

STATE OF ALABAMA §

LAUDERDALE COUNTY §

The Lauderdale County Commission convened at the Lauderdale County Government Building in the City of Florence, Alabama, at 5:00 p.m. on the 23rd day of February, 2026.

The meeting was called to order by Chairman, Danny Pettus. Upon roll call the following members answered present:

Danny Pettus	Chairman
William Garner	Commissioner, District 1
Brad Black	Commissioner, District 1
Joe Hackworth	Commissioner, District 2
Todd Nix	Commissioner, District 2

Chairman, Danny Pettus, upon declaration of a quorum being present, opened the meeting for the transaction of business.

The invocation and Pledge of Allegiance were delivered by Commissioner, Todd Nix.

Commissioner Hackworth moved, seconded by Commissioner Nix that all items listed on the regular business agenda be approved for immediate consideration. There being no discussion, and upon a vote taken, motion was unanimously approved. Agenda was herein recorded, and made a part of these minutes.

Commissioner Garner moved, seconded by Commissioner Black that the minutes of the last regular meeting of the Commission be approved for recording. There being no discussion, and upon vote taken, motion was unanimously approved.

Commissioner Nix moved, seconded by Commissioner Black to approve terminating and releasing deed restrictions for the old hospital property. This is outlined in the formal termination and release documents, and further authorizes the Chairman to sign said termination on behalf of the Commission. Commissioner Garner asked if this was the property the County sold years ago, and Chris Smith, County Attorney stated, "yes, this is cleaning up the century old paperwork". There being no further discussion, and upon a vote taken, motion was unanimously approved. The Resolution was herein recorded, and made a part of these minutes.

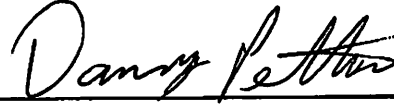
Commissioner Black moved, seconded by Commissioner Hackworth approving the invoiced bills. There being no further discussion, and upon a vote taken, motion was unanimously approved. This is herein recorded, and made a part of these minutes.

LAUDERDALE COUNTY CHECKS ISSUED :			
February 9, 2026 - February 23, 2026			
1	General-Special	3, 64222, 64344-64370	686,295.24
		Voided Ck# 64343	
2	Agri-Business Fund	N/A	0.00
3	Pistol Permit Revenue Reduction Fund	N/A	0.00
4	Opioid Settlement Fund	1236	3.25
5	LEPA Fund	N/A	0.00
6	Gasoline Tax Fund	19453, 19533-19537	221,218.24
7	Public Bldg., R & B Special	N/A	0.00
8	Public Highway & Traffic Fund	N/A	0.00
9	Al. Trust Capital Improvement Fund	413-414	78,058.00
10	RRR Gasoline Tax Fund	N/A	0.00
11	Reappraisal Fund	13205-13206	1,618.34
12	Tourism, Rec. & Convention Fund	672-673	5,900.00
13	RSVP Fund	18667-18668	356.52
14	Child Protection Fund	1309	1,903.38
15	Rebuild Alabama Gas Tax Fund	N/A	0.00
16	Rebuild Alabama Diesel Tax Fund	N/A	0.00

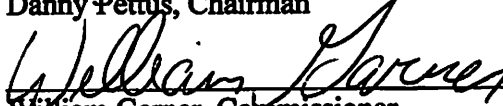
1	Federal Aid Exchange		
7	Fund	N/A	0.00
1	Workforce Development Center		
8	Fund	1178	250.00
1	Special Grants		
9	Fund	N/A	0.00
2	Coronavirus Rescue Act		
0	Fund	1093-1096	989,752.81
2			
1	CDBG Fund	N/A	0.00
2	Solid Waste		
2	Fund	10126-10129	23,648.60
2			
3	Account Payable Fund	51028-51088	485,334.46
2			
4	Fire Protection Fee Fund	5199-5212	267,204.00
2			
5	Industrial Development Tax Fund	1269	799,702.10
2	Tobacco Tax		
6	Fund	N/A	0.00
2			
7	TVA Tax Fund	6797-6809	531,279.25
TOTAL			\$ 4,092,524.19

There being no further business to come before the Commission, and upon a motion made by Commissioner Nix and seconded by Commissioner Garner, the meeting was duly adjourned.

