and qualify in their stead:

<u>Name</u>	<u>Office</u>
Douglas D. Eddleman	Chair of the Board of Directors
Karen Eddleman	Vice Chair of the Board of Directors
William D. Eddleman	Secretary of the Board of Directors

Thereupon the following resolution was introduced in writing, duly seconded and unanimously adopted by the vote of all members of the Board of Directors present:

A RESOLUTION FOR THE AUTHORIZATION OF A PETITION FOR THE ALTERATION OF THE BOUNDARIES OF THE DISTRICT

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF PINE MOUNTAIN PRESERVE IMPROVEMENT DISTRICT NO. ELEVEN:

ARTICLE 1

Definitions and Representations

Section 1.01 Definitions

For purposes hereof:

Appointing Government means the Town of Westover, Alabama.

Bond Counsel means Maynard Nexsen PC

District means Pine Mountain Preserve Improvement District No. Eleven.

Enabling Law means Chapter 99A of Title 11 of the Code of Alabama 1975.

Petition means the Petition by the District to the Appointing Government attached to this Resolution as Appendix A.

Section 1.02 Representations

The District has found and determined, and does hereby find, determine and declare as follows:

(a) The District has been heretofore incorporated under the Enabling Law by the Appointing Government and the Certificate of Incorporation thereof is recorded as Instrument No. 20070319000124320 in the Office of the Judge of Probate of Shelby County, Alabama.

(b) The District has determined it is necessary and desirable for the accomplishment of the public purposes thereof to alter the boundary lines of the District as provided in the Petition.

ARTICLE 2

Authorizations

The District hereby, pursuant to Section 11-99A-22 of the Enabling Law, (a) approves, authorizes and confirms the representations of fact, agreements and petitions of the District in, the terms and provisions of, and the description of real property attached to, the Petition, and (b) authorizes and directs the Chairman of the District to (i) execute, under seal, and deliver the Petition to the Appointing Government in form and of content as presented to the District with such changes (by addition or deletion) as such officer shall approve by execution and delivery thereof, and (ii) take such action, and execute and deliver such certificates and documents, at such times and in such form and manner, as shall be required by applicable law, legal counsel to the District or otherwise necessary, to establish the validity, or effect the purposes, of the Petition, and (c) ratifies and confirms the form, content and nature of all actions, agreements, and documents, instruments, and notices, heretofore taken, made or delivered by any officer of the District in furtherance of the purposes of this Resolution.

ARTICLE 3

Effectiveness

The District provides this Resolution shall take effect immediately and repeals any resolution, order, ordinance, or part thereof, of the District which may be in conflict or inconsistent with the provisions of this Resolution, to the extent of such conflict or inconsistency.

APPENDIX A

Petition

A PETITION TO ALTER THE BOUNDARIES
OF
PINE MOUNTAIN PRESERVE IMPROVEMENT DISTRICT NO. ELEVEN

July 16, 2024

TO THE GOVERNING BODY OF THE TOWN OF WESTOVER, ALABAMA:

The undersigned Board of Directors (the "Board") of Pine Mountain Preserve Improvement District No. Eleven (the "District") hereby submits the within petition to the governing body of the Town of Westover, Alabama, as the appointing government for the District (the "Appointing Government"), pursuant to Chapter 99A of Title 11 of the Code of Alabama 1975 (the "Enabling Law"), including specifically and without limitation Section 11-99A-22 thereof, for the approval by the Appointing Government of the alteration of the boundaries of the District, as follows:

Alteration of Boundaries

The Board:

(a) petitions the Appointing Government to approve the alteration of the boundaries of the District by removal therefrom of the real property described on Exhibit A hereto (the "District Eleven Subject Real Property"), and

(b) represents the District Eleven Subject Real Property is (i) within the corporate limits of the Appointing Government; and (ii) contiguous to the real property within the District.

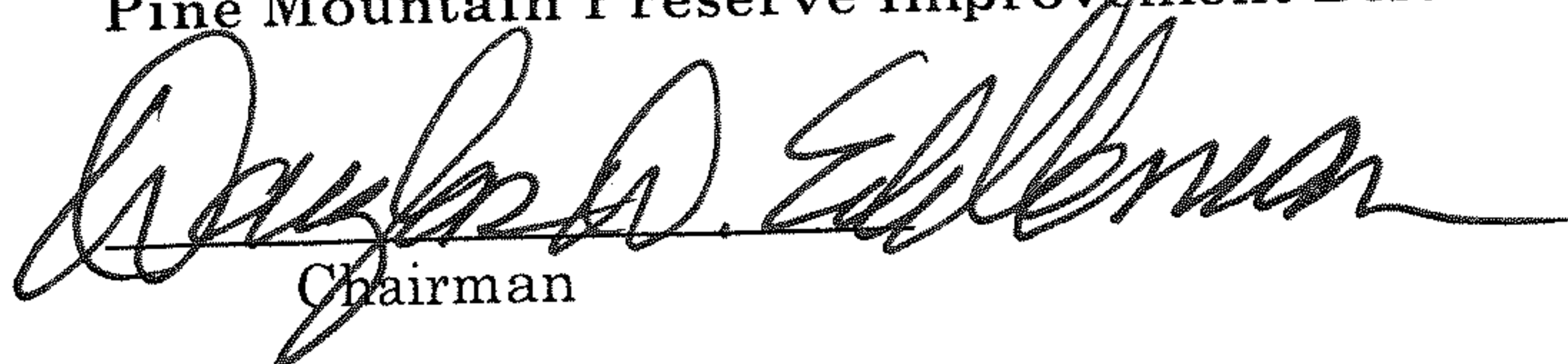
Approval of Appointing Government by Resolution

The Board requests the Appointing Government review this Petition, approve the alteration of the boundaries of the District as set forth herein, and have and take all proceedings and adopt all resolutions required by applicable law for the approval of the Petition.

Testimonium

In Witness Whereof the Board of Directors of Pine Mountain Preserve Improvement District No. Eleven has caused this Petition, to be executed, under seal, in the name and on behalf of the District on the above date and year by the undersigned Chairman thereof having been duly authorized thereunto.

