



CHICAGO TITLE INSURANCE COMPANY

Transaction Identification Data for reference only:

Issuing Agent: EQUITY TITLE COMPANY, LLC
Issuing Office: 700 Towncenter Blvd., Suite 4, Tuscaloosa, AL 35406
ALTA Universal ID:
Loan ID Number:
Commitment Number:
Issuing Office File Number: CT-19-0100
Property Address: 13000 Old Cove Road, Northport, AL 35473
Revision Number:


SCHEDULE A

File No. CT-19-0100

1. Commitment Date: **May 10, 2019 at 3:29 pm**
2. Policy to be issued:
 - (a) 2006 ALTA® Owner's Policy
Proposed Insured: **tbd**
Proposed Policy Amount: \$ **tbd**
 - (b)
Proposed Insured:
Proposed Policy Amount: \$
3. The estate or interest in the Land described or referred to in this Commitment is **Fee Simple**.
4. Title to the fee simple estate or interest in the Land is at the Commitment Date vested in:
Alabama Golf Management Group, Inc.
Source of Title: Deed Book 1997, Page 12431 and Deed Book 1999, Page 1661
5. The Land is described as follows:
See continuation of Schedule A

Countersigned:

EQUITY TITLE COMPANY, LLC
700 Towncenter Blvd., Suite 4
Tuscaloosa, AL 35406
Telephone: 205-248-8891 Fax: 205-248-8893
License #0209077

By: 
Kenneth D. Davis, License #0659875
Authorized Signatory

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ALTA Commitment for Title Insurance 8-1-16





**SCHEDULE A
(Continued)**

LEGAL DESCRIPTION

All that certain lot or parcel of land situated in the County of Tuscaloosa, State of Alabama, and being more particularly described as follows:

PARCEL NO. 1

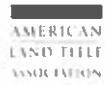
A parcel of land located in Section 24, Township 20 South, Range 11 West in Tuscaloosa County, Alabama and being more particularly described as follows:

As a starting point start at the Northwest corner of said Section 24; thence run in a Southerly direction and along the West boundary of said Section 24 for a distance of 467.09 feet to a point; thence with a deflection angle of 89 degrees and 23 minutes to the left run in an Easterly direction for a distance of 368.16 feet to the POINI' OF BEGINNING of the parcel herein described: thence continue in an Easterly direction and along said course for a distance of 600.04 feet to a point; thence with an interior angle of 141 degrees and 10 minutes run in a Southeasterly direction for a distance of 70.00 feet to a point; thence with an interior angle of 215 degrees and 00 minutes run in an Easterly direction for a distance of 211.19 feet to a point; thence with an interior angle of 98 degrees and 12 minutes run in a Southerly direction for a distance of 144.37 feet to a point; thence with an interior angle of 123 degrees and 01 minutes run in a Southwesterly direction for a distance of 260.03 feet to a point; thence with an interior angle of 270 degrees and 43 minutes run in a Southeasterly direction for a distance of 517.90 feet to a point; thence with an interior angle of 195 degrees and 40 minutes continue in a Southeasterly direction for a distance of 422.37 feet to a point; thence with an interior angle of 260 degrees and 41 minutes run in an Northeasterly direction for a distance of 540.50 feet to a point; thence with an interior angle of 138 degrees and 27 minutes run in an Easterly direction for a distance of 124.40 feet to a point; thence with an interior angle of 131 degrees and 33 minutes run in a Southeasterly direction for a distance of 135.00 feet to a point; thence with an interior angle of 131 degrees and 33 minutes run in a Southerly direction for a distance of 124.40 feet to a point; thence with an interior angle of 138 degrees and 27 minutes run in a Southwesterly direction for a distance of 488.28 feet to a point; thence with an interior angle of 194 degrees and 00 minutes continue in a Southwesterly direction for a distance of 588.48 feet to a point; thence with an interior angle of 226 degrees and 44 minutes run in a Southeasterly direction for a distance of 66.97 feet to a point; thence with an interior angle of 229 degrees and 01 minute continue in a Southeasterly direction for a distance of 151.72 feet to a point; thence with an interior angle of 135 degrees and 00 minutes continue in a Southeasterly direction for a distance of 54.67 feet to a point; thence with an interior angle of 225 degrees and 00 minutes continue in a Southeasterly direction for a distance of 484.43 feet to a point; thence with an interior angle of 225 degrees and 00 minutes run in a Northeasterly direction for a distance of 70.88 feet to a point; thence with an interior angle of 135 degrees and 00 minutes run in a Southeasterly direction for a distance of 177.03 feet to a point; thence with an interior angle of 127 degrees and 22 minutes continue in a Southeasterly direction for a distance of 553.79 feet to a point; thence with an interior angle of 279 degrees and 28 minutes run in a Northeasterly direction for a distance of 124.13 feet to a point; thence with an interior angle of 90 degrees and 00 minutes run in a Southeasterly direction for a distance of 81.62 feet to the point of curvature of a curve having a delta of 10 degrees and 25 minutes and a radius of 1,781.33