LAUDERDALE COUNTY COMMISSION



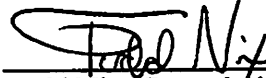
Danny Pettus, Chairman



William Garner, Commissioner



Brad Black, Commissioner

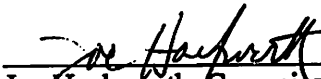


Todd Nix, Commissioner

ATTEST:



Brooke Slatton, County Administrator



Joe Hackworth, Commissioner

LAUDERDALE COUNTY COMMISSION
REGULAR MEETING AGENDA
February 23, 2026

A. OFFICIAL AGENDA

1. CALL TO ORDER AND WELCOME
2. CALL OF ROLL TO ESTABLISH QUORUM
3. INVOCATION AND PLEDGE OF ALLEGIANCE- Commissioner, Todd Nix
4. AWARDS AND PRESENTATIONS- none
5. PUBLIC COMMENTS ON AGENDA ITEMS

Per Rules of Procedure there is a three-minute time limit

6. SCHEDULED PUBLIC HEARING- none

REGULAR BUSINESS

1. Review and Motion to Consider Agenda Items
2. Approve minutes of last meeting
3. Resolution—West Village
The Commission will vote on terminating and releasing deed restrictions for the old hospital property.
4. Audit and Approve Bills

C. STAFF REPORTS

- D. PUBLIC COMMENT PERIOD** - Per Rules of Procedure, three-minute time limit

E. ADJOURN

STATE OF ALABAMA §

LAUDERDALE COUNTY §

RESOLUTION

Whereas, a request for termination and release of certain deed restrictions to the old hospital property and subdivision has been made to the Lauderdale County Commission, and

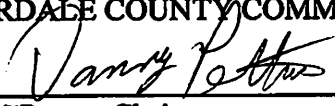
Whereas, said property is now the subject of a major development project with the City of Florence and Lauderdale County, and

Whereas, it is in the best interest of the citizens of the County to agree to this termination and release request in that said development represents major economic advancement to the community as a whole,

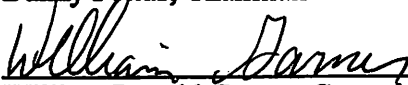
NOW THEREFORE BE IT RESOLVED; that the Lauderdale County Commission does hereby terminate and release the deed restrictions outlined in the formal termination and release document, and further authorizes the Chairman to sign said termination on behalf of the Commission.

Done this the 23th day of February, 2026.

LAUDERDALE COUNTY COMMISSION



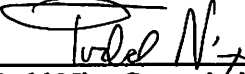
Danny Pettus, Chairman



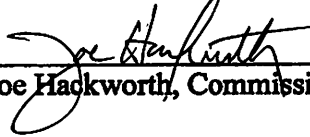
William Ronald Garner, Commissioner



Brad Black, Commissioner

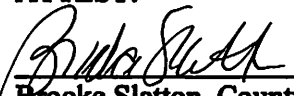


Todd Nix, Commissioner



Joe Hackworth, Commissioner

ATTEST:



Brooke Slatton, County Administrator

Lauderdale County, Alabama
Sara H Holmes, Judge of Probate
4/21/2026 11:35:45 AM

Total Due: \$53.00
15 Pages Inst Num: 544282
RELEASE
RLPY Book: 2026 Page: 18988

STATE OF ALABAMA

COUNTY OF LAUDERDALE

**TERMINATION AND RELEASE OF DEED RESTRICTIONS, CONDITIONS AND
LIMITATIONS**

WHEREAS, Kate H. Drane executed and recorded an instrument in the office of the Judge of Probate of Lauderdale County, Alabama, at Volume 419 at Page 124 (the "Deed"), which imposes certain deed restrictions, conditions and limitations on Lots numbered 1, 2, 3, 4, 5 and 6 in Block Number 1 in the former McFarland Heights Subdivision, Section Number 2 ("McFarland Heights, Section 2") according to the plat thereof as filed for record in the office of the Judge of Probate of Lauderdale County, Alabama and recorded in New Plat Book Number 1 on Pages 295 and 296, a portion of said Lots now incorporated into Lot A of the FINAL PLAT FLORENCE WEST VILLAGE PLANNED UNIT DEVELOPMENT, according to the plat thereof as recorded in the Office of the Judge of Probate of Lauderdale County, Alabama, in Plat Book 8, Pages 39, 40, 41, 42, 43 and 44; and

