

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

Send Tax Notice to:  
Map Eastwood East, LLC  
c/o Mark A. Peoples  
421 Office Park Drive  
Birmingham, AL 35223

STATE OF ALABAMA )  
COUNTY OF SHELBY )



20251217000385890 1/4 \$32.00  
Shelby Cnty Judge of Probate, AL  
12/17/2025 01:24:53 PM FILED/CERT

**CORRECTIVE  
GENERAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Two Million Nine Hundred Thousand No/100 Dollars (\$2,900,000.00)** to the undersigned grantor, **PONDEROSA RESCUE RANCH, LLC**, an Alabama limited liability company, in hand paid by Grantee named herein, the receipt of which is hereby acknowledged, the said **PONDEROSA RESCUE RANCH, LLC**, an Alabama limited liability company, by these presents, grant, bargain, sell and convey unto **MAP EASTWOOD EAST, 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:

See Exhibit "A" attached hereto and made a part hereof for legal description

Subject To:

1. Ad valorem taxes for 2025 and subsequent years not yet due and payable until October 1, 2025.
2. Existing covenants and restrictions, easements, building lines and limitations of record.
3. Less and except any part of subject property lying within any road right-of-way.
4. Less and except any part of subject property lying within any railroad right-of-way.
5. Right-of-way granted to Alabama Power Company recorded in Volume 129, Page 149; Volume 222, Page 445; Volume 138, Page 27 and Volume 229, Page 719.
6. Right-of-way to Enviro Systems, LLC recorded in Instrument No. 2004122300069966.

This deed is executed as required by the Certificate of Formation and Operational Agreement of said Limited Liability Company and same have not been amended or modified.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs, successors and assigns, in fee simple, forever.

SAID GRANTOR, for said GRANTOR, GRANTOR'S successors and assigns, covenants with GRANTEE, and with GRANTEE'S heirs, successors and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; that GRANTOR has a good right to sell and convey the said Real Estate to the GRANTEE; and that GRANTOR will, and GRANTOR'S successors and assigns, shall warrant and defend the same to said GRANTEE, and GRANTEE'S heirs, successors and assigns forever against the lawful claims of all persons.

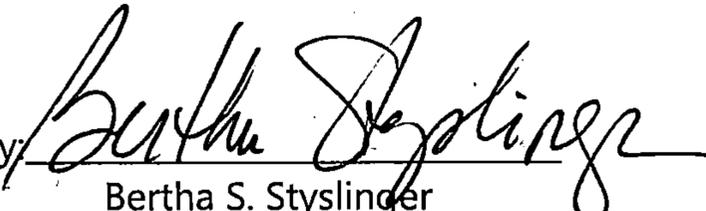
This deed is being recorded to correct the omitted dates of signing and in the notary acknowledgment for that certain deed recorded in Instrument No. 20251215000383530.



20251217000385890 2/4 \$32.00  
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IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal by its duly authorized officer this 10<sup>th</sup> day of ~~August~~, 2025.  
December <sup>BS</sup>

SELLER:  
**PONDEROSA RESCUE RANCH, LLC,**  
an Alabama limited liability company

By:   
Bertha S. Styslinger  
Its: Manager

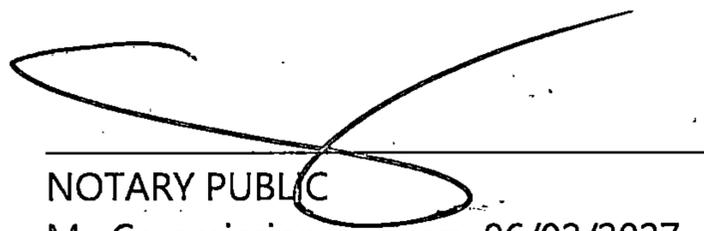
STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County in said State hereby certify that Bertha S. Styslinger, whose name as Manager of **PONDEROSA RESCUE RANCH, LLC**, an Alabama limited liability company, 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, she, as such manager, and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal of office this the 10<sup>th</sup> day of ~~August~~, 2025.  
December <sup>CS</sup>

(Must Affix Seal)



  
NOTARY PUBLIC  
My Commission expires: 06/02/2027

## EXHIBIT "A"



20251217000385890 3/4 \$32.00  
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Parcel 1 - A parcel of land situated in Section 6, Township 20 South, Range 2 East and Section 31, Township 19 South, Range 2 East, Shelby County, Alabama, and being more particularly described as follows:

BEGIN at the SW Corner of above said Section 31, said point being the POINT OF BEGINNING; thence N89°44'20"E for a distance of 1314.28'; thence N89°46'07"E for a distance of 1271.62'; thence S18°55'14"E for a distance of 141.06'; thence S01°23'59"W for a distance of 542.36'; thence N89°50'04"E for a distance of 1315.49'; thence S64°06'44"E for a distance of 1488.03'; thence N00°21'04"W for a distance of 1331.15'; thence S89°44'03"W for a distance of 654.49'; thence N00°29'34"W for a distance of 1325.02'; thence N89°46'28"E for a distance of 660.63'; thence N00°18'40"W for a distance of 341.41' to the Southwesterly R.O.W. line of Dead Hollow Road and a curve to the right, having a radius of 118.00, and subtended by a chord bearing N29°13'03"W, and a chord distance of 127.31'; thence along the arc of said curve and said R.O.W. line for a distance of 134.47'; thence N04°16'20"E and along said R.O.W. line for a distance of 130.93'; thence N03°04'53"E and along said R.O.W. line for a distance of 360.19'; thence N01°10'57"E and along said R.O.W. line, for a distance of 193.08'; thence N00°17'18"E and along said R.O.W. line for a distance of 480.56'; thence N00°27'13"W and along said R.O.W. line for a distance of 485.54'; thence N00°05'07"E and along said R.O.W. line for a distance of 557.77' to the Southerly R.O.W. line of CSX Transportation Railroad; thence S56°54'20"W and along said R.O.W. line for a distance of 3675.12' to a curve to the right, having a radius of 1768.70', and subtended by a chord bearing S69°12'50"W, and a chord distance of 754.08'; thence along the arc of said curve and said R.O.W. line for a distance of 759.91'; thence S81°31'20"W and along said R.O.W. line for a distance of 419.41' to a curve to the left, having a radius of 1346.96', and subtended by a chord bearing S64°51'50"W, and a chord distance of 772.25'; thence along the arc of said curve and said R.O.W. line for a distance of 783.24'; thence S48°12'20"W and along said R.O.W. line for a distance of 469.21'; thence S01°07'08"E and leaving said R.O.W. line for a distance of 1027.14' to the POINT OF BEGINNING.

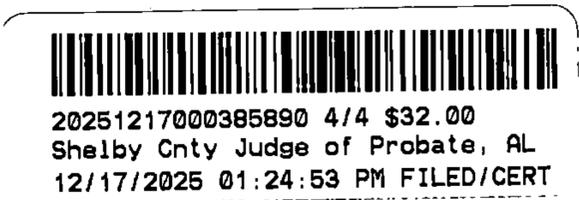
Parcel 2 - A parcel of land situated in Section 31, Township 19 South, Range 2 East, Shelby County, Alabama, and being more particularly described as follows:

Commence at the SE Corner of the NE 1/4 of the SE 1/4 of above said Section 31; thence N00°18'40"W for a distance of 341.41' to the Southwesterly R.O.W. line of Dead Hollow Road; thence N00°14'38"W and leaving said R.O.W. line for a distance of 49.61' to the Northeasterly R.O.W. line of Dead Hollow Road and the POINT OF BEGINNING; thence continue N00°14'38"W and leaving said R.O.W. line for a distance of 386.72' to the Easterly R.O.W. line of Dead Hollow Road; thence S03°04'53"W and along said R.O.W. line for a distance of 197.71'; thence S04°16'20"W and along said R.O.W. line for a distance of 130.81' to a curve to the left, having a radius of 78.00', and subtended by a chord bearing S20°30'55"E, and a chord distance of 62.83'; thence along the arc of said curve and said R.O.W. line for a distance of 64.83' to the POINT OF BEGINNING.

**Real Estate Sales Validation Form**

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

Grantor's Name	Ponderosa Rescue Ranch, LLC	Grantee's Name	Map Eastwood East, LLC c/o Mark A. Peeples
Mailing Address	3148 Pine Ridge Road Birmingham, AL 35213	Mailing Address	421 Office Park Drive Birmingham, AL 35223
Property Address	160 Shag Bark Drive Harpersville, AL 35078	Date of Sale	<u>December 10, 2025</u>
		Total Purchase Price	<u>\$ 2,900,000.00</u>
		or	_____
		Actual Value	<u>\$ _____</u>
		or	_____
		Assessor's Market Value	<u>\$ _____</u>



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)

- |   |                                    |
|---|------------------------------------|
| <input type="checkbox"/> Bill of Sale                 | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract               | <input type="checkbox"/> Other     |
| <input checked="" type="checkbox"/> Closing Statement | <input type="checkbox"/> 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 \_\_\_\_\_

Print Map Eastwood East, LLC  
By: Mark A. Peeples, Sole Member

\_\_\_\_\_  
Unattested

\_\_\_\_\_  
(verified by)

Sign *Mark A. Peeples*  
(Grantor/Grantee/Owner/Agent) circle one