

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

Send Tax Notice to:  
VESTAWOOD APARTMENTS, LLC  
3800 Old Leeds Road  
Birmingham, Alabama 35213

STATE OF ALABAMA       )  
COUNTY OF SHELBY     )

STATUTORY WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of **Eight Hundred Fourteen Thousand and No/100 Dollars (\$814,000.00)** to the undersigned grantor, **Highland Lakes Development, LLLP, an Alabama limited liability limited partnership**, (herein referred to as "Grantor"), pursuant to an Amended and Restated Certificate of Formation recorded on October 5, 2017 in Instrument No. 2017103845, in the Probate Office of Jefferson County, Alabama, in hand paid by Grantee named herein, the receipt of which is hereby acknowledged, the said **Highland Lakes Development LLLP**, an Alabama limited liability limited partnership, does by these presents, grant, bargain, sell and convey unto **VESTAWOOD APARTMENTS, LLC**, an Alabama limited liability company, (hereinafter referred to as "Grantee", whether one or more), its successors and assigns, the following described real estate (the "property"), situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the S.W. 1/4 of the N.E. 1/4 of Section 17, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:  
Commence at the Northeast corner of the S.W. 1/4 of the N.E. 1/4 of Section 17, Township 19 South, Range 1 West, Shelby County, Alabama; thence in a Westerly direction along the North line of said 1/4-1/4 section a distance of 492.47 feet to the Point of Beginning of the parcel herein described; thence 90°00'00" to the left in a Southerly direction and leaving said 1/4 section line a distance of 412.11 feet; thence 11°51'03" to the left in a Southeasterly direction a distance of 242.31 feet; thence 103°21'44" to the right in a Westerly direction a distance of 47.06 feet to a Schoel Engineering Capped Rebar (CA#003); thence 02°02'01" to the left in a Westerly direction a distance of 100.00 feet to a Schoel Engineering Capped Rebar (CA#003); thence 02°33'33" to the left in a Westerly direction a distance of 156.76 feet to a Schoel Engineering Capped Rebar (CA#003); thence 01°57'37" to the right in a Westerly direction a distance of 95.41 feet to a Schoel Engineering Capped Rebar (CA#003); thence 0°55'38" to the left in a Westerly direction a distance of 368.70 feet to a Concrete Monument; thence 81°51'12" to the right in a Northwesterly direction a distance of 506.36 feet to a Capped Rebar (SSI); thence 80°26'52" to the left in a Westerly direction a distance of 48.68 feet to a Concrete Monument; thence 88°57'57" to the right in a Northerly direction of 174.65 feet to a Concrete Monument lying on the North line of said 1/4-1/4 section; thence 91°40'36" to the right in a Easterly direction for a distance of 861.07 feet to the Point of Beginning.

Containing 526,171 square feet or 12.079 acres.

Mineral and mining rights excepted.

The above property is conveyed subject to:

- (1) Ad Valorem taxes due and payable October 1, 2026, and all subsequent years, no yet due and payable.
- (2) Existing easements, restrictions and limitations of record,
- (3) Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to , oil, gas, sand and gravel in, on and under the Land.
- (4) Terms, conditions and release of damages as set forth in that certain Statutory Warranty Deed dated December 23, 2004, recorded December 30, 2004, as Instrument No. 20041230000708740, and by that certain Warranty Deed dated June 30, 2010, recorded September 15, 2011, as Instrument No. 20110915000273980, and by that certain Statutory Warranty Deed dated December 5, 2014,

recorded February 26, 2015, as Instrument No. 20150226000060360, and by that certain Statutory Warranty Deed dated December 29, 2017, recorded January 9, 2019, as Instrument No. 20190109000010310, in the Probate Office of Shelby County, Alabama.

- (5) No access is granted to any private roads within Highland Lakes, an Eddleman Community.
- (6) The following matters disclosed by that certain ALTA/NSPS Land Title Survey prepared by Schoel Dated July 15, 2025, and designated Job No. 25046\_ALTAS.DWG:
- a. All utility locations shown on survey.
  - b. Barbed wire fence encroachment on south and east boundary.

THIS INSTRUMENT IS EXECUTED AS REQUIRED BY THE ARTICLES OF ORGANIZATION AND OPERATIONAL AGREEMENT OF SAID LIMITED LIABILITY LIMITED PARTNERSHIP AND SAME HAVE NOT BEEN MODIFIED OR AMENDED.

**TO HAVE AND TO HOLD** unto the said Grantee, its successors and assigns forever.

**IN WITNESS WHEREOF**, the said Grantor has hereunto set its hand by its duly authorized officer this 7th day of October, 2025.

GRANTOR:  
Highland Lakes Development, LLLP  
an Alabama limited liability limited partnership  
By: Highland Lakes Community, Inc.  
Its: General Partner

By:   
Douglas D. Eddleman, President

Highland Lakes Development, LLLP  
sale to VESTAWOOD APARTMENTS, LLC

STATE OF ALABAMA       )  
COUNTY OF JEFFERSON    )

I, the undersigned, a Notary Public in and for said County in said State hereby certify that Douglas D. Eddleman, whose name as President of Highland Lakes Community, Inc., an Alabama corporation, in its capacity as General Partner of Highland Lakes Development, LLLP, an Alabama limited liability limited partnership, which is signed to the foregoing Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing Deed, he, as such Officer, and with full authority, executed the same voluntarily for and as the act of said corporation in its capacity as general partner of said limited liability limited partnership.