WHEREAS, pursuant to the Deed, upon the written consent of the owners of record of a majority of the lots in McFarland Heights, Section 2, a business house or business structure may be erected on the lots conveyed thereby and a business operation conducted thereon, causing all of the restrictions, conditions, and limitations thereupon to terminate; and

WHEREAS, the undersigned desire to approve the construction of a business house or business structure and the conduct of business operations thereon, and to permanently terminate the restrictions, conditions, and limitations; and

WHEREAS, the undersigned constitute the owners of record of a majority of the lots in McFarland Heights, Section 2, the subdivision addition referenced in the Deed, and also being the subdivision addition benefitted and burdened by the restrictions, conditions, and limitations set forth in the Deed.

NOW, THEREFORE, in consideration of the foregoing, in accordance with the provisions of the Deed, the undersigned do (i) hereby consent to the erection of a business house or business structure and conduct of business operations on the lots conveyed pursuant to the Deed and (ii) hereby elect to terminate the restrictions, conditions, and limitations set forth in the Deed in their entirety such that from and after the date hereof the Lots numbered 1, 2, 3, 4, 5, and 6 in Block 1 in the former McFarland Heights, Section 2 shall no longer be bound, limited, restricted, or conditioned by the restrictions, conditions, and limitations set forth in the Deed.

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#53.00

15 P. 4,

419-1123

THE STATE OF ALABAMA
COUNTY OF LAUDERDALE

2745

THIS DEED OF CONVEYANCE, for acceptance, was made on the 31st day of November, 1918, between John B. Drane, a single man, of the first part, and the County of Lauderdale, Alabama, and the City of Florence, Alabama, a municipal corporation, of the second part.

For and in consideration of a sum of Fifty Seven Hundred Thirty Three and 00/100 dollars (\$5,733.00) cash in hand paid by the parties of the second part, the receipt whereof is hereby acknowledged, does by these parties, for and to sell and convey to the parties of the second part, and to their heirs, assigns, and assigns, all that certain lot or lots of land lying in the County of Lauderdale, State of Alabama, known and described as follows, to-wit:

Lots 2, 3, 4, 5 and 6 in Block 1, Earlhard Heights, Section 2, according to the plat thereof made by H. S. Veach, Jr., and recorded in the office of the Judge of Probate of Lauderdale County, Alabama, in New Plat Book 1 at pages 285-295, said lots being in the City of Florence, Alabama,

together with the appurtenances thereto belonging.

This conveyance is made subject to the following conditions and limitations which are binding upon and enforceable by all the parties hereto, their heirs, executors, administrators, assigns and successors:

1. The property hereby conveyed shall be used for residence purposes only, and no business houses of any kind whatsoever shall be built thereon.

2. That not more than one dwelling house and garage, or combination garage and servant's house shall be built and exist on one lot at any one time.

3. Any and all buildings erected on the lands hereby conveyed shall be built of brick, veneer, stucco or frame, and if built of brick, brick veneer, stone or frame shall cost not less than five thousand dollars, and if built of stucco shall cost not less than ten thousand dollars.

4. Such residence buildings as may be erected on the lands hereby conveyed shall front on _____ Street and the center line of such house running from right to left shall be 16-

419

center line of such lot, running from front to rear and no part of such house shall be placed on the rear side of such lot, provided that the center line of such house may vary from the center line of such lot at the corners of such lot to meet such variation needs.

Said lot shall be used for combination garage and apartment house and shall correspond with the lot shown on the plat in both material and description.

On the lands here conveyed, no building, nor improvement thereon shall be erected or rented to or occupied by any person except a person of the Caucasian race, except that any person employed on the premises may occupy the apartment house shown on the plat.

Upon the consent in writing of the owners of a major part of the lots in this addition a business house may be erected on the lands hereby conveyed and a business conducted therein. In such event, however, all the limitations and restrictions herein contained shall be observed and determined.

