

Prepared by and return to:
Christopher M. Gill, Esquire
Hand Arendall Harrison Sale LLC
Post Office Box 123
Mobile, AL 36601

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STATE OF ALABAMA
COUNTY OF SHELBY

**Memorandum of Agreement
(PINE MOUNTAIN PRESERVE)**

This Memorandum of Agreement (this "Memorandum") is made and entered into by and between **D.R. Horton, Inc. – Birmingham**, an Alabama corporation ("Buyer"), and **Pine Mountain Preserve, LLLP**, a Delaware limited liability limited partnership ("Seller").

Buyer and Seller have entered into that certain Land Purchase Contract dated as of November 12, 2025 (the "Agreement") and relating to that certain real property located in Shelby County, Alabama and more particularly described on the attached Exhibit A (the "Property").

Buyer and Seller are executing and recording this Memorandum in the public records of Shelby County, Alabama (the "Public Records") to provide public notice of their respective obligations under the Agreement. The Property is owned by Seller and is subject to all terms of the Agreement, including, without limitation, Seller's obligation to sell and convey the Property (or portions thereof) to Buyer.

Upon conveyance of all or any portion of the Property by Seller to Buyer pursuant to a written deed recorded in the Public Records, this Memorandum shall automatically be deemed to have terminated with respect to the portion of the Property described in and conveyed by such deed. Except as is provided in the foregoing sentence to the contrary, this Memorandum may be terminated only by a written notice of termination executed by Buyer and Seller and recorded in the Public Records.

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In Witness Whereof, Buyer and Seller have caused this Memorandum to be executed by and through their respective duly authorized representatives.

BUYER:

D.R. Horton, Inc. – Birmingham, an Alabama corporation

By:


Crain Rogers
As Its Division President

STATE OF ALABAMA
COUNTY OF SHELBY

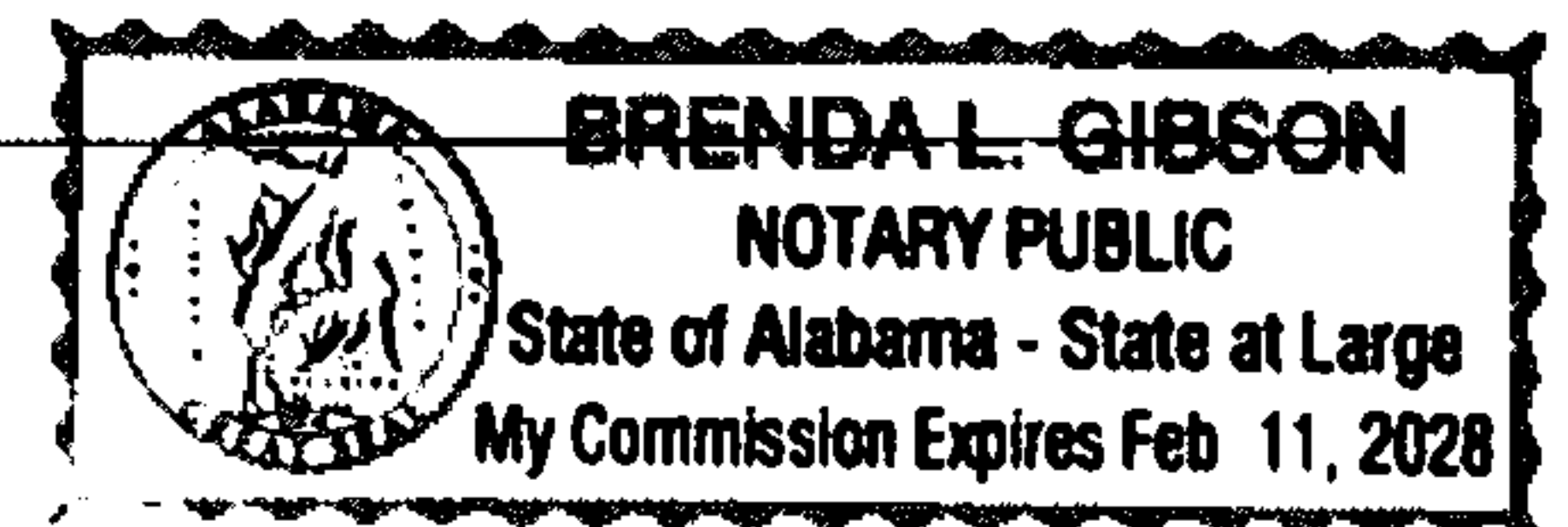
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that CRAIN ROGERS, whose name as Division President of D.R. Horton, Inc. - Birmingham, an Alabama corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 11th day of December, 2025.