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**SCHEDULE A
(Continued)**

feet; thence with an interior angle of 185 degrees and 12 minutes to the chord continue in a Southeasterly direction and along said curve for an arc distance of 332.86 feet (chord distance 323.41 feet) to the point of tangency of said curve; thence with an interior angle of 185 degrees and 12 minutes from the chord continue in a Southeasterly direction for a distance of 318.52 feet to the point of curvature of a curve having a delta of 145 degrees and 41 minutes and a radius of 210.00 feet; thence with an interior angle of 107 degrees and 10 minutes to the chord run in a Southeasterly to Northwesterly direction and along said curve for an arc distance of 533.93 feet (chord distance 401.30 feet) to the point of tangency of said curve; thence with an interior angle of 107 degrees and 10 minutes from the chord run in a Northwesterly direction for a distance of 412.74 feet to a point; thence with an interior angle of 270 degrees and 55 minutes run in a Southwesterly direction for a distance of 27.38 feet to a point on the North Right-of-Way of Shamblin Road, a 60 foot Right-of-Way, said point being on a curve having a delta of 7 degrees and 16 minutes and a radius of 1,939.95 feet; thence with an interior angle of 93 degrees and 38 minutes to the chord run in a Northwesterly direction and along said curving Right-of-Way for an arc distance of 246.27 feet (chord distance 246.10 feet) to the point of tangency of said curve; thence with an interior angle of 183 degrees and 38 minutes from the chord continue in a Northwesterly direction and along said Right-of-Way for a distance of 723.57 feet to a point, said point being at the intersection of the North Right-of-Way of said Shamblin Road and the West boundary of the Southern Natural Gas Corporation Right-of-Way, a 90 foot Right-of-Way; thence with an interior angle of 118 degrees and 39 minutes run in a Northwesterly direction and along the Southern Natural Gas Corporation West Right-of-Way for the following courses: for a distance of 412.30 feet to a point; thence with an interior angle of 183 degrees and 39 minutes continue in a Northwesterly direction for a distance of 233.10 feet to a point; thence with an interior angle of 182 degrees and 28 minutes continue in a Northwesterly direction for a distance of 241.34 feet to a point; thence with an interior angle of 185 degrees and 35 minutes continue in a Northwesterly direction for a distance of 270.20 feet to a point; thence with an interior angle of 184 degrees and 05 minutes continue in a Northwesterly direction for a distance of 298.23 feet to a point; thence with an interior angle of 180 degrees and 25 minutes continue in a Northwesterly direction for a distance of 268.06 feet to a point; thence with an interior angle of 176 degrees and 53 minutes continue in a Northwesterly direction for a distance of 199.03 feet to a point; thence with an interior angle of 179 degrees and 14 minutes continue in a Northwesterly direction for a distance of 681.21 feet to a point; thence with an interior angle of 199 degrees and 02 minutes run in a Northwesterly direction and away from said Southern Natural Gas Corporation Right-of-Way for a distance of 526.80 feet to a point; thence with an interior angle of 136 degrees and 40 minutes run in a Northerly direction for a distance of 210.51 feet to a point; thence with an interior angle of 121 degrees and 37 minutes run in a Northeasterly direction for a distance of 314.87 feet to the POINT OF BEGINNING of the parcel herein described, at which point the interior angle is 147 degrees and 46 minutes. Said parcel containing 92.00 acres.

PARCEL NO. 2

A parcel of land located in the North Half of Section 24, Township 20 South, Range 11 West in Tuscaloosa County, Alabama and being more particularly described as follows:

As a starting point start at the Northwest corner of said Section 24; thence run in an Easterly

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**SCHEDULE A
(Continued)**

direction and along the North boundary of said Section 24 for a distance of 1,295.02 feet to a point; thence with a deflection angle of 89 degrees and 04 minutes to the right run in a Southerly direction for a distance of 555.72 feet to the POINT OF BEGINNING of the parcel herein described; thence continue in a Southerly direction and along said course for a distance of 135.00 feet to a point; thence with an interior angle of 131 degrees and 33 minutes run in a Southeasterly direction for a distance of 124.40 feet to a point; thence with an interior angle of 138 degrees and 27 minutes run in an Easterly direction for a distance of 356.85 feet to a point; thence with an interior angle of 202 degrees and 20 minutes run in a Southeasterly direction for a distance of 480.72 feet to a point; thence with an interior angle of 180 degrees and 20 minute continue in a Southeasterly direction for a distance of 486.74 feet to a point; thence with an interior angle of 225 degrees and 00 minutes continue in a Southeasterly direction for a distance of 28.28 feet to a point; thence with an interior angle of 135 degrees and 00 minutes continue in a Southeasterly direction for a distance of 40.00 feet to a point; thence with an interior angle of 135 degrees and 00 minutes run in a Northeasterly direction for a distance of 28.28 feet to a point; thence with an interior angle of 225 degrees and 00 minutes run in a Southeasterly direction for a distance of 226.31 feet to a point; thence with an interior angle of 145 degrees and 39 minutes run in a Northeasterly direction for a distance of 58.18 feet to a point; thence with an interior angle of 129 degrees and 58 minutes continue in a Northeasterly direction for a distance of 70.00 feet to a point; thence with an interior angle of 129 degrees and 58 minutes run in a Northwesterly direction for a distance of 58.26 feet to a point; thence with an interior angle of 145 degrees and 32 minutes continue in a Northwesterly direction for a distance of 808.50 feet to a point; thence with an interior angle of 168 degrees and 33 minutes run in a Northwesterly direction for a distance of 555.50 feet to a point; thence with an interior angle of 157 degrees and 40 minutes run in a Westerly direction for a distance of 416.05 feet to a point; thence with an interior angle of 138 degrees and 27 minutes run in a Southwesterly direction for a distance of 124.40 feet to the POINT OF BEGINNING of the parcel herein described, at which point the interior angle is 131 degrees and 33 minutes. Said parcel containing 10.90 acres.