That all lots in this addition hereafter sold and conveyed by the grantors herein shall contain the same restrictions and limitations herein contained, except that the grantors reserve the right at their discretion to erect a higher cost for building in certain blocks or areas of said addition and a different building line for other blocks.

It is understood and agreed that the foregoing are conditions and limitations running with the lands and that it is a part of the consideration of this deed that all parties hereto agree to conform to the foregoing conditions and limitations, and that it shall be lawful for said parties, their heirs, executors, administrators and assigns to institute and prosecute any proceedings at law or in equity against any person, persons, corporation or corporations violating or threatening to violate said conditions or limitations for a specific performance thereof, and any failure on the part of the parties hereto, their heirs, executors, administrators or assigns to assert any right as herein provided shall not be deemed a waiver thereof, but such right may be asserted at any time.

1910-120

TO HAVE AND TO HOLD the premises of the second part
their successors and assigns, unto the first part forever. And the
first part covenants to pay unto the second part and the
third part the sum of one hundred and fifty dollars and the
interest thereon to be paid to the third part of the second
part against the title of the premises conveyed.
IN WITNESS WHEREOF the parties have hereunto set their
hands and seals of office in the presence of the undersigned
notary public on this day of November, 1910.

John H. Brown (S.S. 10)

STATE OF ALABAMA
COUNTY OF MONROE

John H. Brown Notary Public in and
for the State and County aforesaid, do hereby certify that the
above and foregoing instrument was duly acknowledged before me
and I am known to the person acknowledged before me on this day, that
he is the same person as the person who executed the same
voluntarily on the day the same were made.
Given under my hand and the Seal of my Office on this day of November, 1910.

John H. Brown
Notary Public



STATE OF ALABAMA, MONROE COUNTY

I hereby certify that the within instrument was filed in my office for record on
this day of November, 1910, and duly recorded in
Book of Records, Page 120, and the fee thereon of
dollars and cents has been paid on this
instrument.

William K. Brown
JUDGE OF PROBATE

IN WITNESS WHEREOF, the undersigned, by its representative, who is authorized to execute this instrument, has hereto set its signature and seal on the date of the acknowledgment of the Owner's signature below.

OWNER

WEST VILLAGE, LLC,
an Alabama limited liability company

By: [Signature]
Name: JOEL R. ANDERSON II
Its: Manager

STATE OF ALABAMA)
COUNTY OF LAUDERDALE)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Joel R. Anderson II, whose name as Manager of West Village, LLC, an Alabama limited liability company, 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 said instrument, he/she, as such officer 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 the 11th day of February, 2026.

[Signature]
Notary Public
My commission expires: 10/24/27
[SEAL]



IN WITNESS WHEREOF, the undersigned, by its representative, who is authorized to execute this instrument, has hereto set its signature and seal on the date of the acknowledgment of the Owner's signature below.

OWNER

UNIVERSITY OF NORTH ALABAMA,
an Alabama public corporation

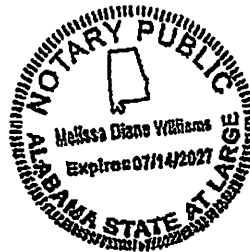
By: [Signature]
Name: Evan Thorton
Its: University CFO

STATE OF ALABAMA)
COUNTY OF LAUDERDALE)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Evan Thorton, whose name as CFO of the University of North Alabama, an Alabama public corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 25th day of February, 2026.

[Signature]
Notary Public
My commission expires: 7/24/27
[SEAL]



IN WITNESS WHEREOF, the undersigned, by its representative, who is authorized to execute this instrument, has hereto set its signature and seal on the date of the acknowledgment of the Owner's signature below.

OWNER . APPROVED BY BOARD OF EDUCATION 3/10/26

FLORENCE CITY BOARD OF
EDUCATION

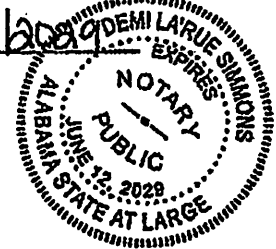
By: Billy W. Hopkins
Name: Billy W. Hopkins, Jr.
Its: Interim Superintendent

STATE OF ALABAMA)
COUNTY OF LAUDERDALE)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Billy W. Hopkins, whose name as Interim Superintendent of the Florence City Board of Education, a political subdivision of the State of Alabama, 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 said instrument, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said agency and instrumentality.