Given under my hand and official seal of office this the 7th day of October, 2025.

  
Notary Public  
My Commission Expires: 06/02/2027



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

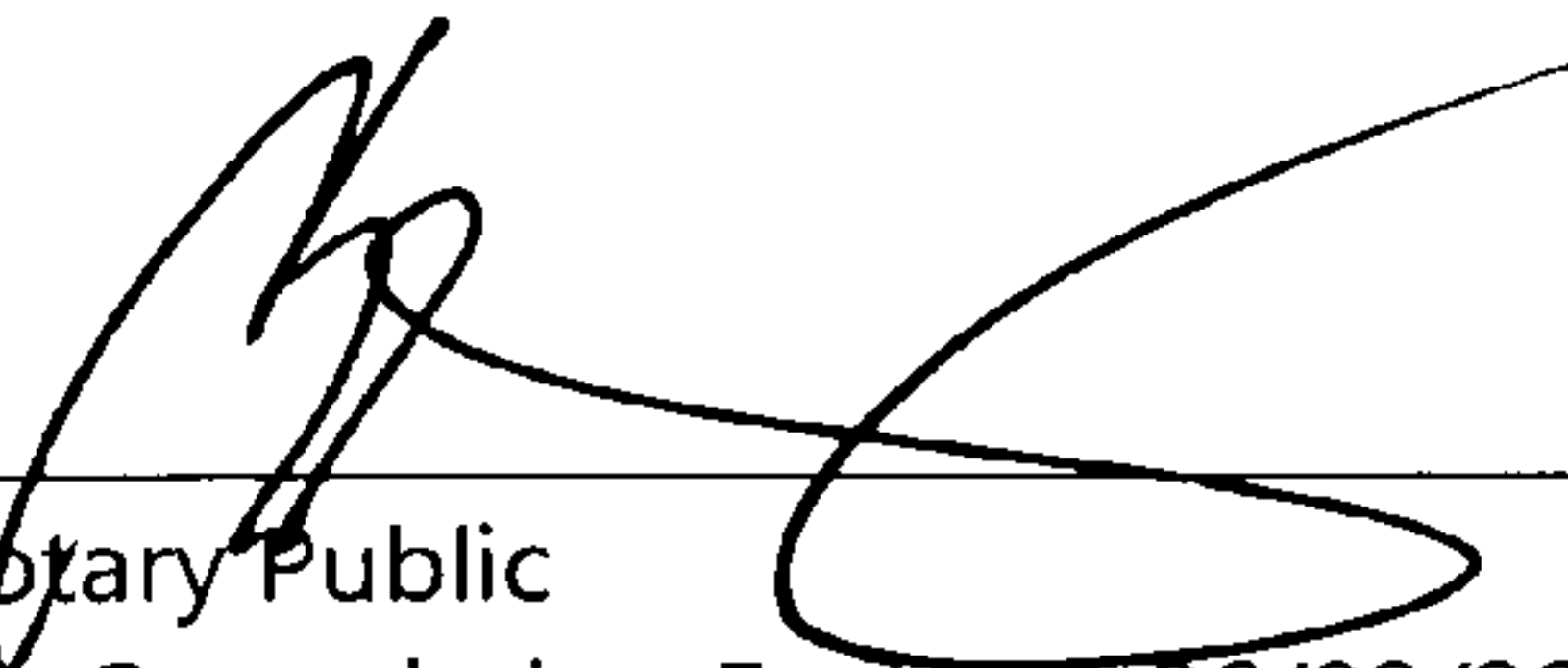
VESTAWOOD APARTMENTS, LLC  
an Alabama limited liability company

  
\_\_\_\_\_  
By: Bryson Stephens  
Its: Manager

STATE OF ALABAMA        )  
COUNTY OF JEFFERSON    )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Bryson Stephens, whose name as Manager of VESTAWOOD APARTMENTS, LLC, an Alabama limited liability company, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, in his capacity as such Manager, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 7th day of October, 2025.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 06/02/2027





**Real Estate Sales Validation Form**

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Highland Lakes Development, LLLP  
2700 Hwy. 280, Ste. 425  
Mailing Address Birmingham, AL 35223

Grantee's Name Vestawood Apartments, LLC  
3800 Old Leeds Road  
Mailing Address Birmingham, AL 35213

Property Address 12 Acres Oak Mountain Heights  
Hwy 280  
Birmingham, AL 35242

Date of Sale October 7, 2025

Total Purchase Price \$ 814,000.00

or

Actual Value \$

or

Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence:  
(check one) (Recordation of documentary evidence is not required)

- ☐ Bill of Sale  
☐ Sales Contract  
☒ Closing Statement

- ☐ Appraisal  
☐ Other  
☐ Deed

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

**Instructions**

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date \_\_\_\_\_

Highland Lakes Development, LLLP  
By: Highland Lakes Community, Inc.  
Its: General Partner  
Print By Douglas D. Eddleman, President

Unattested \_\_\_\_\_

Sign   
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

**Filed and Recorded**

**Official Public Records**

**Judge of Probate, Shelby County Alabama, County**

**Clerk**

**Shelby County, AL**

**10/09/2025 08:04:56 AM**

**\$845.00 JOANN**

**20251009000311040**