Pine Mountain Preserve Improvement District No. Eleven


Chairman

CONSENT OF OWNER OF DISTRICT ELEVEN SUBJECT REAL PROPERTY

July 16, 2024

TO THE GOVERNING BODY OF THE TOWN OF WESTOVER, ALABAMA:

The undersigned hereby files this instrument with the governing body of the Town of Westover, Alabama (the "Appointing Government") with respect to the above and foregoing Petition (the "Petition") by the Board of Directors of Pine Mountain Preserve Improvement District No. Eleven (the "District") and in furtherance thereof the undersigned hereby:

- (a) represent, warrant and certify the undersigned are owners, and the persons in whose names are assessed for ad valorem tax purposes, all of the District Eleven Subject Real Property described in Exhibit A to the Petition; and
- (b) approve, consent to, and join in the Petition; and
- (c) request the Petition be considered and reviewed and the Appointing Government take all proceedings and adopt all resolutions required by applicable law for the approval of the Petition.

In Witness Whereof, the undersigned have caused this Petition to be executed in the names thereof, under seal, by officers or legal representatives thereof duly authorized thereunto on the date set forth on the Petition.

Pine Mountain Preserve, LLLP

By: Eddleman Properties, LLC
as General Manager

By: 
Its: Manager

Exhibit A
to
Petition of Pine Mountain Preserve Improvement District No. Eleven

Description of District Eleven Subject Real Property

Pine Mountain Preserve - Tract 11B

Part of the South ½ of section 9, the Northwest ¼ of Section 16 and part of the Northeast ¼ of Section 17, all in Township 19 South, Range 1 East, Shelby County, Alabama, laying entirely within the boundary of Pine Mountain Improvement District No. Eleven as recorded in instrument # 20070319000124320 at the Probate office of Shelby County, Alabama, being more particularly described as follows:

From the Northwest corner of Section 9, Township 19 South, Range 1 East, Shelby County, Alabama, run in an Easterly direction along the North line of said Section 9 for a distance of 1979.51 feet; thence turn an angle to the right of 78° 43' 55" and run in a Southeasterly direction for a distance of 3495.65 feet to the point of beginning; thence continue in a Southeasterly direction along the last mentioned course for a distance of 789.97 feet to a point on a curve, said curve being concave in a Southeasterly direction and having a central angle of 12° 32' 29" and a radius of 2000.00 feet; thence turn an angle to the right (38° 44' 56" to the chord of said curve) and run in a Southwesterly direction along the arc of said curve for a distance of 437.77 feet to the point of ending of said curve; thence run in a Southwesterly direction along the line tangent to the end of said curve for a distance of 241.03 feet to the point of beginning of a new curve, said curve being concave in a Northwesterly direction and having a central angle of 28° 05' 45" and a radius of 1600.00 feet; thence turn an angle to the right and run in a Southwesterly direction along the arc of said curve for a distance of 784.58 feet to the point of ending of said curve; thence continue in a Southwesterly direction along the line tangent to the end of said curve for a distance of 402.29 feet to the point of beginning of another curve, said latest curve being concave in a Southeasterly direction and having a central angle of 20° 11' 56" and a radius of 1616.91 feet; thence turn an angle to the left and run in a Southwesterly direction along the arc of said curve for a distance of 570.02 feet to the point of ending of said curve; thence run in a Southwesterly direction along the line tangent to the end of said curve for a distance of 1257.81 feet to the point of beginning of another curve, said new curve being concave in a Northwesterly direction and having a central angle of 15° 49' 17" and a radius of 2394.39 feet; thence turn an angle to the right and run in a Southwesterly direction along the arc of said curve for a distance of 661.18 feet to the point of ending of said curve; thence turn and angle to the right of (97° 54' 39" to chord of said curve) and run in a Northwesterly direction for a distance of 1713.86 feet; thence turn an angle to right of 82° 53' 58" and run in a northeasterly direction for a distance of 1302.77 feet; thence turn an angle to left of 94° 25' 48" and run in a Northwesterly direction for a distance of 480.00 feet to the point of beginning of a new curve, said latest curve being concave in a Southeasterly direction and having a central angle of 50° 37' 38" and a radius of 899.76 feet; thence turn an angle to the right and run in a Northeasterly direction along the arc of said curve for a distance of 795.04 feet to the point of ending of said curve; thence run in a Northeasterly direction along the line tangent to the end of said curve for a distance of 213.31 feet to the point of another curve, said latest curve being concave in a Northwesterly direction and having a central angle of 22° 28' 40" and a radius of 799.16 feet; thence run along the arc of said curve for a distance of 313.52 feet to the point of

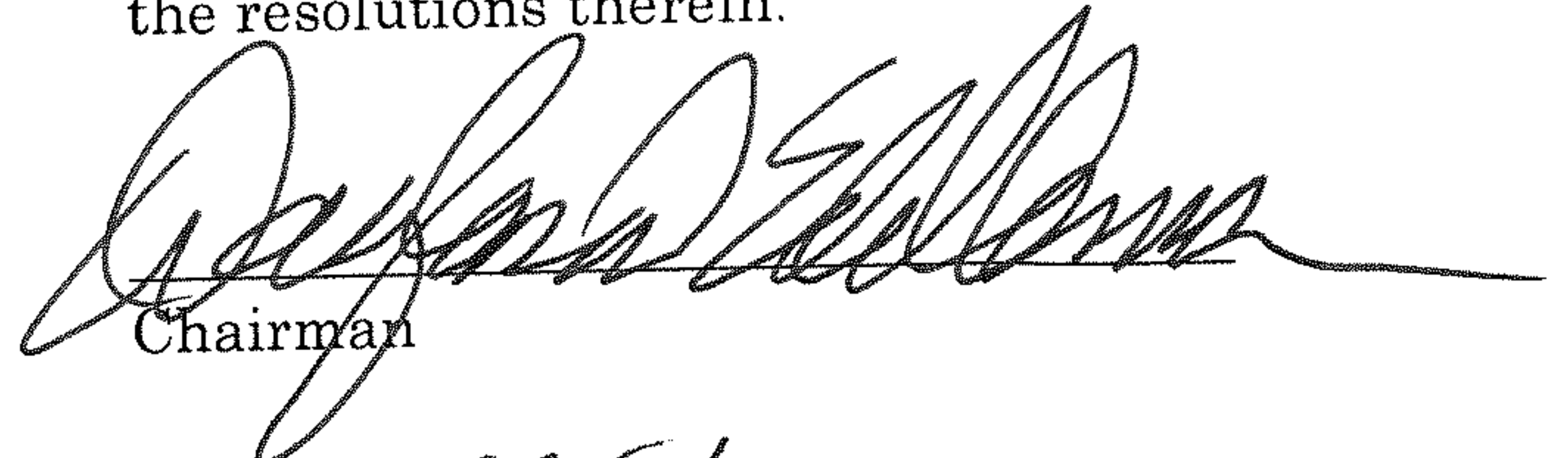
ending of said curve; thence run in a Northeasterly direction along the line tangent to the end of said curve for 558.81 feet to a another curve, said latest curve being concave in a Northwesterly direction and having a central angle of $13^{\circ} 23' 31''$ and a radius of 5018.65 feet; thence turn an angle to the left and run in a Northeasterly direction along the arc of said curve for a distance of 1173.02 feet to the point of ending of said curve; thence run in a Northeasterly direction along the line tangent to the end of said curve for a distance of 594.03 feet more or less to the point of beginning, containing 144.12 acres, more or less.