Given under my hand and official seal this the 11 day of March, 2026.

Demi LaRue Simmons
Notary Public
My commission expires: Alabama 9/1/2029
[SEAL]



IN WITNESS WHEREOF, the undersigned, by its representative, who is authorized to execute this instrument, has hereto set its signature and seal on the date of the acknowledgment of the Owner's signature below.

OWNER

LAUDERDALE COUNTY, ALABAMA

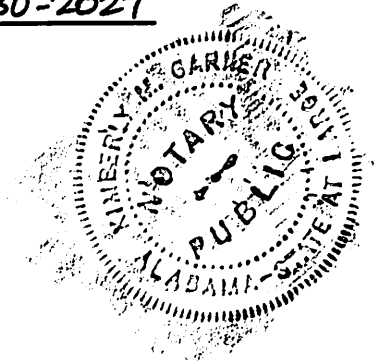
By: Danny Pettus
Name: Danny Pettus
Its: Chairman

STATE OF ALABAMA)
COUNTY OF LAUDERDALE)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Danny Pettus, whose name as Chairman of Lauderdale County, Alabama, a political subdivision of the State of Alabama, 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 said instrument, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said political subdivision.

Given under my hand and official seal this the 23rd day of February, 2026.

Kimberly Garner
Notary Public
My commission expires: 03-30-2027
[SEAL]



IN WITNESS WHEREOF, the undersigned has hereto set its signature and seal on the date of the acknowledgment of the Owner's signature below.

OWNER

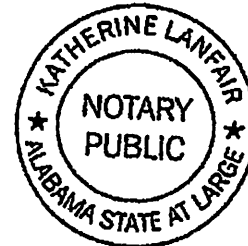
By: Elizabeth McKinney
Name: Elizabeth McKinney
Its: Owner (Sprout Properties, LLC)

STATE OF ALABAMA)
COUNTY OF LAUDERDALE)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Elizabeth McKinney, 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 said instrument, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 17 day of February, 2026.

Katherine Lanfair
Notary Public
My commission expires: 10/24/2029
[SEAL]



IN WITNESS WHEREOF, the undersigned has hereto set its signature and seal on the date of the acknowledgment of the Owner's signature below.

OWNER

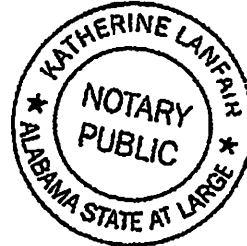
By: K Bevis
Name: Kristy Bevis
Its: Owner

STATE OF ALABAMA)
COUNTY OF LAUDERDALE)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Kristy Bevis, 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 said instrument, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 12 day of February, 2026.

Katherine Lanfair
Notary Public
My commission expires: 10/24/27
[SEAL]



IN WITNESS WHEREOF, the undersigned has hereto set its signature and seal on the date of the acknowledgment of the Owner's signature below.

OWNER

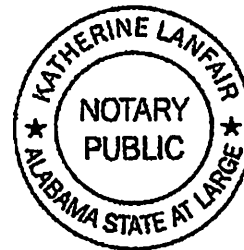
By: Caleb Canales
Name: CALEB CANALES
Its: OWNER

STATE OF ALABAMA)
COUNTY OF LAUDERDALE)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Caleb Canales, 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 said instrument, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 11th day of February, 2026.

Katherine Lanfair
Notary Public
My commission expires: 10/24/2027
[SEAL]



IN WITNESS WHEREOF, the undersigned has hereto set its signature and seal on the date of the acknowledgment of the Owner's signature below.

OWNER

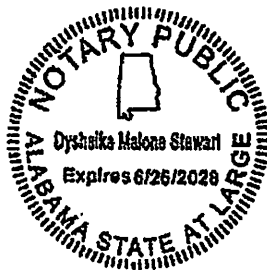
By: [Signature]
Name: Lee Mayhall
Its: 02-13-2026

STATE OF ALABAMA)
COUNTY OF LAUDERDALE)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Lee Mayhall 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 said instrument, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 13th day of February, 2026.