{SEAL}


NOTARY PUBLIC

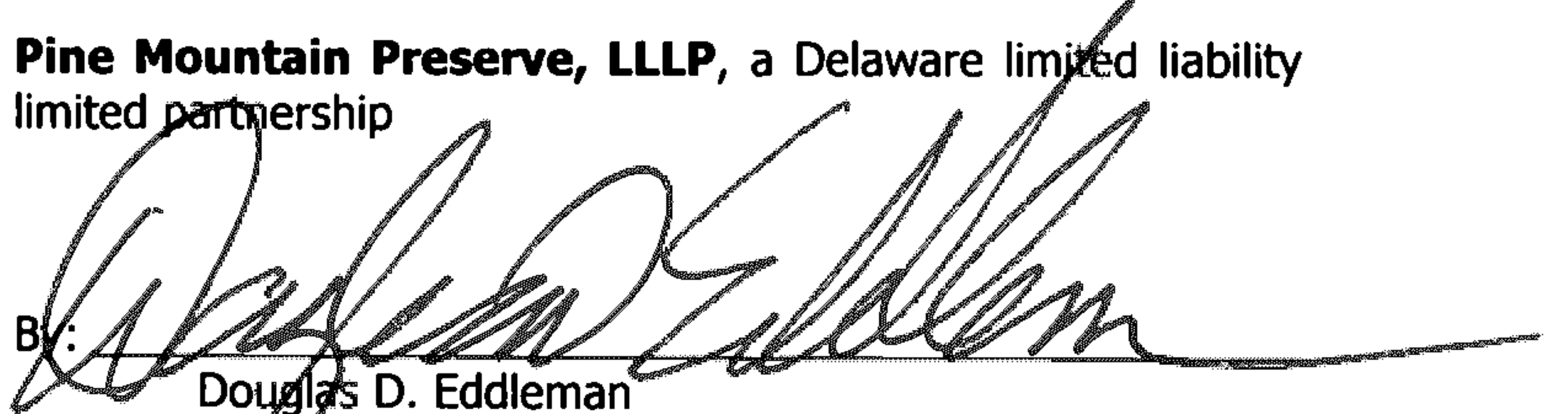
My Commission Expires:



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SELLER:

Pine Mountain Preserve, LLLP, a Delaware limited liability limited partnership

By: 
Douglas D. Eddleman
As Its Manager

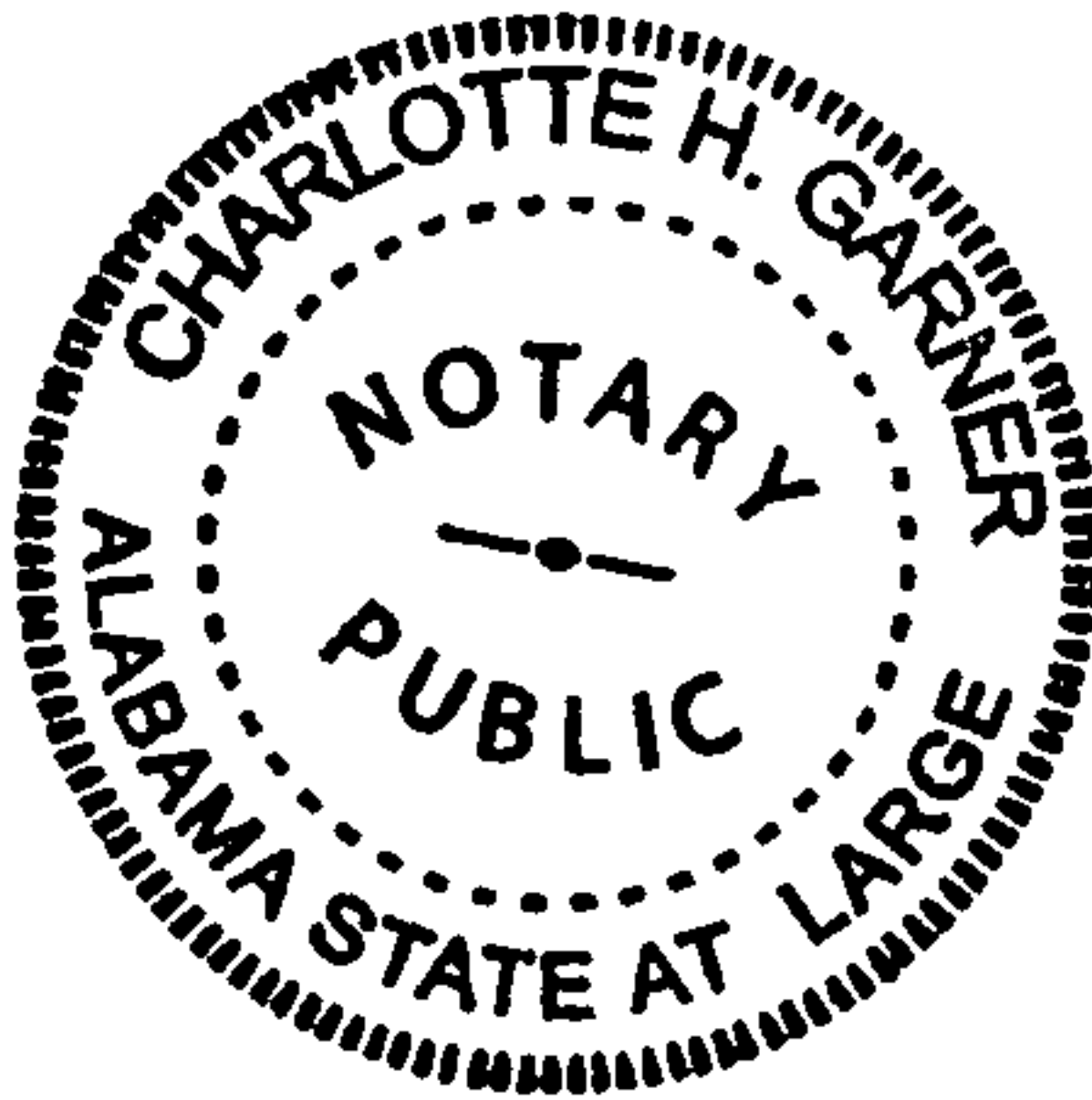
STATE OF ALABAMA

COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Douglas D. Eddleman, whose name as Manager of Pine Mountain Preserve, LLLP, a Delaware limited liability limited partnership, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, he, as such manager and with full authority, executed the same voluntarily for and as the act of said limited liability limited partnership.

Given under my hand and official seal this 4th day of December, 2025.