* * *

There being no further business to come before the meeting, it was moved and seconded that the meeting be adjourned. Motion carried.

Approval of Minutes and Waiver of Notice


Each of the undersigned does hereby approve, and waive notice of, the date, time, place and purposes of the meeting of Board of Directors of Pine Mountain Preserve Improvement District No. Eleven recorded in the above and foregoing minutes thereof and does hereby approve the form and content of the above and foregoing minutes and the resolutions therein.


Chairman


Member

Member

SEAL

Attest: 
Secretary

CERTIFICATION

July 16, 2024

I, the undersigned, duly elected, qualified and acting Secretary of Pine Mountain Preserve Improvement District No. Thirteen, do hereby certify that: (1) the attached pages constitute a complete, verbatim and compared copy of the minutes of a meeting of the Board of Directors of Pine Mountain Preserve Improvement District No. Thirteen duly held on July 12, 2024, the original of which is on file and of record in the minute book of the Board of Directors in my custody; (2) the resolutions set forth in such excerpts are complete, verbatim and compared copies of such resolutions as introduced and adopted by the Board of Directors on such date and have not been amended, repealed or changed; and (3) written notice of the date, time, place and purposes of such meeting was given as required by law.

IN WITNESS WHEREOF, I have hereunto set my hand as Secretary of the District and have affixed the official seal of the District on the date and year set forth above.



Secretary of Pine Mountain Preserve
Improvement District No. Thirteen

SEAL

**MINUTES OF A MEETING OF THE BOARD OF DIRECTORS
OF PINE MOUNTAIN PRESERVE IMPROVEMENT DISTRICT NO. THIRTEEN**

The Board of Directors of Pine Mountain Preserve Improvement District No. Thirteen met in public session at Suite 425, 2700 Highway 280, in the City of Mountain Brook, Alabama, at 11:00 a.m. on July 12, 2024.

The meeting was called to order by the Chair, and the roll was called with the following results:

Present: Douglas D. Eddleman
William D. Eddleman

Absent: Karen Eddleman

The Chair stated that due notice of the date, time, place and purpose of this meeting had been given (a) in the manner provided by law at the place of meeting and (b) to all members of the Board of Directors.

The Chair stated that a quorum was present and the meeting was open for the transaction of business.

* * *

Thereupon, the following resolution was introduced in writing, duly seconded and unanimously adopted by the vote in favor thereof of all members of the Board of Directors present:

A RESOLUTION RATIFYING AND CONFIRMING
THE ELECTION OF OFFICERS

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF PINE MOUNTAIN PRESERVE IMPROVEMENT DISTRICT NO. THIRTEEN that the election or appointment of the following named persons to the following offices is hereby made, approved, ratified and confirmed for a term ending on such date as their successors are chosen and qualify in their stead:

<u>Name</u>	<u>Office</u>
Douglas D. Eddleman	Chair of the Board of Directors
Karen Eddleman	Vice Chair of the Board of Directors
William D. Eddleman	Secretary of the Board of Directors

Thereupon the following resolution was introduced in writing, duly seconded and unanimously adopted by the vote of all members of the Board of Directors present:

A RESOLUTION FOR THE AUTHORIZATION OF A PETITION FOR THE ALTERATION OF THE BOUNDARIES OF THE DISTRICT

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF PINE MOUNTAIN PRESERVE IMPROVEMENT DISTRICT NO. THIRTEEN:

ARTICLE 1

Definitions and Representations

Section 1.01 Definitions

For purposes hereof:

Appointing Government means the Town of Westover, Alabama.

Bond Counsel means Maynard Nexsen PC.

District means Pine Mountain Preserve Improvement District No. Thirteen.

Enabling Law means Chapter 99A of Title 11 of the Code of Alabama 1975.

Petition means the Petition by the District to the Appointing Government attached to this Resolution as Appendix A.

Section 1.02 Representations

The District has found and determined, and does hereby find, determine and declare as follows:

(a) The District has been heretofore incorporated under the Enabling Law by the Appointing Government and the Certificate of Incorporation thereof is recorded as Instrument No. 20070319000124340 in the Office of the Judge of Probate of Shelby County, Alabama.

(b) The District has determined it is necessary and desirable for the accomplishment of the public purposes thereof to alter the boundary lines of the District as provided in the Petition.

ARTICLE 2

Authorizations

The District hereby, pursuant to Section 11-99A-22 of the Enabling Law, (a) approves, authorizes and confirms the representations of fact, agreements and petitions of the District in, the terms and provisions of, and the description of real property attached to, the Petition, and (b) authorizes and directs the Chairman of the District to (i) execute, under seal, and deliver the Petition to the Appointing Government in form and of content as presented to the District with such changes (by addition or deletion) as such officer shall approve by execution and delivery thereof, and (ii) take such action, and execute and deliver such certificates and documents, at such times and in such form and manner, as shall be required by applicable law, legal counsel to the District or otherwise necessary, to establish the validity, or effect the purposes, of the Petition, and (c) ratifies and confirms the form, content and nature of all actions, agreements, and documents, instruments, and notices, heretofore taken, made or delivered by any officer of the District in furtherance of the purposes of this Resolution.

ARTICLE 3

Effectiveness

The District provides this Resolution shall take effect immediately and repeals any resolution, order, ordinance, or part thereof, of the District which may be in conflict or inconsistent with the provisions of this Resolution, to the extent of such conflict or inconsistency.