PARCEL NO. 3

A parcel of land located in the East Half of Section 24, Township 20 South, Range 11 West in Tuscaloosa County, Alabama and being more particularly described as follows:

As a POINT OF BEGINNING start at the Northeast corner of the Northwest Quarter of the Southeast Quarter of said Section 24; thence run in a Southerly direction and along the East boundary of said Northwest Quarter of the Southeast Quarter for a distance of 31.55 feet to a point; thence with an interior angle of 136 degrees and 12 minutes run in a Southwesterly direction for a distance of 263.37 feet to a point; thence with an interior angle of 194 degrees and 11 minutes continue in a Southwesterly direction for a distance of 519.76 feet to a point; thence with an interior angle of 134 degrees and 11 minutes continue in a Southwesterly direction for a distance of 124.27 feet to a point; thence with an interior angle of 135 degrees and 49 minutes run in a Northwesterly direction for a distance of 100.85 feet to a point; thence with an interior angle of 150 degrees and 09 minutes continue in a Northwesterly direction for a distance of 66.41 feet to a point; thence with an interior angle of 268 degrees and 36 minutes run in a Southwesterly direction for a distance of 128.27 feet to a point; thence with an interior angle of

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**SCHEDULE A
(Continued)**

216 degrees and 13 minutes continue in a Southwesterly direction for a distance of 388.32 feet to a point said point being on a curve having a delta of 5 degrees and 43 minutes and a radius of 564.17 feet; thence with an interior angle of 143 degrees and 21 minutes to the chord run in a Southwesterly direction and along said curve for an arc distance of 56.34 feet (chord distance 56.31 feet) to a point; thence with an interior angle from the chord of 137 degrees and 42 minutes run in a Northwesterly direction for a distance of 70.51 feet to a point said point being on a curve having a delta of 1 degree and 28 minutes and a radius of 1,681.33 feet; thence with an interior angle of 133 degrees and 23 minutes to the chord run in a Northwesterly direction and along said curve for an arc distance of 42.98 feet (chord distance 42.97 feet) to a point; thence with an interior angle of 136 degrees and 47 minutes from the chord run in a Northeasterly direction for a distance of 630.55 feet to a point; thence with an interior angle of 204 degrees and 53 minutes run in a Northwesterly direction for a distance of 91.78 feet to a point; thence with an interior angle of 154 degrees and 23 minutes run in a Northeasterly direction for a distance of 191.02 feet to a point; thence with an interior angle of 114 degrees and 03 minutes continue in a Northeasterly direction for a distance of 85.77 feet to a point; thence with an interior angle of 216 degrees and 42 minutes continue in a Northeasterly direction for a distance of 605.35 feet to a point; thence with an interior angle of 158 degrees and 12 minutes continue in a Northeasterly direction for a distance of 676.18 feet to a point; thence with an interior angle of 130 degrees and 45 minutes run in a Southeasterly direction for a distance of 117.09 feet to a point; thence with an interior angle of 144 degrees and 17 minutes continue in a Southeasterly direction for a distance of 91.40 feet to a point; thence with an interior angle of 147 degrees and 57 minutes run in a Southerly direction for a distance of 189.33 feet to a point; thence with an interior angle of 138 degrees and 26 minutes run in a Southwesterly direction for a distance of 445.48 feet to a point on the North boundary of Mill Creek Estates as recorded in Plat Book 18, Page 306 in the Probate Office of Tuscaloosa County; thence with an interior angle of 136 degrees and 32 minutes run in a Westerly direction and along said North boundary for a distance of 31.74 feet to the POINT OF BEGINNING of the parcel herein described, at which point the interior angle is 267 degrees and 16 minutes. Said parcel containing 21.60 acres.

PARCEL NO. 4

A parcel of land located in the South Half of Section 24 and the North Half of Section 24 Township 20 South, Range 11 West in Tuscaloosa County, Alabama and being more particularly described as follows:

As a starting point start at the Southwest corner of said Section 24; thence run in a Northerly direction and along the West boundary of said Section 24 for a distance of 1,762.97 feet to a point; thence with a deflection angle of 73 degrees and 41 minutes to the right run in a Northeasterly direction for a distance of 326.10 feet to the POINT OF BEGINNING of the parcel herein described; thence continue in a Northeasterly direction and along said course for a distance of 310.59 feet to a point; thence with an interior angle of 117 degrees and 29 minutes run in a Southeasterly direction for a distance of 853.61 feet to a point; thence with an interior angle of 238 degrees and 29 minutes run in an Northeasterly direction for a distance of 281.73 feet to a point said point being on the West boundary of the Southern Natural Gas Corporation Right-of-Way, a 90 foot Right-of-Way; thence with an interior angle of 265 degrees and 41

