

**NOTICE OF PUBLIC HEARING**  
City of Leeds, Alabama  
Planning and Zoning Commission

Application for Rezoning  
**Site only: 1812 & 1704 Montevallo Rd, Leeds, AL 35094**

**APPLICATION**

An application for rezoning has been filed with the City of Leeds Planning and Zoning Commission for the **Rezoning** of certain parcel(s) of property from R-1, Single Family District to R-5, Garden Home District and Land Use Plan amendment to allow for a residential subdivision.

**PLANNING AND ZONING COMMISSION**

The Planning and Zoning Commission is an advisory body to the City of Leeds City Council. The recommendation of the Planning and Zoning Commission is non-binding and final determination of this request for rezoning is vested solely with the City Council.

**CASE #: Z-2015-014**

**APPLICANT NAME:** Keith Development, LLC, Agent

**PROPERTY OWNER:** Frank Barefield, LLC

**TAX PARCEL ID:** 2500301001005001 & 2500301001006000

**ADDRESS:** Site Only: 1812 Montevallo Rd & 1704 Montevallo Rd, Leeds, AL 35094 – Jefferson County

**NOTICE IS HEREBY GIVEN** that the Planning and Zoning Commission will hold a public hearing on the proposed rezoning. The hearing is scheduled on

**Date:** Thursday, December 10, 2015  
**Time:** 5:00 p.m.  
**Place:** Leeds Civic Center Meeting Room  
1000 Park Drive  
Leeds, AL 35094

**Public Information:** Any interested persons or their representatives may appear at the meeting and comment on the application –Comments are limited to two (2) minutes. Written comments may also be mailed to the Commission.

For more information about the application and related issues or to schedule an appointment:

**Contact Person:** Brad Watson

**Phone:** 205-699-0907

**E-mail:** [bwatson@leedsalabama.gov](mailto:bwatson@leedsalabama.gov)

**Fax:** 205-699-6558

**Mailing Address:**

Leeds Planning and Zoning Commission  
Inspection Services  
1040 Park Drive  
Leeds, AL 35094

Case Postponed until January 14, 2016

**NOTICE OF PUBLIC HEARING**  
City of Leeds, Alabama  
Planning and Zoning Commission

---

Application for Rezoning  
**Site only: 1812 & 1704 Montevallo Rd, Leeds, AL 35094**

**APPLICATION**

An application rezoning has been filed with the City of Leeds Planning and Zoning Commission for the **Rezoning** of certain parcel(s) of property from R-1, Single Family District to R-5, Garden Home District and Land Use Plan amendment to allow for a residential subdivision.

**PLANNING AND ZONING COMMISSION**

The Planning and Zoning Commission is an advisory body to the City of Leeds City Council. The recommendation of the Planning and Zoning Commission is non-binding and final determination of this request for rezoning is vested solely with the City Council.

**CASE #: Z-2015-014**

**APPLICANT NAME: Keith Development, LLC, Agent**

**PROPERTY OWNER: Frank Barefield, LLC**

**TAX PARCEL ID: 2500301001005001 & 2500301001006000**

**ADDRESS: Site Only: 1812 Montevallo Rd & 1704 Montevallo Rd, Leeds, AL 35094 – Jefferson County**

**NOTICE IS HEREBY GIVEN** that the Planning and Zoning Commission will hold a public hearing on the proposed rezoning. The hearing is scheduled on

**Date:** Thursday, January 14, 2015  
**Time:** 5:00 p.m.  
**Place:** Leeds Civic Center Meeting Room  
1000 Park Drive  
Leeds, AL 35094

**Public Information:** Any interested persons or their representative may appear at the meeting and comment on the application –Comments are limited to two (2) minutes. Written comments may also be mailed to the Commission.

For more information about the application and related issues or to schedule an appointment:

**Contact Person:** Brad Watson

**Phone:** 205-699-0907

**E-mail:** [bwatson@leedsalabama.gov](mailto:bwatson@leedsalabama.gov)

**Fax:** 205-699-6558

**Mailing Address:**

Leeds Planning and Zoning Commission  
Inspection Services  
1040 Park Drive  
Leeds, AL 35094

**REZONING APPLICATION FOR THE CITY OF LEEDS, ALABAMA**  
 DEPARTMENT OF INSPECTION SERVICES- ZONING DIVISION  
 1040 PARK DRIVE, LEEDS, AL 35094 P. 205.699.2585 F. 205.699.6558  
 INSPECTIONS@LEEDSALABAMA.GOV \* leedsalabama.gov

<b>Part 1. Application</b>	
Name of Applicant: <i>Engineering Design Group, LLC</i>	
Mailing Address: <i>120 Bishop Circle, Pelham, AL 35124</i>	
Telephone: <i>205-403-9158</i>	E-mail: <i>wade@edg-alabama.com</i>
Signature: <i>Wade H. Jones</i>	
Date Application Filed: <i>10 NOV 15</i>	Requested Hearing Date: <i>09 DEC 15</i>

<b>Part 2. Parcel Data</b>		
Owner of Record: <i>Frank Barefield, LLC</i>		
Owner Mailing Address: <i>1930 Stonogate Drive, Vestavia Hills, AL 35242</i>		
Site Address: <i>1704 AND 1812 Montevallo Road, Leeds, AL 35094</i>		
Tax Parcel ID # <i>25 00 30 1 001 005.001 + 6.00</i>	Existing Zoning: <i>R11</i>	Proposed Zoning: <i>R5</i>
Telephone: <i>205-567-9101</i>	E-Mail: <i>Frank@abbeyresidential.com</i>	
Signature of Authorization by Owner: <i>[Signature]</i>		

<b>Part 3. Request</b>
Reason for Request: <i>To construct 60' lots within the property.</i>
Proffer of rezoning conditions (if any)

<b>Part 4 Enclosures (Check all required enclosures with this application)</b>
<input checked="" type="checkbox"/> Application Fee
<input checked="" type="checkbox"/> Reason for Request
<input checked="" type="checkbox"/> Legal Description of the subject Property
<input checked="" type="checkbox"/> Vicinity Map
<input type="checkbox"/> Availability of Required Utilities
<input type="checkbox"/> Public Hearing Notices
<input checked="" type="checkbox"/> Site Plan
<input type="checkbox"/> Proffer of rezoning conditions (if any)

**NOTICE:** The completed application and all required attachments must be filed at least 30 (thirty) days prior to the Leeds Zoning Board of Adjustments Public Hearing. A representative must be present at the hearing.