APPENDIX A

Petition

A PETITION TO ALTER THE BOUNDARIES
OF
PINE MOUNTAIN PRESERVE IMPROVEMENT DISTRICT NO. THIRTEEN

July 16, 2024

TO THE GOVERNING BODY OF THE TOWN OF WESTOVER, ALABAMA:

The undersigned Board of Directors (the "Board") of Pine Mountain Preserve Improvement District No. Thirteen (the "District") hereby submits the within petition to the governing body of the Town of Westover, Alabama, as the appointing government for the District (the "Appointing Government"), pursuant to Chapter 99A of Title 11 of the Code of Alabama 1975 (the "Enabling Law"), including specifically and without limitation Section 11-99A-22 thereof, for the approval by the Appointing Government of the alteration of the boundaries of the District, as follows:

Alteration of Boundaries

The Board:

(a) petitions the Appointing Government to approve the alteration of the boundaries of the District by removal therefrom of the real property described on Exhibit A hereto (the "District Thirteen Subject Real Property"), and

(b) represents the District Thirteen Subject Real Property is (i) within the corporate limits of the Appointing Government; and (ii) contiguous to the real property within the District.

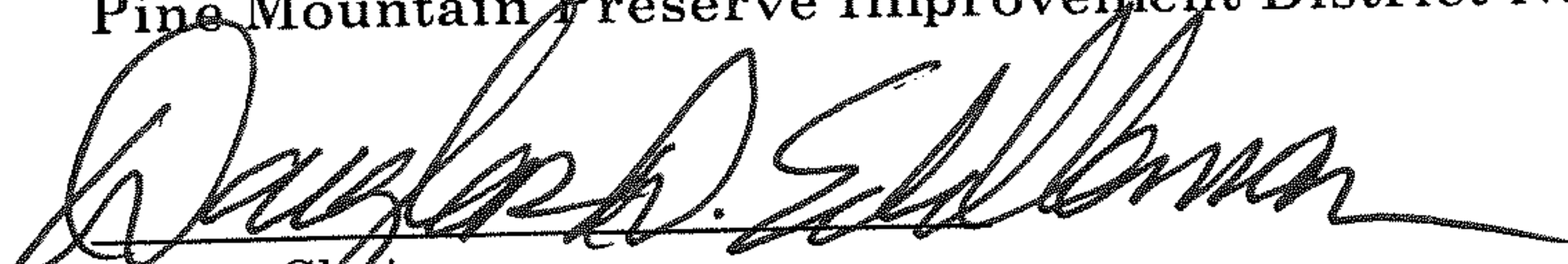
Approval of Appointing Government by Resolution

The Board requests the Appointing Government review this Petition, approve the alteration of the boundaries of the District as set forth herein, and have and take all proceedings and adopt all resolutions required by applicable law for the approval of the Petition.

Testimonium

In Witness Whereof the Board of Directors of Pine Mountain Preserve Improvement District No. Thirteen has caused this Petition, to be executed, under seal, in the name and on behalf of the District on the above date and year by the undersigned Chairman thereof having been duly authorized thereunto.

Pine Mountain Preserve Improvement District No. Thirteen


Chairman

CONSENT OF OWNER OF DISTRICT THIRTEEN SUBJECT REAL PROPERTY

July 16, 2024

TO THE GOVERNING BODY OF THE TOWN OF WESTOVER, ALABAMA:

The undersigned hereby files this instrument with the governing body of the Town of Westover, Alabama (the "Appointing Government") with respect to the above and foregoing Petition (the "Petition") by the Board of Directors of Pine Mountain Preserve Improvement District No. Thirteen (the "District") and in furtherance thereof the undersigned hereby:

- (a) represent, warrant and certify the undersigned are owners, and the persons in whose names are assessed for ad valorem tax purposes, all of the District Thirteen Subject Real Property described in Exhibit A to the Petition; and
- (b) approve, consent to, and join in the Petition; and
- (c) request the Petition be considered and reviewed and the Appointing Government take all proceedings and adopt all resolutions required by applicable law for the approval of the Petition.

In Witness Whereof, the undersigned have caused this Petition to be executed in the names thereof, under seal, by officers or legal representatives thereof duly authorized thereunto on the date set forth on the Petition.

Pine Mountain Preserve, LLLP

By: Eddleman Properties, LLC
as General Manager

By: 
Its: Manager

Exhibit A
to
Petition of Pine Mountain Preserve Improvement District No. Thirteen

Description of District Thirteen Subject Real Property

Pine Mountain Preserve - Tract 13B

Part of the Southeast $\frac{1}{4}$ of Section 8 and part of Section 9, all in Township 19 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