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SCHEDULE A
(Continued)

minutes run in a Northwesterly direction and along said West boundary for a distance of 91.93 feet to a point; thence with an interior angle of 180 degrees and 16 minutes continue in a Northwesterly direction and along said West boundary for a distance of 191.70 feet to a point on the South Right-of-Way of Shamblin Road, a 60 foot Right-of-Way; thence with an interior angle of 65 degrees and 21 minutes run in a Southeasterly direction and along said Right-of-Way for a distance of 694.68 feet to the point of curvature of a curve having a delta of 5 degrees and 26 minutes and a radius of 1,879.95 feet; thence with an interior angle of 177 degrees and 17 minutes to the chord continue in a Southeasterly direction and along said curving Right-of-Way for an arc distance of 178.08 feet (chord distance 178.02 feet) to a point; thence with an interior angle from the chord of 118 degrees and 19 minutes continue in a Southeasterly direction for a distance of 438.93 feet to a point; thence with an interior angle of 160 degrees and 40 minutes run in a Southwesterly direction for a distance of 101.77 feet to a point; thence with an interior angle of 202 degrees and 08 minutes run in a Southeasterly direction for a distance of 103.31 feet to a point; thence with an interior angle of 190 degrees and 30 minutes continue in a Southeasterly direction for a distance of 64.03 feet to a point; thence with an interior angle of 195 degrees and 19 minutes continue in a Southeasterly direction for a distance of 34.39 feet to a point; thence with an interior angle of 194 degrees and 16 minutes continue in a Southeasterly direction for a distance of 76.34 feet to a point; thence with an interior angle of 202 degrees and 58 minutes continue in a Southeasterly direction for a distance of 145.80 feet to a point; thence with an interior angle of 220 degrees and 56 minutes run in a Northeasterly direction for a distance of 131.98 feet to a point; thence with an interior angle of 211 degrees and 49 minutes continue in a Northeasterly direction for a distance of 253.42 feet to a point; thence with an interior angle of 154 degrees and 26 minutes continue in a Northeasterly direction for a distance of 332.05 feet to a point; thence with an interior angle of 179 degrees and 26 minutes continue in a Northeasterly direction for a distance of 85.04 feet to a point; thence with an interior angle of 181 degrees and 00 minutes continue in a Northeasterly direction for a distance of 108.05 feet to a point; thence with an interior angle of 201 degrees and 29 minutes continue in a Northeasterly direction for a distance of 803.79 feet to a point on the South Right-of-Way of Shamblin Road, said point being on a curve having a delta of 1 degree and 37 minutes and a radius of 172.50 feet; thence with an interior angle of 101 degrees and 15 minutes to the chord run in a Southeasterly direction and along said curving Right-of-Way for an arc distance of 4.86 feet (chord distance 4.86 feet) to the point of tangency of said curve; thence with an interior angle of 179 degrees and 11 minutes from the chord continue in a Southeasterly direction and along said Right-of-Way for a distance of 116.82 feet to the point of curvature of a curve having a delta of 5 degrees and 12 minutes and a radius of 280.45 feet; thence with an interior angle of 182 degrees and 36 minutes to the chord continue in a Southeasterly direction and along said curving Right-of-Way for an arc distance of 25.42 feet (chord distance 25.41 feet) to a point; thence with an interior angle of 87 degrees and 24 minutes from the chord run in a Southwesterly direction for a distance of 889.36 feet to the point; thence with an interior angle of 148 degrees and 05 minutes continue in a Southwesterly direction for a distance of 182.45 feet to a point; thence with an interior angle of 179 degrees and 00 minutes continue in a Southwesterly direction for a distance of 86.16 feet to a point; thence with an interior angle of 180 degrees and 34 minutes continue in a Southwesterly direction for a distance of 262.50 feet to a point; thence with an interior angle of 205 degrees and 34 minutes continue in a Southwesterly direction for a distance of 253.24 feet to

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**SCHEDULE A
(Continued)**

a point; thence with an interior angle of 158 degrees and 59 minutes continue in a Southwesterly direction for a distance of 424.62 feet to a point; thence with an interior angle of 234 degrees and 53 minutes run in a Southerly direction for a distance of 255.09 feet to a point; thence with an interior angle of 131 degrees and 16 minutes run in a Southwesterly direction for a distance of 135.43 feet to a point; thence with an interior angle of 131 degrees and 33 minutes run in a Northwesterly direction for a distance of 170.40 feet to a point; thence with an interior angle of 148 degrees and 38 minutes continue in a Northwesterly direction for a distance of 586.77 feet to a point; thence with an interior angle of 184 degrees and 02 minutes continue in a Northwesterly direction for a distance of 791.32 feet to a point; thence with an interior angle of 190 degrees and 01 minute continue in a Northwesterly direction for a distance of 443.36 feet to a point; thence with an interior angle of 200 degrees and 38 minutes continue: in a Northwesterly direction for a distance of 159.61 feet to a point; thence with an interior angle of 258 degrees and 26 minutes run in a Southwesterly direction for a distance of 165.80 feet to a point; thence with an interior angle of 153 degrees and 40 minutes continue in a Northwesterly direction for a distance of 58.25 feet to a point; thence with an interior angle of 133 degrees and 09 minutes run in a Westerly direction for a distance of 65.00 feet to a point; thence with an interior angle of 133 degrees and 09 minutes run in a Northwesterly direction for a distance of 58.12 feet to a point; thence with an interior angle of 142 degrees and 17 minutes continue in a Northwesterly direction for a distance of 822.58 feet to a point; thence with an interior angle of 185 degrees and 04 minutes continue in a Northwesterly direction for a distance of 293.60 feet to a point; thence with an interior angle of 135 degrees and 08 minutes run in a Northeasterly direction for a distance of 120.02 feet to the POINT OF BEGINNING of the parcel herein described, at which point the interior angle is 137 degrees and 39 minutes. Said parcel containing 67.61 acres.

