

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

Send Tax Notice to:
Hargis Christian Camp, Inc.
928 Hargis Drive
Chelsea, AL 35043

STATE OF ALABAMA)
COUNTY OF SHELBY)



20260220000048410 1/7 \$270.00
Shelby Cnty Judge of Probate, AL
02/20/2026 01:12:30 PM FILED/CERT

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Two Hundred Thirty Thousand and NO/100 Dollars (\$230,000.00)** to the undersigned grantor, **Eddleman Lands, LLC**, an Alabama limited liability company (herein referred to as "Grantor"), in hand paid by Grantee named herein, the receipt of which is hereby acknowledged, the said **Eddleman Lands, LLC**, an Alabama limited liability company, does by these presents, grant, bargain, sell and convey unto **Hargis Christian Camp, Inc.**, an Alabama non-profit corporation (hereinafter referred to as "Grantee", whether one or more), 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

The above property is conveyed subject to:

- (1) 2026 Ad Valorem taxes which have accrued but are not yet due and payable.
- (2) Transmission line permit to Alabama Power Company, as recorded in Deed Book 111, Page 270; Deed Book 241, Page 380; Deed Book 241, Page 403; Deed Book 241, Page 406 and Deed Book 242, Page 443, in the Probate Office of Shelby County, Alabama.
- (3) Easement granted to Alabama Power Company, as recorded in Instrument 1996-4161; Instrument 20131002000395680; Instrument 20150219000053250; Instrument 20160926000350620; Instrument 20160926000350630; Instrument 20180103000000340 and Instrument 20220228000083450, in the Probate Office of Shelby County, Alabama.
- (4) Rights of others in and to the Easement Agreement for Sanitary Sewer lines and fields as recorded in Instrument 20220318000112910, in the Probate Office of Shelby County, Alabama.
- (5) Rights of others in and to the Easement Agreement to the Cross for Use by Hargis Camp as recorded in Instrument 20220318000112900, in the Probate Office of Shelby County, Alabama.
- (6) Agreement between First Christian Church of Birmingham, Inc. and Estes H. and Florence Parker Hargis Charitable Foundation and Hargis Daffodil Hills Foundation recorded in Real Record 55, Page 966, in the Probate Office of Shelby County, Alabama.
- (7) Assignment of Trust Agreements dated 4-12-99, by First Christian Church of Birmingham, Inc. and The Young Men's Christian Association of Birmingham, filed for record 4-13-99, recorded in Instrument 1999-15741, together with Assignment and Assumption of Settlement Decree by the Young Men's Christian Association of Birmingham and Eddleman Lands, LLC filed for record 3/25/2019 in Instrument 20190325000094390, in the Probate Office of Shelby County, Alabama.
- (8) Assignment and Assumption of Settlement Decree dated 4-12-99, from First Christian Church of Birmingham, Inc. to The Young Men's Christian Association of Birmingham, filed for record 4-13-99, recorded in Instrument 1999-15740, together with Assignment and Assumption of Settlement Decree by the Young Men's Christian Association of Birmingham and Eddleman Lands, LLC filed for record 3/25/2019 in Instrument 20190325000094380, in the Probate Office of Shelby County, Alabama.
- (9) Mineral and Mining rights not owned by Grantor
- (10) Lake Easement Agreement between Eddleman Lands, LLC and Hargis Christian Camp, Inc. recorded in Instrument No. 20240126000020610, in the Probate Office of Shelby County, Alabama.

Shelby County, AL 02/20/2026
State of Alabama
Deed Tax: \$230.00



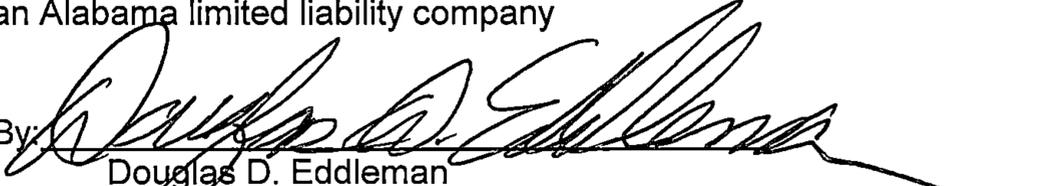
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TO HAVE AND TO HOLD to the said Grantee, its successors and assigns, forever.