[Signature]
Notary Public
My commission expires: June 26, 2028
[SEAL]



IN WITNESS WHEREOF, the undersigned has hereto set its signature and seal on the date of the acknowledgment of the Owner's signature below.

OWNER

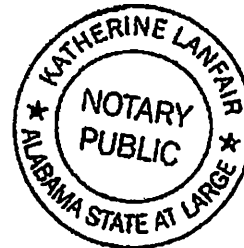
By: *Todd Meckes*
Name: Todd Meckes
Its: Owner

STATE OF ALABAMA)
COUNTY OF LAUDERDALE)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Todd Meckes, 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 said instrument, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 23 day of February, 2026.

Katherine Lanfair
Notary Public
My commission expires: 10/24/2027
[SEAL]



IN WITNESS WHEREOF, the undersigned has hereto set its signature and seal on the date of the acknowledgment of the Owner's signature below.

OWNER

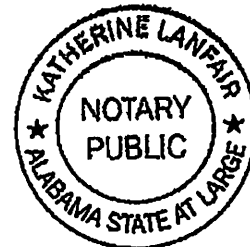
By: [Signature]
Name: BRIAN MURPHY
Its: OWNER

STATE OF ALABAMA)
COUNTY OF LAUDERDALE)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Brian Murphy, 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 said instrument, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 19th day of March, 2026.

[Signature]
Notary Public
My commission expires: 10/24/2027
[SEAL]



IN WITNESS WHEREOF, the undersigned has hereto set its signature and seal on the date of the acknowledgment of the Owner's signature below.

OWNER

By: Andy Baxter

Name: Andy Baxter

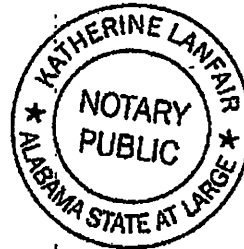
Its: owner

STATE OF ALABAMA)
COUNTY OF LAUDERDALE)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Andy Baxter, 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 said instrument, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation:

Given under my hand and official seal this the 19th day of March, 2026.

Katherine Lanfair
Notary Public
My commission expires: 10/24/2027
[SEAL]



STATE OF ALABAMA

COUNTY OF LAUDERDALE

**TERMINATION AND RELEASE OF DEED RESTRICTIONS, CONDITIONS AND
LIMITATIONS**

WHEREAS, W. F. McFarland, as trustee for the certificate holders under that certain deed of trust executed by himself and R. W. Drane and I. Kreisman and others on, to-wit: September 16, 1927, and recorded in the office of the Judge of Probate of Lauderdale County, Alabama, at Volume 203 at Pages 318 to 325 inclusive, executed and recorded an instrument in the office of the Judge of Probate of Lauderdale County, Alabama, at Volume 216 at Page 523 (the "Deed"), which imposes certain deed restrictions, conditions and limitations on Lots numbered 7, 8, 9 and 10 in Block Number 1, and Lots numbered 1, 2, 3, 4, 5, 6 and 7 in Block Number 2 in the former McFarland Heights Subdivision, Section Number 2 ("McFarland Heights, Section 2") according to the plat thereof as filed for record in the office of the Judge of Probate of Lauderdale County, Alabama and recorded in New Plat Book Number 1 on Pages 295 and 296, said Lots now incorporated into Lot A of the FINAL PLAT FLORENCE WEST VILLAGE PLANNED UNIT DEVELOPMENT, according to the plat thereof as recorded in the Office of the Judge of Probate of Lauderdale County, Alabama, in Plat Book 8, Pages 39, 40, 41, 42, 43 and 44 ; and

WHEREAS, pursuant to the Deed, upon the written consent of the owners of record of a majority of the lots in McFarland Heights, Section 2, the provisions of the Deed may be modified; and

WHEREAS, the undersigned desire to modify the provisions of the Deed by terminating the deed restrictions, conditions and limitations ; and

WHEREAS, the undersigned constitute the owners of record of a majority of the lots in McFarland Heights, Section 2 that is the subject of the deed restrictions, conditions and limitations and, pursuant to the Deed, have the right to modify, terminate, and release the deed restrictions, conditions and limitations. .