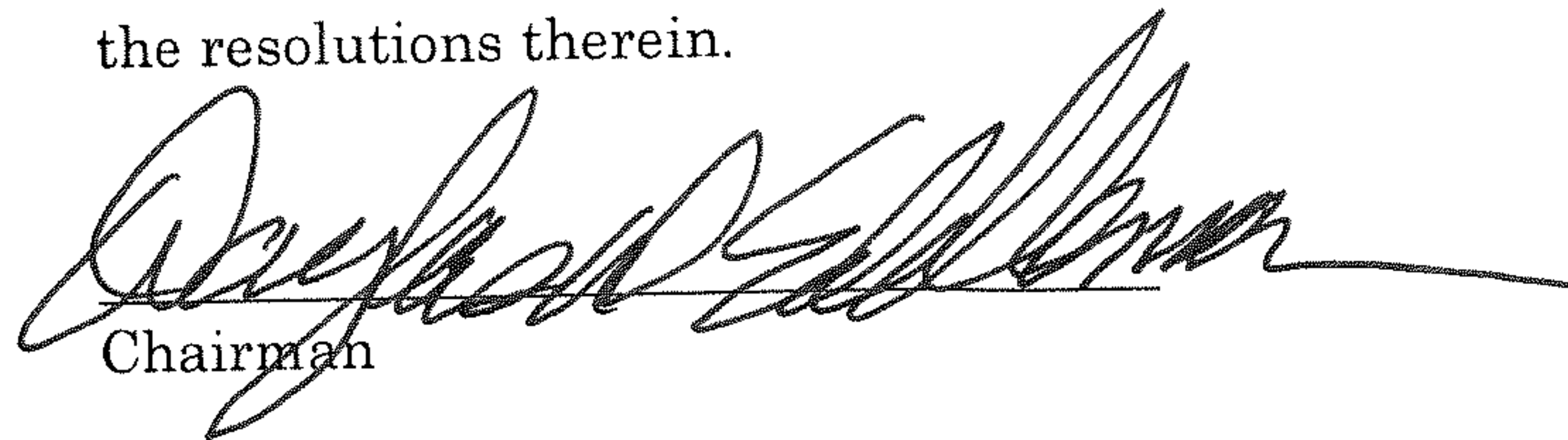
From the Northwest corner of Section 9, Township 19 South, Range 1 East, Shelby County, Alabama run in an Easterly direction along the North line of said Section 9 for a distance of 1979.51 feet; thence turn an angle to the right of $78^{\circ} 43' 55''$ and run in a Southeasterly direction for a distance of 2552.34 feet to the point of beginning; thence continue in a Southeasterly direction along the last-mentioned course for a distance of 943.31 feet; thence turn an angle to the right of $59^{\circ} 42' 22''$ and run in a Southwesterly direction for a distance of 599.84 feet to the point of beginning of a curve, said curve being concave in a Northwesterly direction and having a central angle of $13^{\circ} 23' 31''$ and a radius of 5018.65 feet; thence turn an angle to the right and run in a Southwesterly direction along the arc of said curve for a distance of 1173.02 feet to the point of ending of said curve; thence run in a Southwesterly direction along the line tangent to the end of said curve for a distance of 588.81 feet to the point of beginning of a new curve, said latest curve being concave in a Northwesterly direction and having a central angle of $22^{\circ} 28' 40''$ and a radius of 799.16 feet; thence turn an angle to the right and run in a Southwesterly direction along the arc of said curve for a distance of 313.52 feet to the point of ending of said curve; thence run in a Southwesterly direction along the line tangent to the end of said curve for a distance of 213.31 feet to the point of the beginning of another curve, said latest curve being concave in a Southeasterly direction and having a central angle of $50^{\circ} 37' 38''$ and a radius of 899.76 feet; thence turn an angle to the left and run in a Southwesterly direction along the arc of said curve for a distance of 795.04 feet to the point of ending of said curve; thence turn and angle to the right of $33^{\circ} 21' 59''$ (from the chord of last-mentioned curve) and run in a westerly direction for a distance of 1491.74 feet; thence turn an angle to the right of $145^{\circ} 57' 56''$ and run in northeasterly direction a distance of 5139.57 feet more or less to the point of beginning, containing 93.46 acres more or less.

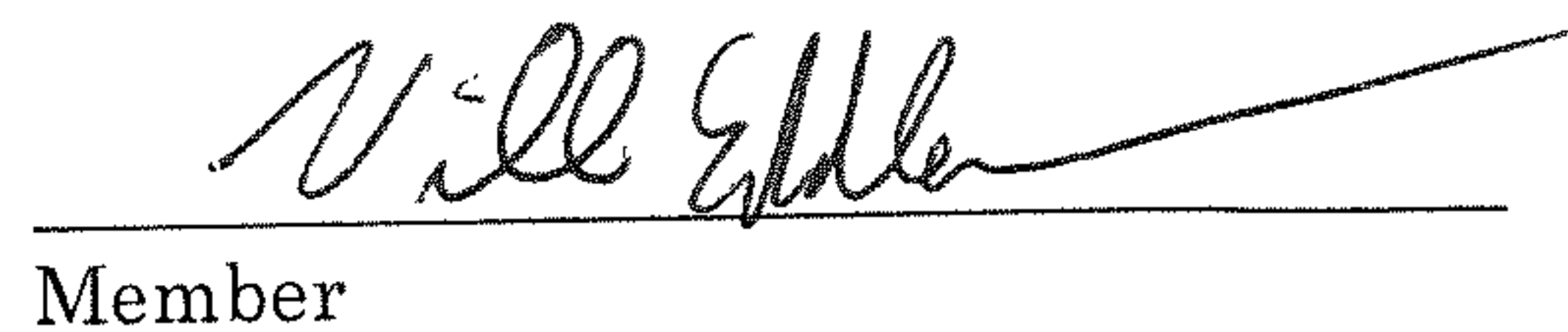
* * *

There being no further business to come before the meeting, it was moved and seconded that the meeting be adjourned. Motion carried.

Approval of Minutes and Waiver of Notice

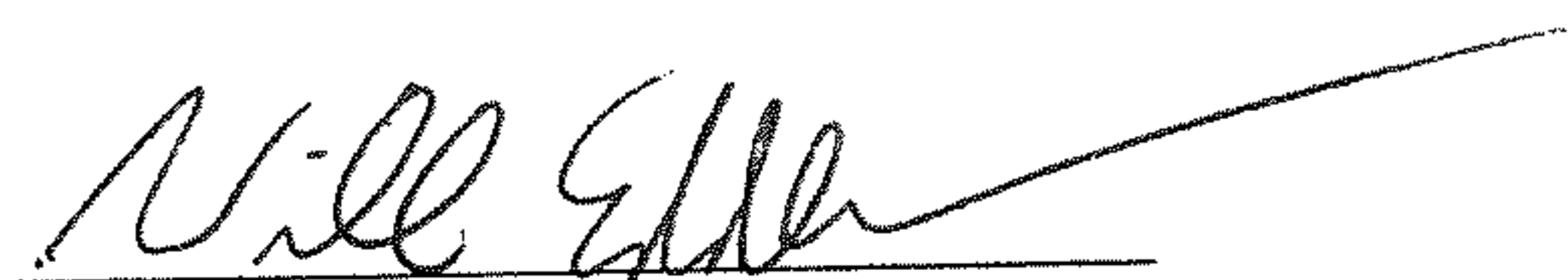
Each of the undersigned does hereby approve, and waive notice of, the date, time, place and purposes of the meeting of Board of Directors of Pine Mountain Preserve Improvement District No. Thirteen recorded in the above and foregoing minutes thereof and does hereby approve the form and content of the above and foregoing minutes and the resolutions therein.