IN WITNESS WHEREOF; the said Grantor has hereunto set its hand by its duly authorized officer this 30th day of January, 2026.

GRANTOR:

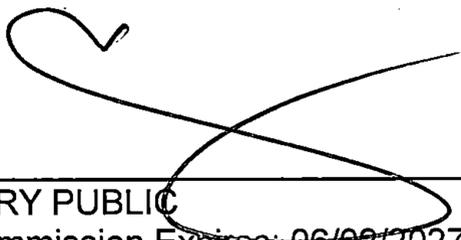
Eddleman Lands, LLC
an Alabama limited liability company

By: 
Douglas D. Eddleman
Its: Manager

STATE OF ALABAMA)
JEFFERSON COUNTY)

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 Eddleman Lands, 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, he, 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 30th day of January, 2026.



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.

Hargis Christian Camp, Inc.
an Alabama non-profit corporation

BY: 
Joseph Aaron Knight
Its: President

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Joseph Aaron Knight, whose name as President of Hargis Christian Camp, Inc., an Alabama non-profit corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he as such President and with full authority, executed the same voluntarily for and as the act of said non-profit corporation.

Given under my hand and official seal this 30th day of January, 2026.

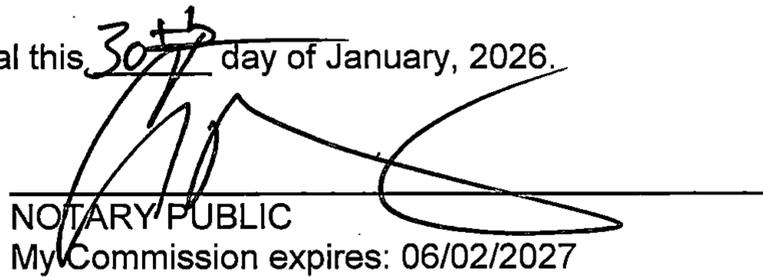

NOTARY PUBLIC
My Commission expires: 06/02/2027



EXHIBIT "A"



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Commence at a ½" rebar in place being the Southeast corner of the Southeast one-fourth of the Northwest one-fourth of Section 24, Township 19 South, Range 1 West, Shelby County, Alabama; thence proceed North 41° 43' 02" West for a distance of 150.36 feet to a concrete monument in place; thence proceed North 85° 34' 12" West along the Northerly right-of-way of said Hargis Drive for a distance of 389.16 feet to the termination of said Hargis Drive; thence proceed South 04° 24' 10" West for a distance of 80.00 feet; thence proceed South 85° 32' 53" East along the Southerly right-of-way of said Hargis Drive for a distance of 160.41 feet to its point of intersection with the Northerly right-of-way of Girl Scout Road; thence proceed South 88° 10' 39" West along the Northerly right-of-way of said Girl Scout Road for a distance of 282.25 feet; thence proceed North 88° 12' 56" West along the Northerly right-of-way of said road for a distance of 131.92 feet; thence proceed South 83° 17' 32" West along the Northerly right-of-way of said road for a distance of 89.76 feet; thence proceed South 78° 56' 07" West along the Northerly right-of-way of said road for a distance of 259.32 feet to a point on the South boundary of the Southeast one-fourth of the Northwest one-fourth of said Section 24; thence proceed South 75° 08' 19" West along the Northerly right-of-way of said road for a distance of 127.61 feet; thence proceed North 85° 45' 06" West along the Northerly right-of-way of said road for a distance of 54.44 feet; thence proceed North 74° 26' 44" West along the Northerly right-of-way of said road for a distance of 31.24 feet; thence proceed North 58° 56' 45" West along the Northerly right-of-way of said road for a distance of 32.83 feet; thence proceed North 51° 13' 35" West along the Easterly right-of-way of Girl Scout Road for a distance of 104.21 feet; thence proceed North 37° 54' 02" West along the Easterly right-of-way of Girl Scout Road for a distance of 86.57 feet; thence proceed North 31° 57' 06" West along the Easterly right-of-way of Girl Scout Road for a distance of 129.12 feet; thence proceed North 23° 16' 17" West along the Easterly right-of-way of Girl Scout Road for a distance of 47.19 feet; thence proceed North 14° 47' 20" West along the Easterly right-of-way of Girl Scout Road for a distance of 54.46 feet to the point of beginning. From this beginning point proceed North 10° 46' 01" West along the Easterly right-of-way of Girl Scout Road for a distance of 121.07 feet; thence proceed North 13° 07' 49" West along the Easterly right-of-way of Girl Scout Road for a distance of 103.96 feet; thence proceed North 15° 00' 35" West along the Easterly right-of-way of Girl Scout Road for a distance of 171.62 feet; thence proceed North 12° 26' 16" West along the Easterly right-of-way of Girl Scout Road for a distance of 73.59 feet; thence proceed North 06° 30' 39" West along the Easterly right-of-way of Girl Scout Road for a distance of 72.88 feet;