<b>FOR OFFICE USE ONLY</b>	
Application Number:	Date Received: <i>11/19/15</i>
Received by: <i>[Signature]</i>	Scheduled Public Hearing Date: <i>12/10/15</i>

**REZONING APPLICATION FOR THE CITY OF LEEDS, ALABAMA**  
 DEPARTMENT OF INSPECTION SERVICES- ZONING DIVISION  
 1040 PARK DRIVE, LEEDS, AL 35094 P. 205.699.2585 F. 205.699.6558  
 INSPECTIONS@LEEDSALABAMA.GOV \* leedsalabama.gov

<b>Part 1 Application</b>	
Name of Applicant	Keith Development, LLC
Mailing Address	3000 Crecent Ave, Homewood, AL 35209
Telephone	205-790-1107
E-Mail	Keithdevelopment@bellsouth.net
Date Application Filed	10 NOV 15
Requested Hearing Date	09 DEC 15

X *[Signature]*

<b>Part 2 Parcel Data</b>		
Owner of Record:	Frank Barfield, LLC	
Owner Mailing Address:	1930 Stonegate Drive, Vestavia Hills, AL 35242	
Site Address:	1704 AND 1812 Montexallo Road, Leeds, AL 35094	
Tax Parcel ID #	Existing Zoning:	Proposed Zoning:
25 00 30 1 001 005.001	R2	R5
Telephone:	E-Mail:	
205-567-9101	Frank@abbeyresidential.com	
Signature of Authorization by Owner: <i>[Signature]</i>		

<b>Part 3. Request</b>
Reason for Request: To construct 60 lots within the property.
Proffer of rezoning conditions (if any)

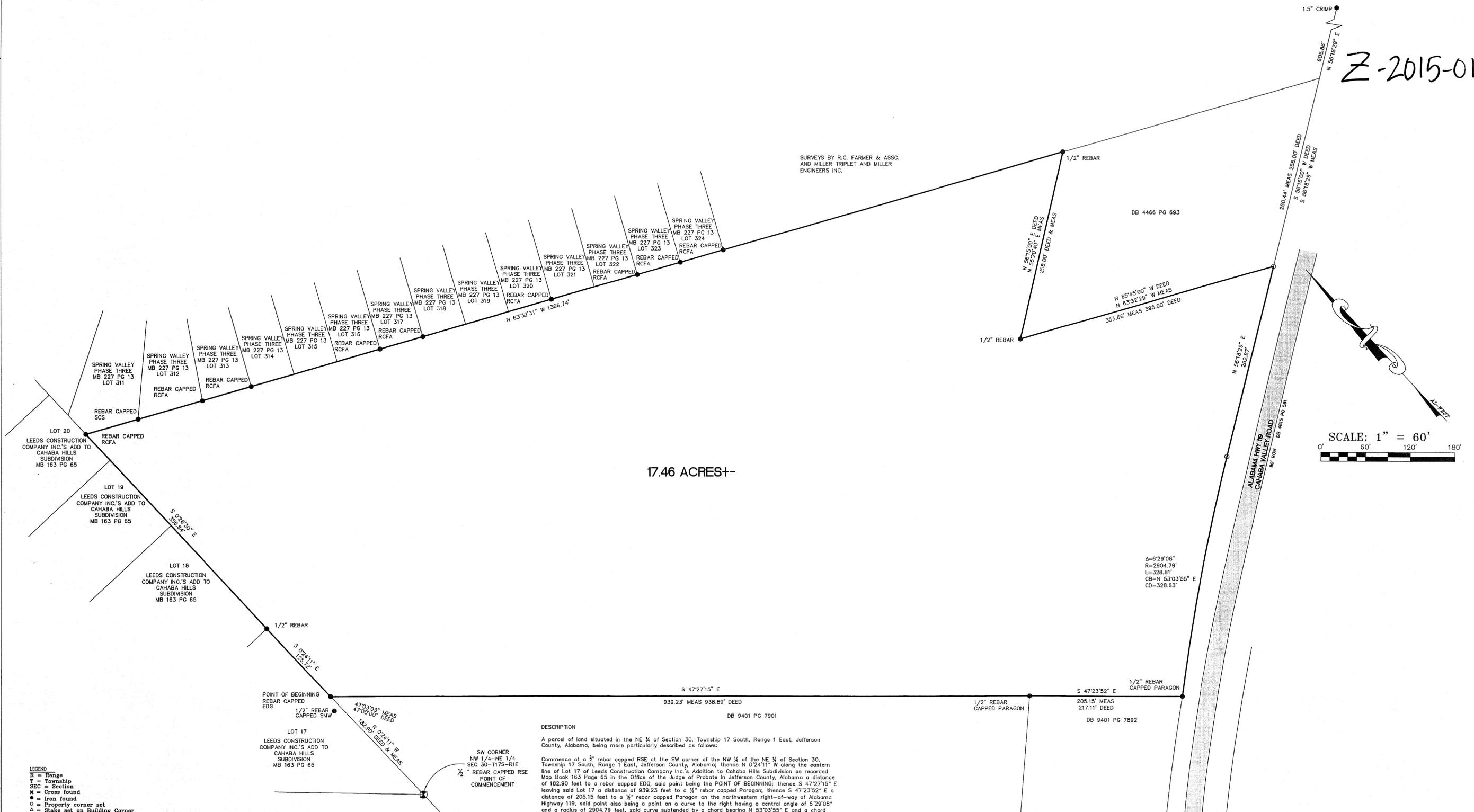
<b>Part 4 Enclosures (Check all required enclosures with this application)</b>
<input checked="" type="checkbox"/> Application Fee
<input checked="" type="checkbox"/> Reason for Request
<input checked="" type="checkbox"/> Legal Description of the subject Property
<input checked="" type="checkbox"/> Vicinity Map
<input type="checkbox"/> Availability of Required Utilities
<input type="checkbox"/> Public Hearing Notices
<input checked="" type="checkbox"/> Site Plan
<input type="checkbox"/> Proffer of rezoning conditions (if any)

**NOTICE:** The completed application and all required attachments must be filed at least 30 (thirty) days prior to the Leeds Zoning Board of Adjustments Public Hearing. A representative must be present at the hearing.