{SEAL}





NOTARY PUBLIC
My Commission Expires: 10/17/2029

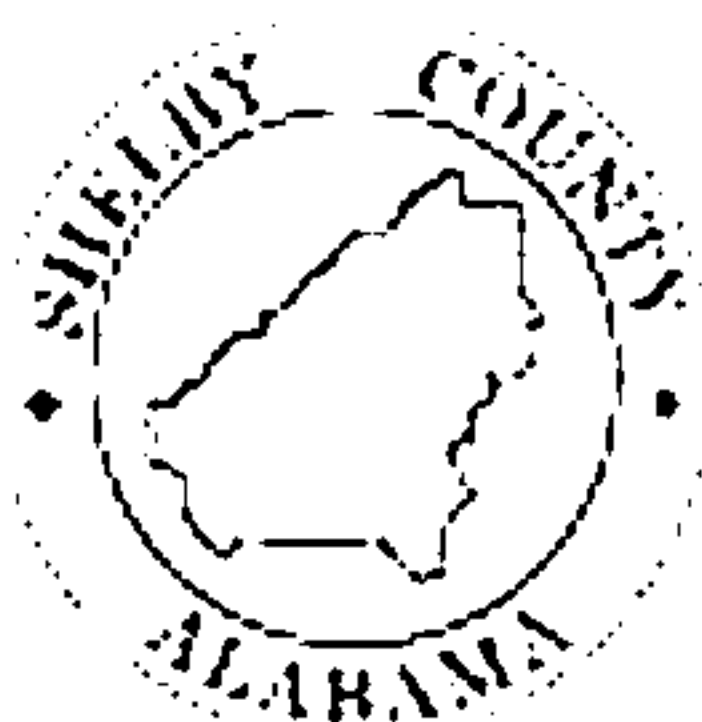
Exhibit A
Legal Description of the Land

A TRACT OF LAND SITUATED IN A PART OF SECTIONS 16,17,20, AND 21, ALL IN TOWNSHIP 19 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA. SAID TRACT TO BE KNOWN AS PINE MOUNTAIN VILLAGE 3.