Chairman


Member

Member

SEAL

Attest: 
Secretary

CERTIFICATION

July 16, 2024

I, the undersigned, duly elected, qualified and acting Secretary of The Pine Mountain Preserve Improvement District South, do hereby certify that: (1) the attached pages constitute a complete, verbatim and compared copy of the minutes of a meeting of the Board of Directors of The Pine Mountain Preserve Improvement District South duly held on July 12, 2024, the original of which is on file and of record in the minute book of the Board of Directors in my custody; (2) the resolutions set forth in such excerpts are complete, verbatim and compared copies of such resolutions as introduced and adopted by the Board of Directors on such date and have not been amended, repealed or changed; and (3) written notice of the date, time, place and purposes of such meeting was given as required by law.

IN WITNESS WHEREOF, I have hereunto set my hand as Secretary of the District and have affixed the official seal of the District on the date and year set forth above.



Secretary of The Pine Mountain Preserve
Improvement District South

SEAL

**MINUTES OF A MEETING OF THE BOARD OF DIRECTORS
OF THE PINE MOUNTAIN PRESERVE IMPROVEMENT DISTRICT SOUTH**

The Board of Directors of The Pine Mountain Preserve Improvement District South met in public session at Suite 425, 2700 Highway 280, in the City of Mountain Brook, Alabama, at 11:00 a.m. on July 12, 2024.

The meeting was called to order by the Chair, and the roll was called with the following results:

Present: Douglas D. Eddleman
William D. Eddleman

Absent: Karen Eddleman

The Chair stated that due notice of the date, time, place and purpose of this meeting had been given (a) in the manner provided by law and (b) to all members of the Board of Directors.

The Chair stated that a quorum was present and the meeting was open for the transaction of business.

* * *

Thereupon, the following resolution was introduced in writing, duly seconded and unanimously adopted by the vote in favor thereof of all members of the Board of Directors present:

**A RESOLUTION RATIFYING AND CONFIRMING
THE ELECTION OF OFFICERS**

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE PINE MOUNTAIN PRESERVE IMPROVEMENT DISTRICT SOUTH that the election or appointment of the following named persons to the following offices is hereby made, approved, ratified and confirmed for a term ending on such date as their successors are chosen and qualify in their stead:

<u>Name</u>	<u>Office</u>
Douglas D. Eddleman	Chair of the Board of Directors
Karen Eddleman	Vice Chair of the Board of Directors
William D. Eddleman	Secretary of the Board of Directors

Thereupon the following resolution was introduced in writing, duly seconded and unanimously adopted by the vote of all members of the Board of Directors present:

A RESOLUTION FOR THE AUTHORIZATION OF A PETITION FOR THE ALTERATION OF THE BOUNDARIES OF THE DISTRICT

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE PINE MOUNTAIN PRESERVE IMPROVEMENT DISTRICT SOUTH :

ARTICLE 1

Definitions and Representations

Section 1.01 Definitions

For purposes hereof:

Appointing Government means the Town of Westover, Alabama.

Bond Counsel means Maynard Nexsen PC.

District means The Pine Mountain Preserve Improvement District South .

Enabling Law means Chapter 99A of Title 11 of the Code of Alabama 1975.

Petition means the Petition by the District to the Appointing Government attached to this Resolution as Appendix A.

Section 1.02 Representations

The District has found and determined, and does hereby find, determine and declare as follows:

(a) The District has been heretofore incorporated under the Enabling Law by the Appointing Government and the Certificate of Incorporation thereof is recorded as Instrument No. 20181015000364910 in the Office of the Judge of Probate of Shelby County, Alabama.

(b) The District has determined it is necessary and desirable for the accomplishment of the public purposes thereof to alter the boundary lines of the District as provided in the Petition.

ARTICLE 2

Authorizations

The District hereby, pursuant to Section 11-99A-22 of the Enabling Law, (a) approves, authorizes and confirms the representations of fact, agreements and petitions of the District in, the terms and provisions of, and the description of real property attached to, the Petition, and (b) authorizes and directs the Chairman of the District to (i) execute, under seal, and deliver the Petition to the Appointing Government in form and of content as presented to the District with such changes (by addition or deletion) as such officer shall approve by execution and delivery thereof, and (ii) take such action, and execute and deliver such certificates and documents, at such times and in such form and manner, as shall be required by applicable law, legal counsel to the District or otherwise necessary, to establish the validity, or effect the purposes, of the Petition, and (c) ratifies and confirms the form, content and nature of all actions, agreements, and documents, instruments, and notices, heretofore taken, made or delivered by any officer of the District in furtherance of the purposes of this Resolution.

ARTICLE 3

Effectiveness

The District provides this Resolution shall take effect immediately and repeals any resolution, order, ordinance, or part thereof, of the District which may be in conflict or inconsistent with the provisions of this Resolution, to the extent of such conflict or inconsistency.

APPENDIX A

TO

**RESOLUTION FOR THE AUTHORIZATION OF A PETITION FOR THE
ALTERATION OF THE BOUNDARIES OF THE DISTRICT**

Petition

A PETITION TO ALTER THE BOUNDARIES
OF
THE PINE MOUNTAIN PRESERVE IMPROVEMENT DISTRICT SOUTH

July 16, 2024

TO THE GOVERNING BODY OF THE TOWN OF WESTOVER, ALABAMA:

The undersigned Board of Directors (the "Board") of The Pine Mountain Preserve Improvement District South (the "District") hereby submits the within petition to the governing body of the Town of Westover, Alabama, as the appointing government for the District (the "Appointing Government"), pursuant to Chapter 99A of Title 11 of the Code of Alabama 1975 (the "Enabling Law"), including specifically and without limitation Section 11-99A-22 thereof, for the approval by the Appointing Government of the alteration of the boundaries of the District, as follows:

Alteration of Boundaries

The Board:

(a) petitions the Appointing Government to approve the alteration of the boundaries of the District by addition thereto of the following:

(i) the real property described on Exhibit A hereto (the "District Two Subject Real Property");

(ii) the real property described on Exhibit B hereto (the "District Eleven Subject Real Property"); and

(iii) the real property described on Exhibit C hereto (the "District Thirteen Subject Real Property"); and

(b) represents the District Two Subject Real Property, the District Eleven Subject Real Property and the District Thirteen Subject Real Property is all (i) within the corporate limits of the Appointing Government; and (ii) contiguous to the real property within the District.