PARCEL NO. 5

A parcel of land located in the South Half of Section 24, Township 20 South, Range 11 West, Tuscaloosa County, Alabama and being more particularly described as follows:

As a starting point start at the Northeast corner of the Northwest Quarter of the Southeast Quarter of said Section 24; thence run in a Westerly direction and along the North boundary of the North Half of said Section 24 for a distance of 1,574.72 feet to a point; thence with a deflection angle of 98 degrees and 00 minutes to the left run in a Southeasterly direction for a distance of 140.72 to the POINT OF BEGINNING of the parcel herein described; thence continue in a Southeasterly direction and along said course for a distance of 553.79 feet to a point; thence with an interior angle of 80 degrees and 32 minutes run in a Northeasterly direction for a distance of 124.13 feet to a point; thence with an interior angle of 86 degrees and 32 minutes run in a Northwesterly direction for a distance of 547.25 feet to the POINT OF BEGINNING of the parcel herein described at which point the interior angle is 12 degrees and 56 minutes. Said parcel containing 0.78 acres.

PARCEL NO. 6

A parcel of land located in the Northwest Quarter of the Southeast Quarter of Section 24, Township 20 South, Range 11 West in Tuscaloosa County, Alabama and being more particularly described as follows:

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**SCHEDULE A
(Continued)**

As a starting point, start at the Northeast corner of the Northwest Quarter of the Southeast Quarter of said Section 24; thence run in a Westerly direction and along the North boundary of said Northwest Quarter of the Southeast Quarter for 11 distance of 1,324.13 feet to a point; thence with a deflection angle of 90 degrees and 00 minutes to the left run in a Southerly direction for a distance of 430.27 feet to the POINT OF BEGINNING of the parcel herein described; thence with a deflection angle of 17 degrees and 28 minutes to the left run in a Southeasterly direction for a distance of 281.00 feet to the point of curvature of a curve having a delta of 7 degrees and 54 minutes and a radius of 1,681.33 feet; thence with an interior angle of 176 degrees and 03 minutes to the chord continue in a Southeasterly direction and along said curve for an arc distance of 231.97 feet (chord distance of 231.78 feet) to a point; thence with an interior angle of 38 degrees and 32 minutes from the chord run in a Northeasterly direction for a distance of 622.17 feet to a point; thence with an interior angle of 55 degrees and 25 minutes run in a Southwesterly direction for a distance of 369.12 feet to the POINT OF BEGINNING of the parcel herein described, at which point the interior angle is 90 degrees and 00 minutes. Said parcel containing 2.24 acres.

CART PATH EASEMENT NO. 1

A 20 foot cart path easement being 10 feet either side of a centerline located in the Northwest Quarter of Section 24, Township 20 South, Range 11 West in Tuscaloosa County, Alabama and being more particularly described as follows:

As a starting point start at the Northwest corner of said Section 24; thence run in an Easterly direction and along the North boundary of said Section 24 for a distance of 1,295.02 feet to a point; thence with a deflection angle of 89 degrees and 04 minutes to the right run in a Southerly direction for a distance of 643.88 feet to the POINT OF BEGINNING of the easement herein described; thence with a deflection angle of 42 degrees and 17 minutes to the right run in a Southwesterly direction for a distance of 22.64 feet to a point; thence with a deflection angle of 13 degrees and 09 minutes to the right continue in a Southwesterly direction and along said centerline for a distance of 40.43 feet to a point; thence with an interior angle of 12 degrees and 23 minutes to the right continue in a Southwesterly direction and along said centerline for a distance of 37.39 feet to a point; thence with a deflection angle of 15 degrees and 54 minutes to the right continue in a Southwesterly direction for a distance of 16.96 feet to the end of said easement.

CART PATH EASEMENT NO. 2

A 20 foot cart path easement being 10 feet either side of a centerline located in the North Half of Section 24, Township 20 South, Range 11 West in Tuscaloosa County, Alabama and being more particularly described as follows:

As a starting point start at the Northwest corner of said Section 24; thence run in an Easterly direction and along the North boundary of said Section 24 for a distance of 3,034.97 feet to a point; thence with a deflection angle of 91 degrees and 22 minutes to the right run in a Southerly direction for a distance of 1,207.77 feet to the POINT OF BEGINNING of the easement herein

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ALTA Commitment for Title Insurance 8-1-16