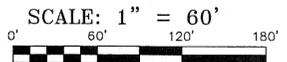
<b>FOR OFFICE USE ONLY</b>	
Application Number:	Date Received:
Received by:	Scheduled Public Hearing Date:

Z-2015-014

SURVEYS BY R.C. FARMER & ASSC. AND MILLER TRIPLET AND MILLER ENGINEERS INC.



17.46 ACRES+-



- LEGEND**
- R = Range
  - T = Township
  - SEC = Section
  - X = Cross found
  - = Iron found
  - ▲ = Property corner set
  - △ = Stake set on Building Corner
  - Conc = Concrete
  - RCF = Reinforced Concrete Pipe
  - DIP = Ductile Iron Pipe
  - YI = Yard Inlet
  - HW = Headwall
  - MH = Manhole
  - SS = Sanitary Sewer
  - STS = Storm Sewer
  - PP = Power Pole
  - IPF = Iron Pin Found
  - IPS = Iron Pin Set
  - APPROX. = APPROXIMATE
  - - - FENCE
  - P Overhead Power
  - CONCRETE
  - COVERED PORCH
  - Asphalt
  - Power Pole
  - Guy Wire
  - Water Meter

**DESCRIPTION**

A parcel of land situated in the NE 1/4 of Section 30, Township 17 South, Range 1 East, Jefferson County, Alabama, being more particularly described as follows:

Commence at a 1/2" rebar capped RSE at the SW corner of the NW 1/4 of the NE 1/4 of Section 30, Township 17 South, Range 1 East, Jefferson County, Alabama; thence N 0°24'11" W along the eastern line of Lot 17 of Leeds Construction Company Inc.'s Addition to Cahaba Hills Subdivision as recorded Map Book 163 Page 65 in the Office of the Judge of Probate in Jefferson County, Alabama a distance of 182.90 feet to a rebar capped EDG, said point being the POINT OF BEGINNING; thence S 47°27'15" E leaving said Lot 17 a distance of 939.23 feet to a 1/2" rebar capped Paragon; thence S 47°23'52" E a distance of 205.15 feet to a 1/2" rebar capped Paragon on the northwestern right-of-way of Alabama Highway 119, said point also being a point on a curve to the right having a central angle of 6°29'08" and a radius of 2904.79 feet, said curve subtended by a chord bearing N 53°03'55" E and a chord distance of 328.63 feet; thence along the arc of said curve and along said right-of-way a distance of 328.81 feet to a rebar capped EDG; thence N 56°18'29" E along said right-of-way a distance of 262.87 feet to a rebar capped EDG; thence N 63°32'29" W leaving said right-of-way a distance of 353.66 feet to a 1/2" rebar; thence N 55°20'49" E a distance of 258.00 feet to a 1/2" rebar on a projected line of the southwestern line of Lots 311 through Lot 324 of Spring Valley Phase Three as recorded in Map Book 227 Page 13; thence N 63°32'31" W along said line a distance of 1366.74 feet to a rebar capped RCFA at the intersection of said line and the eastern line of Lot 20 of Leeds Construction Company Inc.'s Addition to Cahaba Hills Subdivision as recorded Map Book 163 Page 65 in the Office of the Judge of Probate in Jefferson County, Alabama; thence S 0°26'30" E along the eastern line of Lots 20, 19, and 18, leaving Spring Valley Phase Three a distance of 356.84 feet to a 1/2" rebar at the NE corner of Lot 17; thence S 0°24'11" E along the eastern line of Lot 17 a distance of 125.72 feet to the POINT OF BEGINNING. Said parcel of land contains 17.46 acres, more or less.

I hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief.

Surveyor's Signature: *[Signature]*  
Alabama License Number 23661, Date: September 19, 2013



- NOTE:**
1. North arrow based on Alabama State Plane Grid West. (NAD83)
  2. Date of field work (September 10, 2013)
  3. Type of survey Boundary Survey.
  4. Survey for David Keith
  5. Parent Deed DB 1154 PG 229
  6. Survey not valid without original signature.

- SURVEYOR'S COMMENTS TO DEEDS PROVIDED BY CLIENT:**
1. DB 5517 PG 513. BLANKET EASEMENT, DESCRIPTION COVERS SUBJECT PROPERTY AND IS QUALIFIED THAT THE EASEMENT IS LOCATED BY THE FINAL LOCATION SURVEY MADE BY THE POWER COMPANY. SAID FINAL SURVEY NOT PROVIDED TO SURVEYOR.
  2. VOL. 779 PG 584 AND VOL. 794 PG 842. ALABAMA POWER TRANSMISSION LINE. DOES NOT AFFECT SUBJECT PROPERTY, AFFECTS THE SOUTHEAST CORNER OF PROPERTY TO THE SOUTH RECORDED IN 9401 7901.
  3. DEED 6313 PG 109 AND DEED 6302 PG 530. DOES NOT AFFECT SUBJECT PROPERTY, DESCRIBES PROPERTY TO THE SOUTH.
  4. DEED 4815 PG 581. RIGHT-OF-WAY OF ALABAMA HWY 119, SHOWN ON SURVEY.
  5. DEED 9316 PAGE 8694. ALABAMA POWER EASEMENT NOT PLOTTABLE, HOWEVER DEED REFERENCES THAT IT IS FOR A POWER LINE FOR PROPERTY LOCATED AT 1800 MONTEVALLO ROAD WHICH IS NOT THE SUBJECT PARCEL.