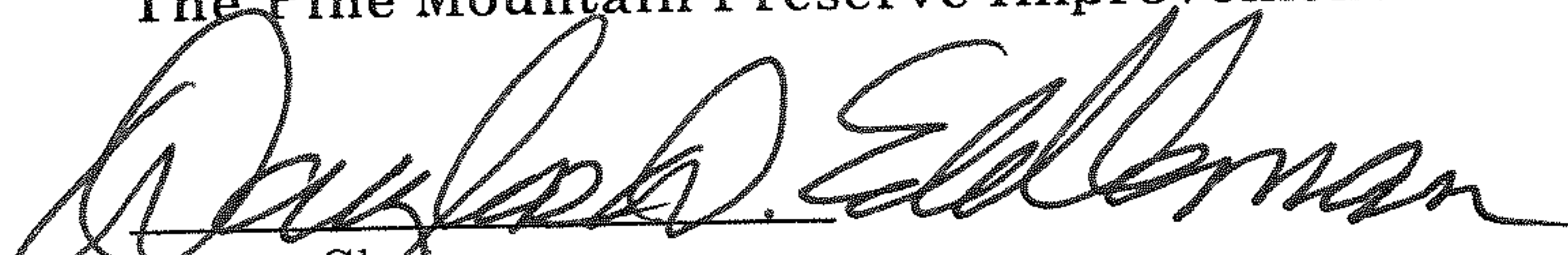
Approval of Appointing Government by Resolution

The Board requests the Appointing Government review this Petition, approve the alteration of the boundaries of the District as set forth herein, and have and take all proceedings and adopt all resolutions required by applicable law for the approval of the Petition.

Testimonium

In Witness Whereof the Board of Directors of The Pine Mountain Preserve Improvement District South has caused this Petition, to be executed, under seal, in the name and on behalf of the District on the above date and year by the undersigned Chairman thereof having been duly authorized thereunto.

The Pine Mountain Preserve Improvement District South


Chairman

CONSENT OF OWNER OF DISTRICT SOUTH SUBJECT REAL PROPERTY

July 16, 2024

TO THE GOVERNING BODY OF THE TOWN OF WESTOVER, ALABAMA:

The undersigned hereby files this instrument with the governing body of the Town of Westover, Alabama (the "Appointing Government") with respect to the above and foregoing Petition (the "Petition") by the Board of Directors of The Pine Mountain Preserve Improvement District South (the "District") and in furtherance thereof the undersigned hereby:

- (a) represent, warrant and certify the undersigned are owners, and the persons in whose names are assessed for ad valorem tax purposes, of all of the following real property:
 - (i) the real property within the jurisdiction of the District;
 - (ii) District Two Subject Real Property described in Exhibit A to the Petition;
 - (iii) District Eleven Subject Real Property described in Exhibit B to the Petition; and
 - (iv) District Thirteen Subject Real Property described in Exhibit C to the Petition;
- (b) approve, consent to, and join in the Petition; and
- (c) request the Petition be considered and reviewed and the Appointing Government take all proceedings and adopt all resolutions required by applicable law for the approval of the Petition.

In Witness Whereof, the undersigned have caused this Petition to be executed in the names thereof, under seal, by officers or legal representatives thereof duly authorized thereunto on the date set forth on the Petition.

Pine Mountain Preserve, LLLP

By: Eddleman Properties, LLC
as General Manager

By: 
Its: Manager

Exhibit A
to
Petition of The Pine Mountain Preserve Improvement District South

Description of District Two Subject Real Property

Pine Mountain Preserve- Tract 2B

Part of Section 16 Township 19 South, Range 1 East, Shelby County, Alabama, laying entirely within the boundary of Pine Mountain Improvement District No. Two as recorded in instrument # 20070319000124230 at the Probate office of Shelby County, Alabama, being more particularly described as follows:

Begin at the Southeast corner of said Section 16, run in a Northerly direction along the East line of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 16 for a distance of 780.20 feet; thence turn an angle to the left of $42^{\circ} 40' 36''$ and run in a Northwesterly direction for a distance of 755.14 feet; thence turn an angle to the right of $13^{\circ} 06' 24''$ and run in a Northwesterly direction for a distance of 2197.15 feet; thence turn an angle to the left of $19^{\circ} 51' 39''$ and run in a Northwesterly direction for a distance of 2189.09 feet; thence turn an angle to the right of $7^{\circ} 41' 55''$ and run in a Northwesterly direction for 495.98'; thence turn an angle to the right of $90^{\circ} 00' 00''$ and run in a Southwesterly direction for 100.23'; to a point of curve, said curve being concave in a Southeasterly direction and having a central angle of $19^{\circ} 42' 02''$ and a radius of 1616.91 feet; thence turn an angle to the left and run in a Southwesterly direction along the arc of said curve for a distance of 555.96 feet to the point of ending of said curve; thence run in a Southwesterly direction along the line tangent to the end of said curve for a distance of 1271.86 feet to the point of beginning of a new curve, said new curve being concave in a Northwesterly direction and having a central angle of $15^{\circ} 49' 17''$ and a radius of 2394.39 feet; thence turn an angle to the right and run in a Southwesterly direction along the arc of said curve for a distance of 661.18 feet; thence leaving said curve turn an angle to the left of $63^{\circ} 28' 43''$ from tangent of said curve and run in a Southeasterly direction for 2,989.56 feet; thence turn and angle to the left of $71^{\circ} 10' 33''$ and run in an Easterly direction along the South line of Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 16 for a distance of 1312.76 feet; thence turn an angle to the right of $2^{\circ} 30' 56''$ and run in an Easterly direction along the South line of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 16 for a distance of 1353.98 feet; thence turn an angle to the left of $0^{\circ} 36' 41''$ and run in an Easterly direction along the South line of Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 16 for a distance of 924.98 feet; thence turn an angle to the left of $0^{\circ} 1' 38''$ and continue in an Easterly direction along the South line of said Southeast $\frac{1}{4}$ of Southeast $\frac{1}{4}$ of Said Section 16 for a distance of 420.12 feet more or less to the point of beginning, containing 348.74 acres, more or less.