SCHEDULE A
(Continued)

described; thence continue in a Southerly direction and along said course for a distance of 13.51 feet to a point; thence with a deflection angle of 42 degrees and 21 minutes to the right run in a Southwesterly direction and along said centerline for a distance of 83.33 feet to a point; thence with a deflection angle of 10 degrees and 35 minutes to the right continue in a Southwesterly direction and along said centerline for a distance of 24.60 feet to a point; thence with a deflection angle of 18 degrees and 58 minutes to the right continue in a Southwesterly direction and along said centerline for a distance of 20.99 feet to a point; thence with a deflection angle of 39 degrees and 32 minutes to the right run in a Northwesterly direction and along said centerline for a distance of 24.37 feet to a point; thence with a deflection angle of 12 degrees and 02 minutes to the right continue in a Northwesterly direction and along said centerline for a distance of 70.22 feet to a point; thence with a deflection angle of 12 degrees and 15 minutes to the left continue in a Northwesterly direction and along said centerline for a distance of 28.70 feet to a point; thence with a deflection angle of 17 degrees and 50 minutes to the left run in a Westerly direction and along said centerline for a distance of 68.12 feet to a point; thence with a deflection angle of 11 degrees and 31 minutes to the right run in a Northwesterly direction for a distance of 54.15 feet to a point; thence with a deflection angle of 9 degrees and 07 minutes to the right continue in a Northwesterly direction for a distance of 105.04 feet to a point; thence with a deflection angle of 6 degrees and 32 minutes to the right continue in a Northwesterly direction and along said centerline for a distance of 100.11 feet to a point; thence with a deflection angle of 13 degrees and 14 minutes to the left continue in a Northwesterly direction and along said centerline for a distance of 168.14 feet to a point; then with a deflection angle of 13 degrees and 19 minutes to the left run in a Westerly direction and along said centerline for a distance of 20.56 feet to a point; thence with a deflection angle of 29 degrees and 11 minutes to the left run in a Southwesterly direction for a distance of 18.67 feet to a point; thence with a deflection angle of 34 degrees and 10 minutes to the left continue in a Southwesterly direction and along said centerline for a distance of 100.98 feet to a point; thence with a deflection angle of 11 degrees and 06 minutes to the right continue in a Southwesterly direction and along said centerline for a distance of 33.38 feet to a point; thence with a deflection angle of 12 degrees and 24 minutes to the right continue in a Southwesterly direction and along said centerline for a distance of 45.57 feet to a point; thence with a deflection angle of 18 degrees and 10 minutes to the right continue in a Southwesterly direction and along said centerline for a distance of 54.17 feet to a point; thence with a deflection angle of 3 degrees and 35 minutes to the left continue in a Southwesterly direction and along said centerline for a distance of 13.68 feet to the end of said easement.

CART PATH EASEMENT NO. 3

A 20 foot cart path easement being 10 feet either side of a centerline located in the Northwest Quarter of the Southeast Quarter of Section 24, Township 20 South, Range 11 West in Tuscaloosa County, Alabama and being more particularly described as follows:

As a starting point start at the Northeast corner of the Northwest Quarter of the Southeast Quarter of said Section 24; thence run in a Westerly direction and along the North boundary of said Northwest Quarter of the Southeast Quarter for a distance of 1,331.78 feet to a point; thence with a deflection angle of 90 degrees and 00 minutes to the left run in a Southerly direction for a distance of 745.66 feet to the POINT OF BEGINNING of the easement herein described; thence

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**SCHEDULE A
(Continued)**

with a deflection angle of 36 degrees and 04 minutes to the left run in a Southeasterly direction and along said centerline for a distance of 71.62 feet to a point; thence with a deflection angle of 12 degrees and 06 minutes to the left continue in a Southeasterly direction and along said centerline for a distance of 65.95 feet to a point; thence with a deflection angle of 9 degrees and 41 minutes to the left continue in a Southeasterly direction and along said centerline for a distance of 41.48 feet to a point; thence with a deflection angle of 9 degrees and 27 minutes to the left continue in a Southeasterly direction and along said centerline for a distance of 61.48 feet to the end of said easement.

CART PATH EASEMENT NO. 4

A 20 foot cart path easement being 10 feet either side of a centerline located in the Northwest Quarter of the Southeast Quarter of Section 24, Township 20 South, Range 11 West in Tuscaloosa County, Alabama and being more particularly described as follows:

As a starting point start at the Northeast corner of said Northwest Quarter of the Southeast Quarter; thence run in a Southerly direction and along the East boundary of said Northwest Quarter of the Southeast Quarter for a distance of 559.39 feet to a point; thence with a deflection angle of 75 degrees and 26 minutes to the right run in a Southwesterly direction for a distance of 525.94 feet to the POINT OF BEGINNING of the easement herein described; thence with a deflection angle of 51 degrees and 42 minutes to the left run in a Southwesterly direction and along said centerline for a distance of 15.92 feet to a point; thence with a deflection angle of 24 degrees and 57 minutes to the left run in a Southerly direction and along said centerline for a distance of 74.99 feet to a point; thence with a deflection angle of 11 degrees and 46 minutes to the left run in a Southeasterly direction and along said centerline for a distance of 79.91 feet to a point; thence with a deflection angle of 5 degrees and 50 minutes to the right continue in a Southeasterly direction and along said centerline for a distance of 80.00 feet to a point; thence with a deflection angle of 6 degrees and 05 minutes to the right run in a Southerly direction and along said centerline for a distance of 65.37 feet to a point; thence with a deflection angle of 13 degrees and 45 minutes to the left run in a Southeasterly direction and along said centerline for a distance of 17.56 feet to a point; thence with a deflection angle of 34 degrees and 25 minutes to the left continue in a Southeasterly direction and along said centerline for a distance of 26.47 feet to a point; thence with a deflection angle of 21 degrees and 59 minutes to the left continue in a Southeasterly direction and along said centerline for a distance of 31.57 feet to a point; thence with a deflection angle of 2 degrees and 55 minutes to the right continue in a Southeasterly direction and along said centerline for a distance of 38.02 feet to a point; thence with a deflection angle of 17 degrees and 51 minutes to the right continue in a Southeasterly direction and along said centerline for a distance of 26.89 feet to a point; thence with a deflection angle of 15 degrees and 26 minutes to the right continue in a Southeasterly direction and along said centerline for a distance of 15.69 feet to a point, said point being on the North boundary of Shamblin Road, a 60 foot Right-of-Way and the end of said easement.