**REVISIONS**

0	-	9/11/2013	-	ISSUED TO CLIENT
1	-	9/19/2013	-	ADD COMMENTS TO EASEMENTS

DRAWN BY:	RES	JS
CHECKED BY:	PROJECT NO.:	KEIT0002
	CAD FILE:	KEIT0002_S30_T17S_R1E.dwg
	SCALE:	1" = 60'

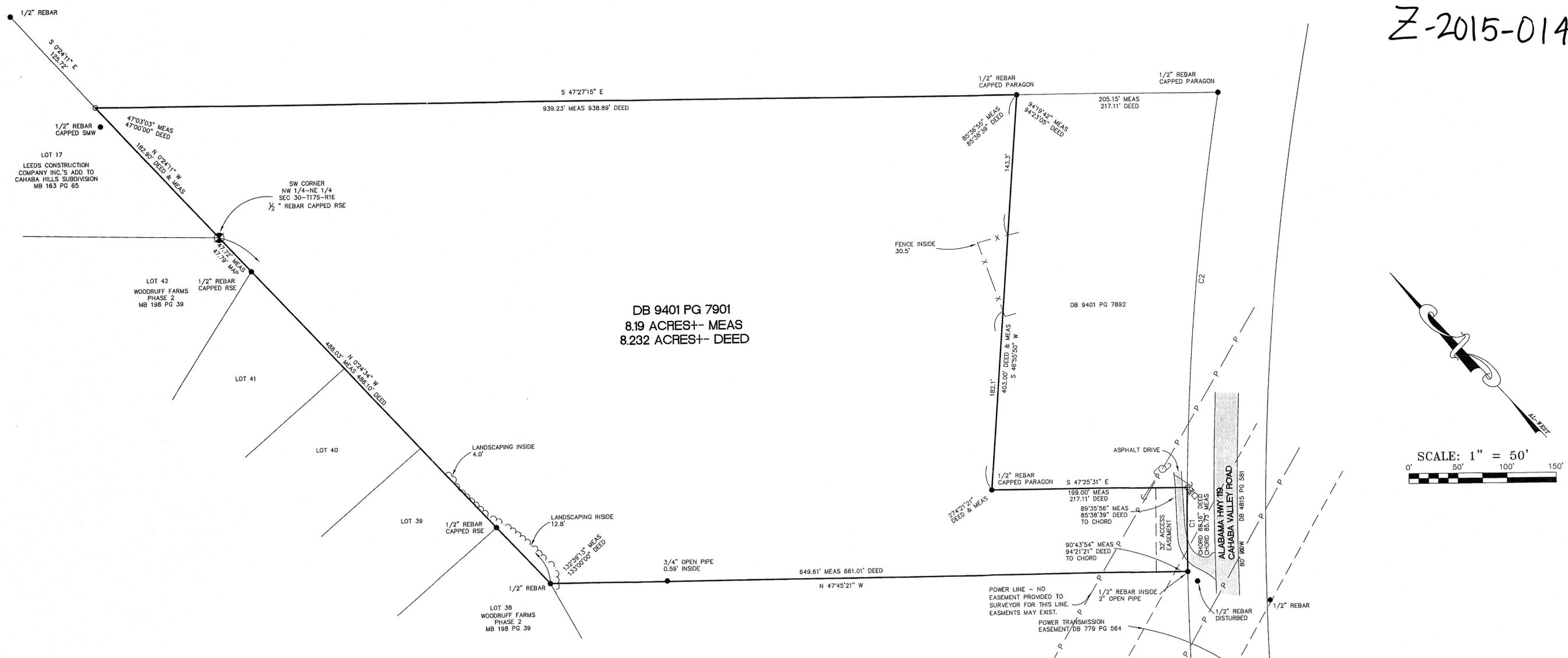
PROJECT: SECTION 30, TOWNSHIP 17 SOUTH, RANGE 1 EAST, JEFFERSON COUNTY, ALABAMA

TITLE: BOUNDARY SURVEY

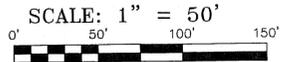
120 BISHOP CIRCLE, SUITE 300  
PELHAM, AL 35124  
TEL - (205) 403-9158  
FAX - (205) 403-9175

**EDG**  
ENGINEERING DESIGN GROUP, LLC  
CIVIL ENGINEERING - LAND SURVEYING  
(205) 403-9188

Z-2015-014



DB 9401 PG 7901  
8.19 ACRES+/- MEAS  
8.232 ACRES+/- DEED



DESCRIPTION (DEED BOOK 9401 PAGE 7901)

Begin at the Southwest corner of the Northwest 1/4 of the Northeast 1/4 of section 30, Township 17 South, Range 1 East, Jefferson County, Alabama, and run in a Northerly direction along the West line of said 1/4-1/4 section a distance of 182.90 feet to a point; thence turn an interior angle of 47°00'00" and run to the right in a Southeasterly direction a distance of 938.89 feet to a point; thence turn an interior angle of 85°38'39" and run to the right in a Southwesterly direction a distance of 403.00 feet to a point; thence turn an interior angle of 274°21'21" and run to the left in a Southeasterly direction a distance of 217.11 feet to a point on the Northwest right-of-way of Cahaba Valley Road; thence turn an interior angle of 85°38'39" and run to the right in a Southwesterly direction along said Northwest right-of-way a distance of 89.16 feet to a point; thence turn an interior angle of 94°21'21" and run to the right in a Northwesterly direction a distance of 661.01 feet to a point on the West line of the Southwest 1/4 of the Northeast 1/4 of said Section 30; thence turn an interior angle of 133°00'00" and run to the right in a Northerly direction along the West line of said 1/4-1/4 section a distance of 488.10 feet to the POINT OF BEGINNING, containing 8.232 acres, more or less.

Subject to a 32 foot access easement described as follows:

Commence at the Northwest corner of the Southwest 1/4 of the Northeast 1/4 of section 30, Township 17 South, Range 1 East, Jefferson County, Alabama, and run in a Southerly direction along the West line of said 1/4-1/4 section a distance of 488.10 feet; thence deflect 47°00'00" and run to the left in a Southeasterly direction a distance of 629.01 feet to the POINT OF BEGINNING of the herein described easement; thence deflect 85°38'39" and run to the left in a Northeasterly direction a distance of 89.16 feet to a point; thence turn an interior angle of 94°21'21" and run to the right in a Southwesterly direction a distance of 32.0 feet to a point on the Northwest right-of-way of Cahaba Valley Road; thence turn an interior angle of 85°38'39" and run to the right in a Southwesterly direction along said Northwest right-of-way a distance of 89.16 feet to a point; thence turn an interior angle of 94°21'21" and run to the right in a Northwesterly direction a distance of 32.0 feet to the POINT OF BEGINNING.

I hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief.

Surveyor's Signature: *David Keith*  
Alabama License Number 23661, Date: September 15, 2013



- NOTE:
- North arrow based on Alabama State Plane Grid West. (NAD83)
  - Date of field work (August 15, 2013)
  - Type of survey Boundary Survey.
  - Survey for David Keith
  - Address: 1812 Montevallo Road Leeds 35094
  - Survey not valid without original signature.
  - Easements may exist for power distribution and transmission lines. No documentation provided for this survey

- SURVEYOR'S COMMENTS TO DEEDS PROVIDED BY CLIENT:
- DB 5517 PG 513. BLANKET EASMENT, DESCRIPTION COVERS SUBJECT PROPERTY AND IS QUALIFIED THAT THE EASEMENT IS LOCATED BY THE FINAL LOCATION SURVEY MADE BY THE POWER COMPANY. SAID FINAL SURVEY NOT PROVIDED TO SURVEYOR.
  - VOL 779 PG 564 AND VOL 794 PG 642. ALABAMA POWER TRANSMISSION LINE. DOES NOT AFFECT SUBJECT PROPERTY, AFFECTS THE SOUTHEAST CORNER OF PROPERTY TO THE SOUTH RECORDED IN 9401 7901.
  - DEED 6313 PG 109 AND DEED 6302 PG 530. DOES NOT AFFECT SUBJECT PROPERTY, DESCRIBES PROPERTY TO THE SOUTH
  - DEED 4815 PG 581. RIGHT-OF-WAY OF ALABAMA HWY 119, SHOWN ON SURVEY.
  - DEED 8316 PAGE 8694. ALABAMA POWER EASEMENT NOT PLOTTABLE, HOWEVER DEED REFERENCES THAT IT IS FOR A POWER LINE FOR PROPERTY LOCATED AT 1800 MONTEVALLO ROAD WHICH IS NOT THE SUBJECT PARCEL.

Curve Table					
Curve #	Length	Radius	Delta	CHORD BEARING	CHORD DIST.
C1	85.73'	2904.78'	1°41'28"	S42°58'33"W	85.73'
C2	403.73'	2904.78'	7°57'48"	S47°48'11"W	403.40'

- LEGEND
- R = Range
  - T = Township
  - SEC = Section
  - X = Cross found
  - = Iron found
  - = Property corner set
  - △ = Stake set on Building Corner
  - Conc = Concrete
  - RCP = Reinforced Concrete Pipe
  - DIP = Ductile Iron Pipe
  - YI = Yard Inlet
  - HW = Headwall
  - MH = Manhole
  - SS = Sanitary Sewer
  - STS = Storm Sewer
  - PP = Power Pole
  - IFP = Iron Pin Found
  - IPS = Iron Pin Set
  - APPROX. = APPROXIMATE
  - - - = FENCE
  - P - = Overhead Power
  - CONCRETE
  - COVERED PORCH
  - Asphalt
  - Power Pole
  - Guy Wire
  - WM = Water Meter

REVISIONS  
0 - 8/16/2013 - ISSUED TO CLIENT  
1 - 9/19/2013 - ADD COMMENTS TO EASEMENTS

DRAWN BY: RES JS  
CHECKED BY: KEIT0002  
PROJECT No.: KEIT0002  
KETTO002 S30 T17S R1E.dwg  
CAD FILE:  
SCALE: 1" = 50'

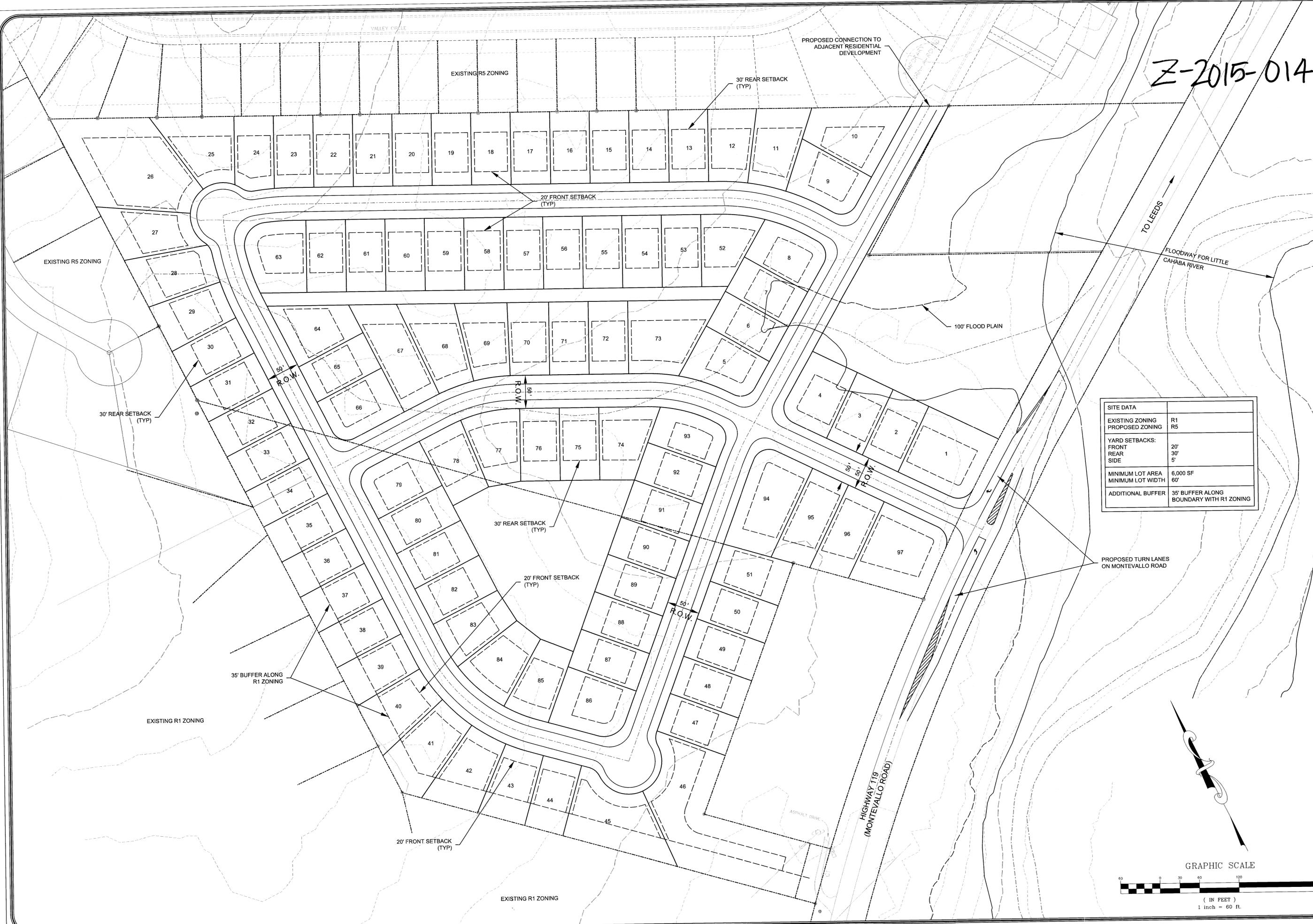
PROJECT: NW 1/4 SECTION 30, TOWNSHIP 17 SOUTH, RANGE 1 EAST, JEFFERSON COUNTY, ALABAMA  
TITLE: BOUNDARY SURVEY