Exhibit B
to
Petition of The Pine Mountain Preserve Improvement District South

Description of District Eleven Subject Real Property

Pine Mountain Preserve - Tract 11B

Part of the South $\frac{1}{2}$ of section 9, the Northwest $\frac{1}{4}$ of Section 16 and part of the Northeast $\frac{1}{4}$ of Section 17, all in Township 19 South, Range 1 East, Shelby County, Alabama, laying entirely within the boundary of Pine Mountain Improvement District No. Eleven as recorded in instrument # 20070319000124320 at the Probate office of Shelby County, Alabama, being more particularly described as follows:

From the Northwest corner of Section 9, Township 19 South, Range 1 East, Shelby County, Alabama, run in an Easterly direction along the North line of said Section 9 for a distance of 1979.51 feet; thence turn an angle to the right of $78^{\circ} 43' 55''$ and run in a Southeasterly direction for a distance of 3495.65 feet to the point of beginning; thence continue in a Southeasterly direction along the last mentioned course for a distance of 789.97 feet to a point on a curve, said curve being concave in a Southeasterly direction and having a central angle of $12^{\circ} 32' 29''$ and a radius of 2000.00 feet; thence turn an angle to the right ($38^{\circ} 44' 56''$ to the chord of said curve) and run in a Southwesterly direction along the arc of said curve for a distance of 437.77 feet to the point of ending of said curve; thence run in a Southwesterly direction along the line tangent to the end of said curve for a distance of 241.03 feet to the point of beginning of a new curve, said curve being concave in a Northwesterly direction and having a central angle of $28^{\circ} 05' 45''$ and a radius of 1600.00 feet; thence turn an angle to the right and run in a Southwesterly direction along the arc of said curve for a distance of 784.58 feet to the point of ending of said curve; thence continue in a Southwesterly direction along the line tangent to the end of said curve for a distance of 402.29 feet to the point of beginning of another curve, said latest curve being concave in a Southeasterly direction and having a central angle of $20^{\circ} 11' 56''$ and a radius of 1616.91 feet; thence turn an angle to the left and run in a Southwesterly direction along the arc of said curve for a distance of 570.02 feet to the point of ending of said curve; thence run in a Southwesterly direction along the line tangent to the end of said curve for a distance of 1257.81 feet to the point of beginning of another curve, said new curve being concave in a Northwesterly direction and having a central angle of $15^{\circ} 49' 17''$ and a radius of 2394.39 feet; thence turn an angle to the right and run in a Southwesterly direction along the arc of said curve for a distance of 661.18 feet to the point of ending of said curve; thence turn and angle to the right of ($97^{\circ} 54' 39''$ to chord of said curve) and run in a Northwesterly direction for a distance of 1713.86 feet; thence turn an angle to right of $82^{\circ} 53' 58''$ and run in a northeasterly direction for a distance of 1302.77 feet; thence turn an angle to left of $94^{\circ} 25' 48''$ and run in a Northwesterly direction for a distance of 480.00 feet to the point of beginning of a new curve, said latest curve being concave in a Southeasterly direction and having a central angle of $50^{\circ} 37' 38''$ and a radius of 899.76 feet; thence turn an angle to the right and run in a Northeasterly direction along the arc of said curve for a distance of 795.04 feet to the point of ending of said curve; thence run in a Northeasterly direction along the line tangent to the end of said curve for a distance of 213.31 feet to

the point of another curve, said latest curve being concave in a Northwesterly direction and having a central angle of $22^{\circ} 28' 40''$ and a radius of 799.16 feet; thence run along the arc of said curve for a distance of 313.52 feet to the point of ending of said curve; thence run in a Northeasterly direction along the line tangent to the end of said curve for 558.81 feet to a another curve, said latest curve being concave in a Northwesterly direction and having a central angle of $13^{\circ} 23' 31''$ and a radius of 5018.65 feet; thence turn an angle to the left and run in a Northeasterly direction along the arc of said curve for a distance of 1173.02 feet to the point of ending of said curve; thence run in a Northeasterly direction along the line tangent to the end of said curve for a distance of 594.03 feet more or less to the point of beginning, containing 144.12 acres, more

Exhibit C
to
Petition of The Pine Mountain Preserve Improvement District South

Description of District Thirteen Subject Real Property

Pine Mountain Preserve - Tract 13B

Part of the Southeast $\frac{1}{4}$ of Section 8 and part of Section 9, all in Township 19 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:


From the Northwest corner of Section 9, Township 19 South, Range 1 East, Shelby County, Alabama run in an Easterly direction along the North line of said Section 9 for a distance of 1979.51 feet; thence turn an angle to the right of $78^{\circ} 43' 55''$ and run in a Southeasterly direction for a distance of 2552.34 feet to the point of beginning; thence continue in a Southeasterly direction along the last-mentioned course for a distance of 943.31 feet; thence turn an angle to the right of $59^{\circ} 42' 22''$ and run in a Southwesterly direction for a distance of 599.84 feet to the point of beginning of a curve, said curve being concave in a Northwesterly direction and having a central angle of $13^{\circ} 23' 31''$ and a radius of 5018.65 feet; thence turn an angle to the right and run in a Southwesterly direction along the arc of said curve for a distance of 1173.02 feet to the point of ending of said curve; thence run in a Southwesterly direction along the line tangent to the end of said curve for a distance of 588.81 feet to the point of beginning of a new curve, said latest curve being concave in a Northwesterly direction and having a central angle of $22^{\circ} 28' 40''$ and a radius of 799.16 feet; thence turn an angle to the right and run in a Southwesterly direction along the arc of said curve for a distance of 313.52 feet to the point of ending of said curve; thence run in a Southwesterly direction along the line tangent to the end of said curve for a distance of 213.31 feet to the point of the beginning of another curve, said latest curve being concave in a Southeasterly direction and having a central angle of $50^{\circ} 37' 38''$ and a radius of 899.76 feet; thence turn an angle to the left and run in a Southwesterly direction along the arc of said curve for a distance of 795.04 feet to the point of ending of said curve; thence turn and angle to the right of $33^{\circ} 21' 59''$ (from the chord of last-mentioned curve) and run in a westerly direction for a distance of 1491.74 feet; thence turn an angle to the right of $145^{\circ} 57' 56''$ and run in northeasterly direction a distance of 5139.57 feet more or less to the point of beginning, containing 93.46 acres more or less.

* * *

There being no further business to come before the meeting, it was moved and seconded that the meeting be adjourned. Motion carried.

Approval of Minutes and Waiver of Notice

Each of the undersigned does hereby approve, and waive notice of, the date, time, place and purposes of the meeting of Board of Directors of The Pine Mountain Preserve Improvement District South recorded in the above and foregoing minutes thereof and does hereby approve the form and content of the above and foregoing minutes and the resolutions therein.



Chairman



Member

Member

SEAL

Attest: 
Secretary



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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