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thence proceed North 01° 45' 57" West along the Easterly right-of-way of Girl Scout Road for a distance of 75.47 feet; thence proceed North 02° 58' 57" East along the Easterly right-of-way of Girl Scout Road for a distance of 152.78 feet; thence proceed North 12° 06' 14" East along the Easterly right-of-way of Girl Scout Road for a distance of 73.66 feet; thence proceed North 17° 35' 28" East along the Easterly right-of-way of Girl Scout Road for a distance of 99.93 feet (set ½" rebar CA-0114-LS); thence proceed North 89° 24' 17" East for a distance of 292.15 feet to a 1 ½" pipe in place, said point being located on the East boundary of said Southwest one-fourth of the Northwest one-fourth; thence proceed South 00° 52' 15" East along the East boundary of said quarter-quarter section for a distance of 636.61 feet to a ½" rebar in place; thence proceed South 47° 04' 39" East for a distance of 75.21 feet to a ½" rebar in place; thence proceed South 50° 37' 15" West for a distance of 379.52 feet to the point of beginning.

The above described land is located in the Southwest one-fourth of the Northwest one-fourth and the Southeast one-fourth of the Northwest one-fourth of Section 24, Township 19 South, Range 1 West, Shelby County, Alabama.

Said parcel containing 6.18 acres, more or less.

LESS AND EXCEPT THE FOLLOWING LEGAL:

A parcel of land situated in the Southwest quarter of the Northwest quarter of Section 24, Township 19 South, Range 1 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Southeast corner of the Southeast one-fourth of the Northwest one-fourth of Section 24, Township 19 South, Range 1 West, Shelby County, Alabama; thence proceed North 41° 43' 02" West for a distance of 150.36 feet; thence proceed North 85° 34' 12" West along the Northerly right-of-way of said Hargis Drive for a distance of 389.16 feet to the termination of said Hargis Drive; thence proceed South 04° 24' 10" West for a distance of 80.00 feet; thence proceed South 85° 32' 53" East along the Southerly right-of-way of said Hargis Drive for a distance of 160.41 feet to its point of intersection with the Northerly right-of-way of Girl Scout Road; thence proceed South 88° 10' 39" West along the Northerly right-of-way of said Girl Scout Road for a distance of 282.25 feet; thence proceed North 88° 12' 56" West along the Northerly right-of-way of said road for a distance of 131.92 feet; thence proceed South 83° 17' 32" West along the Northerly right-of-way of said road for a distance of 89.76 feet; thence proceed South 78° 56' 07" West along the Northerly right-of-way of said