120 BISHOP CIRCLE, SUITE 300  
PELHAM, AL 35124  
TEL - (205) 403-9158  
FAX - (205) 403-9175

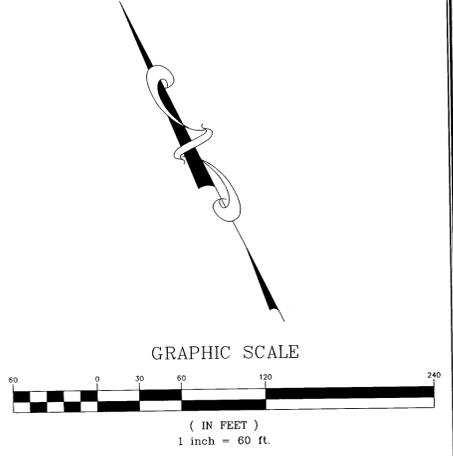
EDGC  
ENGINEERING DESIGN GROUP, LLC  
CIVIL ENGINEERING • LAND SURVEYING  
(205) 403-9158

SHEET NO. 1 OF 1

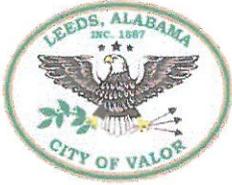
Z-2015-014



SITE DATA	
EXISTING ZONING	R1
PROPOSED ZONING	R5
YARD SETBACKS:	
FRONT	20'
REAR	30'
SIDE	5'
MINIMUM LOT AREA	6,000 SF
MINIMUM LOT WIDTH	60'
ADDITIONAL BUFFER	35' BUFFER ALONG BOUNDARY WITH R1 ZONING



REVISIONS	
DRAWN BY:	JCM
CHECKED BY:	DJS
PROJECT NO.:	KEIT0002
CAD FILE:	Plot Layout.dgn
SCALE:	1" = 60'
PROJECT:	BRIARWOOD VALLEY
TITLE:	SHEET DESCRIPTION GOES HERE
PROJECT:	120 BISHOP CIRCLE, SUITE 300 PELHAM, AL 35124 TEL - (205) 403-9158 FAX - (205) 403-9175
ENGINEERING DESIGN GROUP, LLC CIVIL ENGINEERING - LAND SURVEYING (205) 403-9158	EDG
SHEET NO.	EXB



**City of Leeds**  
**Department of Inspection Services – Zoning Division**  
**Agent Authorization Form**

I/We authorize and permit Keith Development to act as my/our representative and agent in any manner regarding this application which relates to property described as tax parcel ID# 25.00.30.1.001.005.001 I/We understand that the agent representation may include but not be limited to decisions relating to the submittal, status, conditions, or withdrawal of this application. In understanding this, I/we release the City of Leeds from any liability resulting from actions made on my/our behalf by the authorized agent and representative. I hereby certify that the information stated on and submitted with this application is true and correct. I also understand that the submittal of incorrect information will result in the revocation of this application and any worked performed will be at the risk of the applicant. I understand further that any changes which vary from the approved plans will result in the requirement of a new Development Permit.

\*NOTE: All correspondence will be sent to the authorized representative. It will be the representative's responsibility to keep the owner(s) adequately informed as to the status of the application.

**PROPERTY OWNER(S)**

FRANK BAREFIELD LLC  
 Name(s) [printed]  
1930 Stonegate Drive  
 Address  
BIRMINGHAM, AL 35242  
 City/State  
205 397 2289 205 823-9103  
 Phone Fax #  
 Signature(s)  Date

**AUTHORIZED AGENT**

Keith Development - LLC  
 Name(s) [printed]  
3000 Cresent Ave  
 Address  
Homewood, AL 35209  
 City/State  
205-790-1107  
 Phone Fax #  
 Signature(s)  Date 11/17/2015

This instrument was prepared by:  
BARNES & BARNES LAW FIRM, P.C.  
8107 PARKWAY DRIVE  
LEEDS, AL 35094  
(205) 699-5000

Send Tax Notice to:  
FRANK BAREFIELD, LLC  
1930 STONEGATE DRIVE  
BIRMINGHAM, AL 35242

STATUTORY WARRANTY DEED (LIMITED LIABILITY COMPANY)

State of Alabama )  
Jefferson County )

*KNOW ALL MEN BY THESE PRESENTS:*

  
20131009001106640 1/5  
Bk: LR201318 Pg:23745  
Jefferson County, Alabama  
I certify this instrument filed on:  
10/09/2013 01:32:16 PM D  
Judge of Probate- Alan L. King

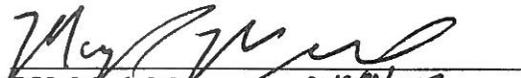
That in consideration of THREE HUNDRED NINETY TWO THOUSAND EIGHT HUNDRED FIFTY DOLLARS & 00/100-----Dollars (392,850.00) to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, SOUTHERN PRIME PROPERTIES, LLC hereinafter referred to as "Grantor", whether one or more than one), does grant, bargain, sell and convey unto FRANK BAREFIELD, LLC, (herein referred to as "Grantee", whether one or more than one), the real estate described on Exhibit A, attached hereto, subject to all matters set forth on Exhibit B, attached hereto.