COMMENCE AT THE NORTHWEST CORNER OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 1 EAST SHELBY COUNTY, ALABAMA; THENCE RUN SOUTH 89 DEGREES 11 MINUTES 06 SECONDS EAST ALONG THE NORTHERN LINE OF SAID SECTION FOR 1484.13 FEET; THENCE LEAVING SAID SECTION LINE RUN NORTH 00 DEGREES 45 MINUTES 16 SECONDS EAST FOR 54.24 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 60 DEGREES 29 MINUTES 29 SECONDS EAST FOR 60.00 FEET; THENCE RUN SOUTH 29 DEGREES 26 MINUTES 09 SECONDS EAST FOR 54.45 FEET; TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 230.00 FEET, A CHORD BEARING OF SOUTH 25 DEGREES 11 MINUTES 24 SECONDS EAST, AND A CHORD LENGTH OF 34.06 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE FOR 34.09 FEET; THENCE RUN SOUTH 20 DEGREES 56 MINUTES 39 SECONDS EAST FOR 123.75 FEET; TO A CURVE TO THE LEFT, HAVING A RADIUS OF 170.00 FEET, A CHORD BEARING OF SOUTH 29 DEGREES 02 MINUTES 07 SECONDS EAST, AND A CHORD LENGTH OF 47.85 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE FOR 48.01 FEET ;THENCE RUN NORTH 52 DEGREES 52 MINUTES 26 SECONDS EAST FOR 969.60 FEET; THENCE RUN NORTH 03 DEGREES 26 MINUTES 14 SECONDS EAST FOR 149.07 FEET; TO A CURVE TO THE LEFT, HAVING A RADIUS OF 170.00 FEET, A CHORD BEARING OF NORTH 19 DEGREES 49 MINUTES 06 SECONDS WEST, AND A CHORD LENGTH OF 134.24 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE FOR 138.00 FEET ; THENCE RUN NORTH 43 DEGREES 04 MINUTES 27 SECONDS WEST FOR 53.25 FEET; THENCE RUN NORTH 46 DEGREES 55 MINUTES 33 SECONDS EAST FOR 60.00 FEET; THENCE RUN SOUTH 43 DEGREES 04 MINUTES 27 SECONDS EAST FOR 53.25 FEET; TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 230.00 FEET, A CHORD BEARING OF SOUTH 19 DEGREES 49 MINUTES 06 SECONDS EAST, AND A CHORD LENGTH OF 181.62 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE FOR 186.71 FEET ; THENCE RUN SOUTH 03 DEGREES 26 MINUTES 14 SECONDS WEST FOR 149.07 FEET; THENCE RUN NORTH 49 DEGREES 09 MINUTES 15 SECONDS EAST FOR 741.65 FEET; THENCE RUN NORTH 53 DEGREES 31 MINUTES 44 SECONDS EAST FOR 453.01 FEET; THENCE RUN NORTH 68 DEGREES 43 MINUTES 21 SECONDS EAST FOR 1452.79 FEET; THENCE RUN NORTH 49 DEGREES 46 MINUTES 50 SECONDS EAST FOR 146.19 FEET; TO A NON TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 530.00 FEET, A CHORD BEARING OF NORTH 36 DEGREES 01 MINUTES 06 SECONDS WEST, AND A CHORD LENGTH OF 77.65 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE FOR 77.72 FEET; THENCE RUN NORTH 31 DEGREES 49 MINUTES 01 SECONDS WEST FOR 64.28 FEET; TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 530.00 FEET, A CHORD BEARING OF NORTH 28 DEGREES 26 MINUTES 41 SECONDS WEST, AND A CHORD LENGTH OF 62.35 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE FOR 62.39 FEET; THENCE RUN NORTH 25 DEGREES 04 MINUTES 21 SECONDS WEST FOR 61.38 FEET; THENCE RUN NORTH 65 DEGREES 43 MINUTES 39 SECONDS EAST FOR 60.01 FEET; THENCE RUN SOUTH 25 DEGREES 04 MINUTES 21 SECONDS EAST FOR 60.54 FEET; TO A CURVE TO THE LEFT, HAVING A RADIUS OF 470.00 FEET, A CHORD BEARING OF SOUTH 28 DEGREES 26 MINUTES 41 SECONDS EAST, AND A CHORD LENGTH OF 55.29 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE FOR 55.33 FEET; THENCE RUN SOUTH 31 DEGREES 49 MINUTES 01 SECONDS EAST FOR 64.28 FEET; TO A CURVE TO THE LEFT, HAVING A RADIUS OF 470.00 FEET, A CHORD BEARING OF SOUTH 36 DEGREES 01 MINUTES 06 SECONDS EAST, AND A CHORD LENGTH OF 68.86 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE FOR 68.92 FEET; THENCE RUN NORTH 86 DEGREES 50 MINUTES 55 SECONDS EAST FOR 183.89 FEET; THENCE RUN NORTH 50 DEGREES 07 MINUTES 29 SECONDS EAST FOR 1228.64 FEET; THENCE RUN NORTH 10 DEGREES 16 MINUTES 25 SECONDS WEST FOR 146.54 FEET; TO A CURVE TO THE LEFT, HAVING A RADIUS OF 170.00 FEET, A CHORD BEARING OF NORTH 31 DEGREES 45 MINUTES 12 SECONDS WEST, AND A CHORD LENGTH OF 124.50 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE FOR 127.46 FEET; THENCE RUN NORTH 53 DEGREES 13 MINUTES 59 SECONDS WEST FOR 17.56 FEET; THENCE RUN NORTH 36 DEGREES 46 MINUTES 01 SECONDS EAST FOR 60.00 FEET; THENCE RUN SOUTH 53 DEGREES 13 MINUTES 59 SECONDS EAST FOR 17.56 FEET; TO A CURVE TO THE RIGHT, HAVING A