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road for a distance of 259.32 feet to a point on the South boundary of the Southeast one-fourth of the Northwest one-fourth of said Section 24; thence proceed South 75° 08' 19" West along the Northerly right-of-way of said road for a distance of 127.61 feet; thence proceed North 85° 45' 06" West along the Northerly right-of-way of said road for a distance of 54.44 feet; thence proceed North 74° 26' 44" West along the Northerly right-of-way of said road for a distance of 31.24 feet; thence proceed North 58° 56' 45" West along the Northerly right-of-way of said road for a distance of 32.83 feet; thence proceed North 51° 13' 35" West along the Easterly right-of-way of Girl Scout Road for a distance of 104.21 feet; thence proceed North 37° 54' 02" West along the Easterly right-of-way of Girl Scout Road for a distance of 86.57 feet; thence proceed North 31° 57' 06" West along the Easterly right-of-way of Girl Scout Road for a distance of 129.12 feet; thence proceed North 23° 16' 17" West along the Easterly right-of-way of Girl Scout Road for a distance of 47.19 feet; thence proceed North 14° 47' 20" West along the Easterly right-of-way of Girl Scout Road for a distance of 54.46 feet to the point of beginning of Parcel M-4 according to the YMCA boundary survey by Ray and Gilliland, PC dated March 1, 2019, thence proceed North 10° 46' 01" West along the Easterly right-of-way of Girl Scout Road for a distance of 121.07 feet; thence proceed North 13° 07' 49" West along the Easterly right-of-way of Girl Scout Road for a distance of 103.96 feet; thence proceed North 15° 00' 35" West along the Easterly right-of-way of Girl Scout Road for a distance of 171.62 feet; thence proceed North 12° 26' 16" West along the Easterly right-of-way of Girl Scout Road for a distance of 73.59 feet; thence proceed North 06° 30' 39" West along the Easterly right-of-way of Girl Scout Road for a distance of 72.88 feet; thence proceed North 01° 45' 57" West along the Easterly right-of-way of Girl Scout Road for a distance of 75.47 feet; thence proceed North 02° 58' 57" East along the Easterly right-of-way of Girl Scout Road for a distance of 152.78 feet; thence proceed North 12° 06' 14" East along the Easterly right-of-way of Girl Scout Road for a distance of 73.66 feet; thence proceed North 17° 35' 28" East along the Easterly right-of-way of Girl Scout Road for a distance of 99.93 feet; Thence proceed North 89°24'17" East, a distance of 292.15 feet, said point being located on the east boundary of the Southwest One-Quarter of the Northwest One-Quarter of said section 24 and the Point of Beginning of Access Easement No. 1; Thence run south 00 degrees 52 minutes 15 seconds east for 109.30 feet; thence run north 58 degrees 35 minutes 53 seconds west for 55.29 feet; thence run south 89 degrees 24 minutes 17 seconds west for 272.06 feet; thence run north 17 degrees 35 minutes 28 seconds east for 84.21 feet; thence run north 89 degrees 24 minutes 17 seconds east for 292.15 feet to the point of beginning.

Said parcel containing 25,123 sf. or 0.58 acres more or less.

Real Estate Sales Validation Form

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

Grantor's Name Eddleman Lands, LLC
Mailing Address 2700 Hwy. 280 Suite 425
Birmingham, AL 35223

Grantee's Name Hargis Christian Camp, Inc.
Mailing Address 928 Hargis Drive
Chelsea, AL 35043

Property Address Old Hwy 280
Chelsea, AL 35043

Date of Sale January, 2026

Total Purchase Price \$ 230,000.00

or _____

Actual Value \$ _____

or _____

Assessor's Market Value \$ _____



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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

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 _____

Unattested

(verified by)

Eddleman Lands, LLC
Print by Douglas D. Eddleman, Manager

Sign *Douglas D. Eddleman*
(Grantor/Grantee/Owner/Agent) circle one