This instrument is executed as required by the Articles of Organization and Operational Agreement that have not been modified or amended.

TO HAVE AND TO HOLD to the said Grantee FRANK BAREFIELD, LLC heirs and assigns forever.

IN WITNESS WHEREOF, the said Grantor, Southern Prime Properties, LLC, by its Member, Mark Musgrove, who is authorized to execute this conveyance, hereto set its signature and seal this the 20<sup>th</sup> day of September, 2013.

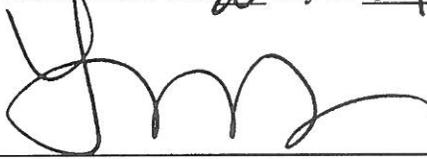
SOUTHERN PRIME PROPERTIES, LLC

  
BY: Mark Musgrove MEMBER

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Mark Musgrove as member of Southern Prime Properties, LLC, a limited liability company 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 authorized member 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 this 20<sup>th</sup> day of September, 2013.



Notary Public

My Commission Expires:

2/1/16

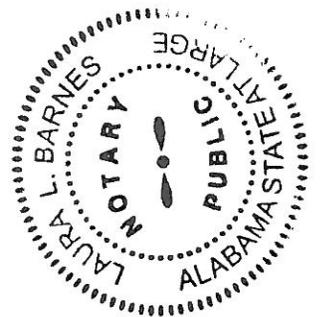


EXHIBIT "A"  
LEGAL DESCRIPTION

A parcel of land situated in the NE ¼ of Section 30, Township 17 South, Range 1 East, Jefferson County, Alabama, being more particularly described as follows:

Commence at a " " rebar capped RSE at the SW corner of the NW ¼ of the NE ¼ of Section 30, Township 17 South, Range 1 East, Jefferson County, Alabama; thence N 0°24'11" W along the eastern line of Lot 17 of Leeds Construction Company Inc.'s Addition to Cahaba Hills Subdivision as recorded Map Book 163 Page 65 in the Office of the Judge of Probate in Jefferson County, Alabama a distance of 182.90 feet to a rebar capped EDG, said point being the POINT OF BEGINNING; thence S 47°27'15" E leaving said Lot 17 a distance of 939.23 feet to a ½" rebar capped Paragon; thence S 47°23'52" E a distance of 205.15 feet to a ½" rebar capped Paragon on the northwestern right-of-way of Alabama Highway 119, said point also being a point on a curve to the right having a central angle of 6°29'08" and a radius of 2904.79 feet, said curve subtended by a chord bearing N 53°03'55" E and a chord distance of 328.63 feet; thence along the arc of said curve and along said right-of-way a distance of 328.81 feet to a rebar capped EDG; thence N 56°18'29" E along said right-of-way a distance of 262.87 feet to a rebar capped EDG; thence N 63°32'29" W leaving said right-of-way a distance of 353.66 feet to a ½" rebar; thence N 55°20'49" E a distance of 258.00 feet to a ½" rebar on a projected line of the southwestern line of Lots 311 through Lot 324 of Spring Valley Phase Three as recorded in Map Book 227 Page 13; thence N 63°32'31" W along said line a distance of 1366.74 feet to a rebar capped RCFA at the intersection of said line and the eastern line of Lot 20 of Leeds Construction Company Inc.'s Addition to Cahaba Hills Subdivision as recorded Map Book 163 Page 65 in the Office of the Judge of Probate in Jefferson County, Alabama; thence S 0°26'30" E along the eastern line of Lots 20, 19, and 18, leaving Spring Valley Phase Three a distance of 356.84 feet to a ½" rebar at the NE corner of Lot 17; thence S 0°24'11" E along the eastern line of Lot 17 a distance of 125.72 feet to the POINT OF BEGINNING.

EXHIBIT "B"

**SUBJECT TO:**

- 1) **TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS**
- 2) **TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS, NOT OWNED BY GRANTOR, NOT OWNED BY GRANTOR**
- 3) **RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN VOLUME 6313 PAGE 109 AND VOLUME 5517 PAGE 513**
- 4) **LESS AND EXCEPT ANY PART OF SUBJECT PROPERTY LYING WITHIN ANY ROAD RIGHT OF WAY**

Real Estate Sales Validation Form

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

Grantor's Name	<u>Southern Prime Prop</u>	Grantee's Name	<u>Frank Barefield LLC</u>
Mailing Address	<u>PO Box 870</u> <u>Leeds AL 35094</u>	Mailing Address	<u>1930 Stonegate Dr</u> <u>Bham AL 35242</u>
Property Address	<u>1704 Montevallo Rd</u> <u>Leeds AL 35094</u>	Date of Sale	<u>9/20/13</u>
		Total Purchase Price	\$ <u>392,850.00</u>
		Or	
		Actual Value	\$ _____
		Or	
		Assessor's Market Value	\$ _____

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

<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		

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 \_\_\_\_\_

20131009001106640 5/5  
 Bk: LR201318 Pg: 23745  
 Jefferson County, Alabama  
 10/09/2013 01:32:16 PM D  
 Fee - \$28.00  
 Deed Tax - \$393.00

Total of Fees and Taxes - \$421.00  
 LYNN

Print Laura Barnes

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

This instrument was prepared by:  
BARNES & BARNES LAW FIRM, P.C.  
8107 PARKWAY DRIVE  
LEEDS, AL 35094  
(205) 699-5000