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ALTA Commitment for Title Insurance 8-1-16



File No. CT-19-0100

**SCHEDULE A
(Continued)**

ACCESS AND UTILITY EASEMENT NO. 1

A 30 foot access and utility easement being 15 feet either side of a centerline located in the South Half of Section 24, Township 20 South, Range 11 West in Tuscaloosa County, Alabama and being more particularly described as follows:

As a starting point start at the Northeast corner of the Northwest Quarter of the Southeast Quarter of said Section 24; thence run in a Westerly direction and along the North boundary of the South Half of said Section 24 for a distance of 1,404.76 feet to a point; thence with a deflection angle of 90 degrees and 00 minutes to the left run in a Southerly direction for a distance of 532.54 to the POINT OF BEGINNING of the easement herein described; thence with a deflection angle of 8 degrees and 01 minute to the left run in a Southeasterly direction and along said centerline for a distance of 65.90 feet to a point; thence with a deflection angle of 7 degrees and 45 minutes to the right continue in a Southeasterly direction and along said centerline for a distance of 63.90 feet to a point; thence with a deflection angle of 6 degrees and 36 minutes to the right run in a Southwesterly direction and along said centerline for a distance of 245.33 feet to a point; thence with a deflection angle of 6 degrees and 47 minutes to the right continue in a Southwesterly direction and along said centerline for a distance of 138.01 feet to a point; thence with a deflection angle of 5 degrees and 23 minutes to the right continue in a Southwesterly direction and along said centerline for a distance of 124.49 feet to a point; thence with a deflection angle of 3 degrees and 05 minutes to the left continue in a Southwesterly direction and along said centerline for a distance of 155.31 feet to a point; thence with a deflection angle of 5 degrees and 20 minutes to the left continue in a Southwesterly direction and along said centerline for a distance of 132.36 feet to a point; thence with a deflection angle of 11 degrees and 33 minutes to the right continue in a Southwesterly direction and along said centerline for a distance of 62.54 feet to a point on the North boundary of Shamblin Road, 60 foot Right-of-Way and the end of said easement.

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72C165A

ALTA Commitment for Title Insurance 8-1-16

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SCHEDULE B – PART I

Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records:
 - a. **Deed from an authorized representative of Alabama Golf Management Group, Inc. to tbd conveying the subject property set forth under Schedule A.**
5. Payment of all taxes, assessments and charges levied against subject premises, which are due and payable.
6. You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the Land or who will make a loan on the Land. We may then make additional requirements or exceptions.
7. Satisfactory evidence should be had that improvements and/or repairs or alterations thereto are completed; that contractor, subcontractor, labor and materialmen are all paid.
8. Payment and satisfaction of mortgage executed by Alabama Golf Management Group, Inc. to CIT Small Business Lending Corporation in the original principal amount of [REDACTED] dated April 22, 2005 and recorded May 5, 2005 in Mortgage Book 2005, page 38601 and assignment of leases and rents recorded in Mortgage Book 2005, page 38644 and being assigned to ReadyCap Lending, LLC in Miscellaneous Book 2014, page 8767 and Miscellaneous Book 2014, page 8137 in the Probate Office of Tuscaloosa County, Alabama.
9. Termination of UCC Financing Statement between Alabama Golf Management Group, Inc. as Debtor and CIT Small Business Lending Corporation as Secured Party recorded May 5, 2005 in UCC Book 2005, page 3176 in the Probate Office of Tuscaloosa County, Alabama.
10. We require the organizational documents of Alabama Golf Management Group, Inc. We reserve the right to make further requirements after review of same.
11. We require an incumbency certificate from Alabama Golf Management Group, Inc.
12. We require a certificate of compliance for Alabama Golf Management Group, Inc.
13. We require name of purchaser. We reserve the right to make further requirements after review of same.
14. We require the enclosed Fidelity National Financial Group of Companies' Privacy Statement and the Privacy Policy Notice of Equity Title Company, LLC to be delivered to the proposed owner insured at the time of closing (pursuant to the Federal Financial Services Modernization Act also known as the Gramm-Leach-Bliley Act).

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ALTA Commitment for Title Insurance 8-1-16



File No. CT-19-0100

SCHEDULE B – PART I
(Continued)

15. We require the execution and return of the enclosed Chicago Title Insurance Company Owner/Seller Affidavit.
16. We require the closing agent to ascertain prior to closing, if any intervening activity has occurred from the effective date of this commitment to the recorded date of the documents to be insured.
17. The 2018 ad valorem taxes in the amount of \$8,569.33 were paid December 30, 2018 under Parcel #63-19-06-24-0-001-004.004. The 2019 ad valorem taxes are estimated to be the same.

The 2018 ad valorem taxes in the amount of \$419.65 were paid December 30, 2018 under Parcel #63-19-06-24-0-001-004.005. The 2019 ad valorem taxes are estimated to be the same.