RADIUS OF 230.00 FEET, A CHORD BEARING OF SOUTH 31 DEGREES 45 MINUTES 12 SECONDS EAST, AND A CHORD LENGTH OF 168.44 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE FOR 172.45 FEET; THENCE RUN NORTH 79 DEGREES 43 MINUTES 35 SECONDS EAST FOR 131.61 FEET; THENCE RUN NORTH 29 DEGREES 41 MINUTES 57 SECONDS EAST FOR 835.51 FEET; THENCE RUN NORTH 30 DEGREES 22 MINUTES 35 SECONDS WEST FOR 103.47 FEET; THENCE RUN NORTH 28 DEGREES 17 MINUTES 45 SECONDS EAST FOR 852.00 FEET; THENCE RUN NORTH 74 DEGREES 26 MINUTES 06 SECONDS EAST FOR 392.34 FEET; THENCE RUN SOUTH 48 DEGREES 06 MINUTES 30 SECONDS EAST FOR 1698.84 FEET; THENCE RUN SOUTH 12 DEGREES 22 MINUTES 16 SECONDS EAST FOR 1508.20 FEET; THENCE RUN SOUTH 12 DEGREES 22 MINUTES 16 SECONDS EAST FOR 1930.26 FEET; THENCE RUN SOUTH 89 DEGREES 50 MINUTES 42 SECONDS WEST FOR 1710.23 FEET; THENCE RUN NORTH 40 DEGREES 15 MINUTES 13 SECONDS WEST FOR 1019.44 FEET; THENCE RUN SOUTH 83 DEGREES 23 MINUTES 34 SECONDS WEST FOR 813.45 FEET; THENCE RUN SOUTH 04 DEGREES 35 MINUTES 35 SECONDS EAST FOR 618.86 FEET; THENCE RUN SOUTH 49 DEGREES 42 MINUTES 58 SECONDS WEST FOR 508.25 FEET; THENCE RUN SOUTH 01 DEGREES 02 MINUTES 51 SECONDS WEST FOR 800.00 FEET; THENCE RUN SOUTH 66 DEGREES 42 MINUTES 07 SECONDS WEST FOR 642.67 FEET; THENCE RUN NORTH 88 DEGREES 53 MINUTES 31 SECONDS WEST FOR 786.42 FEET; THENCE RUN SOUTH 50 DEGREES 51 MINUTES 32 SECONDS WEST FOR 376.15 FEET; THENCE RUN NORTH 60 DEGREES 26 MINUTES 40 SECONDS WEST FOR 378.23 FEET; THENCE RUN SOUTH 88 DEGREES 56 MINUTES 12 SECONDS WEST FOR 333.33 FEET; THENCE RUN NORTH 43 DEGREES 33 MINUTES 40 SECONDS WEST FOR 352.29 FEET; THENCE RUN NORTH 83 DEGREES 45 MINUTES 37 SECONDS WEST FOR 591.99 FEET; THENCE RUN SOUTH 47 DEGREES 56 MINUTES 54 SECONDS WEST FOR 850.00 FEET; THENCE RUN SOUTH 63 DEGREES 29 MINUTES 22 SECONDS WEST FOR 322.31 FEET; THENCE RUN NORTH 83 DEGREES 22 MINUTES 02 SECONDS WEST FOR 747.30 FEET; THENCE RUN NORTH 29 DEGREES 38 MINUTES 59 SECONDS WEST FOR 371.52 FEET; THENCE RUN NORTH 05 DEGREES 45 MINUTES 01 SECONDS EAST FOR 188.65 FEET; THENCE RUN NORTH 32 DEGREES 09 MINUTES 22 SECONDS EAST FOR 881.57 FEET; THENCE RUN NORTH 52 DEGREES 52 MINUTES 26 SECONDS EAST FOR 373.99 FEET; TO A NON TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 230.00 FEET, A CHORD BEARING OF NORTH 29 DEGREES 02 MINUTES 07 SECONDS WEST, AND A CHORD LENGTH OF 64.74 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE FOR 64.96 FEET; THENCE RUN NORTH 20 DEGREES 56 MINUTES 39 SECONDS WEST FOR 123.75 FEET; TO A CURVE TO THE LEFT, HAVING A RADIUS OF 170.00 FEET, A CHORD BEARING OF NORTH 25 DEGREES 11 MINUTES 24 SECONDS WEST, AND A CHORD LENGTH OF 25.17 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE FOR 25.19 FEET; THENCE RUN NORTH 29 DEGREES 26 MINUTES 09 SECONDS WEST FOR 54.37 FEET; TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 22378492.82 S.F. OR 513.74 ACRES MORE OR LESS.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/11/2025 11:42:48 AM
 \$34.00 JOANN
 20251211000379230

Allen S. Bayl