Send Tax Notice to:  
FRANK BAREFIELD, LLC  
1930 STONEGATE DRIVE  
BIRMINGHAM, AL 35242



20131009001106730 1/4  
Bk: LR201318 Pg:23794  
Jefferson County, Alabama  
I certify this instrument filed on  
10/09/2013 01:32:25 PM D  
Judge of Probate- Alan L. King

STATUTORY WARRANTY DEED (CORPORATION)

State of Alabama )  
Jefferson County )

*KNOW ALL MEN BY THESE PRESENTS:*

That in consideration of ONE HUNDRED TWENTY-NINE THOUSAND & 00/100-----  
-----Dollars (\$129,000.00) to the undersigned Grantor in hand paid by the  
Grantee herein, the receipt whereof is hereby acknowledged, ROBERT B. WOOTTEN AND  
WIFE, ROSALYN K. WOOTTEN (herein referred to as "Grantor", whether one or more than  
one), does grant, bargain, sell and convey unto FRANK BAREFIELD, LLC, (herein referred to  
as "Grantee", whether one or more than one), the real estate described on Exhibit A, attached  
hereto, subject to all matters set forth on Exhibit B, attached hereto.

TO HAVE AND TO HOLD to the said Grantee FRANK BAREFIELD, LLC heirs and  
assigns forever.

IN WITNESS WHEREOF, the said Grantor, has hereto set their signature and seal this  
18<sup>th</sup> day of September, 2013.

ROBERT B. WOOTTEN

ROSALYN K. WOOTTEN

State of Alabama )  
Jefferson County )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby  
certify that ROBERT B. WOOTTEN AND WIFE, ROSALYN K. WOOTTEN, 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 the instrument, they with full authority, executed the same  
voluntarily on the day the same bears date.

Given under my hand and official seal this 18<sup>th</sup> day of September, 2013

Notary Public  
My Commission expires:

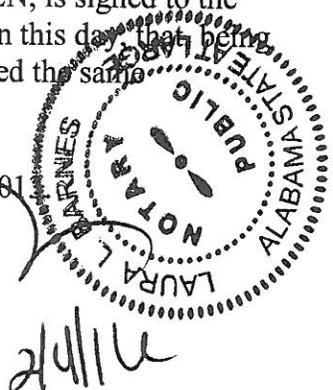


EXHIBIT "A"

Begin at the Southwest corner of the Northwest 1/4 of the Northeast 1/4 of Section 30, Township 17 South, Range 1 East, Jefferson County, Alabama, and run in a Northerly direction along the West line of said 1/4—1/4 section a distance of 182.90 feet to a point; thence turn an interior angle of 47°00'00" and run to the right in a Southeasterly direction a distance of 938.89 feet to a point; thence turn an interior angle of 85°38'39" and run to the right in a Southwesterly direction a distance of 403.00 feet to a point; thence turn an interior angle of 274°21'21" and run to the left in a Southeasterly direction a distance of 217.11 feet to a point on the Northwesterly right-of-way of Cahaba Valley Road; thence turn an interior angle of 85°38'39" and run to the right in a Southwesterly direction along said Northwesterly right-of-way a distance of 89.16 feet to a point; thence turn an interior angle of 94°21'21" and run to the right in a Northwesterly direction a distance of 661.01 feet to a point on the West line of the Southwest 1/4 of the Northeast 1/4 of said Section 30; thence turn an interior angle of 133°00'00" and run to the right in a Northerly direction along the West line of said 1/4- 1/4 section a distance of 488.10 feet to the POINT OF BEGINNING.

Subject to a 32 foot access easement described as follows:

Commence at the Northwest corner of the Southwest 1/4 of the Northeast 1/4 of Section 30, Township 17 South, Range 1 East, Jefferson County, Alabama, and run in a Southerly direction along the West line of said 1/4-1/4 section a distance of 488.10 feet; thence deflect 47°00'00" and run to the left in a Southeasterly direction a distance of 629.01 feet to the POINT OF BEGINNING of the herein described easement; thence deflect 85°38'39" and run to the left in a Northeasterly direction a distance of 89.16 feet to a point; thence turn an interior angle of 94°21'21" and run to the right in a Southeasterly direction a distance of 32.0 feet to a point on the Northwesterly right-of-way of Cahaba Valley Road; thence turn an interior angle of 85°38'39" and run to the right in a Southwesterly direction along said Northwesterly right—of—way a distance of 89.16 feet to a point; thence turn an interior angle of 94°21'21" and run to the right in a Northwesterly direction a distance of 32.0 feet to the POINT OF BEGINNING.

EXHIBIT B

Permitted Encumbrances

1. Taxes for the current tax year and any subsequent years.
2. Mineral and mining rights, not owned by grantor.
3. Less and except any part of subject property lying within any road right-of-way
4. Terms, agreements and right of way to Alabama Power Company recorded in Volume 779, page 564, Volume 796, page 642 volume 5517, page 513, Volume 6302, page 530 and Inst. No. 9316-8694
5. Right of way to Jefferson County Alabama Recorded in volume 4815, page 581
6. Subject to 32' easement set forth in Inst. No. 9401-7901

Real Estate Sales Validation Form

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

Grantor's Name: Robert B. Wooten Grantee's Name: Frank Barefield, LLC
Mailing Address: 1800 Montevallo Rd Birmingham, Alabama 35242 Mailing Address: 1930 Stonegate Drive Homewood, AL 35209

Property Address: 1800 Montevallo Rd Birmingham, Alabama 35242 Date of Sale: 09/18/13
Total Purchase Price: \$129,000.00
Or
Actual Value: \$
Or
Assessor's Market Value: \$

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

Bill of Sale Appraisal
Appraisal Other Tax Assessment
Sales Contract
X Closing Statement

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

Print: Laura L. Barnes, Closing Attorney
Sign
Grantor/Grantee/Owner/Agent (circle one)

20131009001106730 4/4
Bk: LR201318 Pg: 23794
Jefferson County, Alabama
10/09/2013 01:32:25 PM D
Fee - \$25.00
Deed Tax -\$129.00

Total of Fees and Taxes-\$154.00
LYNN