The 2018 ad valorem taxes in the amount of \$550.55 were paid December 30, 2018 under Parcel #63-19-06-24-0-001-004.008. The 2019 ad valorem taxes are estimated to be the same.

The 2018 personal property tax in the amount of \$1,134.59 were paid December 30, 2018 under Parcel #7997-P01-014289. The 2019 property taxes are estimated to be the same.

NOTE: The above tax information is provided for information purposes only. Tax Information has been based on the present assessment rolls, but is subject to changes or future adjustments that may be made by the Tax Assessor or by the County's Board of Equalization. No liability is assumed for the accuracy of the account of taxes paid or for any changes imposed by said county authority.

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ALTA Commitment for Title Insurance 8-1-16

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SCHEDULE B – PART II

Exceptions

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims, or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. All taxes for the year 2019 and subsequent years, not yet due and payable.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the title that would be disclosed by an accurate and complete survey of the land.
4. Rights or claims of parties in possession not shown by the public records.
5. Easements, or claims of easements not shown by the public records.
6. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
7. Taxes or special assessments which are not shown as existing liens by the public records.
8. 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.
9. Sewer Easement Right of Way recorded in Deed Book 1999, page 1671 in the Probate Office of Tuscaloosa County, Alabama, less those certain rights of way released in Deed Book 2019, page 10066.
10. Right of way to Southern Natural Gas Company recorded in Deed Book 295, page 283 and Deed Book 1091, page 773 in the Probate Office of Tuscaloosa County, Alabama.
11. Easement, restrictions and limitations as set out in that certain golf cart path easement from Shamblin Development, LLC to Spring Branch, LLC as recorded in Deed Book 1203, page 251 in the Probate Office of Tuscaloosa County, Alabama.
12. Right of way to Alabama Power Company recorded in Deed Book 263, page 201; Deed Book 276, page 161; Deed Book 293, page 367 and Deed Book 288, page 314 in the Probate Office of Tuscaloosa County, Alabama.
13. Right of way to Tuscaloosa County recorded in Deed Book 406, page 341 in the Probate Office of Tuscaloosa County, Alabama.
14. Reservation of mineral and mining rights as recorded in Deed Book 1203, page 260 and Deed Book 1997, page 4937 in the Probate Office of Tuscaloosa County, Alabama.
15. Oil, Gas and Mineral Lease to Taurus Exploration Inc. recorded in Deed Book 1012, page 159 in the Probate Office of Tuscaloosa County, Alabama.
16. Restrictions contained in Deed Book 1203, page 260 and Deed Book 1997, page 4937 in the Probate Office of Tuscaloosa County, Alabama.

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72C165B





CHICAGO TITLE INSURANCE COMPANY

File No. CT-19-0100

SCHEDULE B – PART I and II (Continued)

17. Restrictive Covenants, Construction and Maintenance of an alternative onsite sewage disposal system recorded in Deed Book 1998, page 20499 in the Probate Office of Tuscaloosa County, Alabama.
18. The only means to access as to Parcel 2 is across Access Parcels No. 1 and No. 2 as set out in the golf cart path easement granted to Spring Branch, LLC recorded in Deed Book 1203, page 251. No liability is afforded as to any other means of access to said parcel. This restriction applies to "Access Parcels" 1, 2, 3, 4 and 5.
19. Subject to riparian rights in and to the creek known as Mill Creek.
20. Coal, oil, gas and other minerals in, to or under the land herein described as not insured.
21. Notwithstanding the recitation of acreage contained in Schedule A hereof, nothing herein contained shall be construed as a guarantee of the accuracy of the computation of such acreage or square footage.
22. Ingress and Egress Easement Agreement recorded in Deed Book 2019, Page 10054 in the Probate Office of Tuscaloosa, Alabama.

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ALTA Commitment for Title Insurance 8-1-16

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Commitment No. CT-19-0100

**COMMITMENT FOR TITLE INSURANCE ISSUED
BY
CHICAGO TITLE INSURANCE COMPANY**

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Chicago Title Insurance Company, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.

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- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
 - (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
 - (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
 - (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
 - (h) "Title": The estate or interest described in Schedule A.
2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
3. The Company's liability and obligation is limited by and this Commitment is not valid without:
- (a) the Notice;
 - (b) the Commitment to Issue Policy;
 - (c) the Commitment Conditions;
 - (d) Schedule A;
 - (e) Schedule B, Part I—Requirements; [and]
 - (f) Schedule B, Part II—Exceptions[; and
 - (g) a counter-signature by the Company or its issuing agent that may be in electronic form].
4. **COMPANY'S RIGHT TO AMEND**
 The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.
5. **LIMITATIONS OF LIABILITY**
- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I—Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
 - (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
 - (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
 - (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.

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- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing [and authenticated by a person authorized by the Company].
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <<http://www.alta.org/arbitration>>.

Agency Office

EQUITY TITLE COMPANY, LLC
 700 Towncenter Blvd.
 Suite 4
 Tuscaloosa, AL 35406
 Telephone: 205-248-8891 Fax: 205-248-8893
 License #0209077

By: _____
 Authorized Countersignature

CHICAGO TITLE INSURANCE COMPANY

By:

[Handwritten Signature]
 ATTEST
 SECRETARY

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