NOW, THEREFORE, in consideration of the foregoing, in accordance with the provisions of the Deed, the undersigned do hereby consent to the termination and release of the deed restrictions, conditions and limitations set forth in the Deed in their entirety such that from and after the date hereof Lots numbered 7, 8, 9 and 10 in Block Number 1, and Lots numbered 1, 2, 3, 4, 5, 6 and 7 in Block Number 2 in the former McFarland Heights Subdivision, Section Number 2 shall no longer be bound, limited, restricted or conditioned by the deed restrictions, conditions and limitations .

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\$53.00

15 PG

523

THE STATE OF ALABAMA
COUNTY OF LAUDERDALE

THIS DEED OF CONVEYANCE, made at Florence, Alabama, this the 17th day of September, 1930, between W. F. McFarland as trustee for the certificate holders under that certain deed of trust executed by himself and S. W. Drake and I. Kraiman and others on, to-wit: September 16, 1927, and recorded in the office of the probate judge in Volume 303 at pages 318 to 325 inclusive, first part, and the City of Florence, Alabama, a municipal corporation, second party, WITNESSETH: That, whereas, the Hospital Board of the City of Florence, Alabama, has contracted to buy from first party the lots of land described hereinafter, at the price and on the terms herein named, and has paid the purchase price, receipt whereof is hereby acknowledged; and, whereas, said Board has requested the execution of the deed covering such purchase to the second party; Now, therefore, first party, for the consideration of SEVENTY THREE HUNDRED DOLLARS, cash in hand paid to him by said Hospital Board, receipt whereof is hereby acknowledged, first party does by these presents grant, bargain, sell and convey unto second party the following described lots of land in Florence, Lauderdale county, Alabama, situate, to-wit: Lots numbered 7, 8, 9 and 10 in Block No. 1, and Lots Numbered 1, 2, 3, 4, 5, 6 and 7 in Block No. 2 in McFarland Heights Subdivision, Section No. 2 in according to the plat of said subdivision as filed for record in the office of the Judge of Probate of said county and recorded in New Plat Book No. 1 on pages 295 and 298, said lots 7 and 8 in Block 1, and Lots 3, 4, 5, 6, and 7 in Block 2 front on the northwardly line of Alabama Street, and Lots 9 and 10 in Block 1, and Lots 1 and 2 in Block 2, front on Winston Circle, said lots being a part of original Lots No. 341 and No. 342, according to the map and survey of said City of Florence made by the Cypress Land Company, lying in the N.E. $\frac{1}{4}$ of Section 15, Township 3, Range 11, East. TO HAVE AND TO HOLD unto second party, its successors and assigns in fee simple forever. And the party of the first part (as Trustee aforesaid but not personally) agrees to warrant and defend the title to the land herein conveyed to the party of the second part against the claims of all persons whomsoever, excepting that said lots are subject to certain municipal liens for public improvements which are hereby expressly assumed by second party. It is understood between the parties to this conveyance that the following restrictions and conditions run with the land and are made a part of this conveyance, to-wit: 1. All of the property herein conveyed is restricted to use for residence purposes only, excepting that lots 9 and 10 in Block No. 1, and lots 1 and 2 in Block #2 may be used for hospital buildings and purposes. 2. No lot nor any building on any lot herein described shall be owned or used by any person except a person of the Caucasian race; excepting that an owner or occupant of the Caucasian race may have a person on his premises employed in his personal service of another race. 3. Residence constructed on said lots shall be restricted as follows: (a) The cost of construction of any residence shall be not less than \$8000.00 in any event, and the construction cost shall be not less than \$10,000.00 if the house is of stucco. (b) Residence shall face Alabama Street, and no part of any residence shall be nearer than forty feet to the street line. (c) Only one dwelling house and one garage or combination garage and servants house shall be erected on any lot.

524

the Probate Judge of Lauderdale County, Alabama. IN TESTIMONY WHEREOF, the party of the first part has hereunto set his hand and affixed his seal, the day and place first above written.

W. F. McFarland (SEAL)
As Trustee Under the Deed of
Trust herein described.

THE STATE OF ALABAMA
COUNTY OF LAUDERDALE

I, Cora G. Spain, a Notary Public in and for the State and County aforesaid, do hereby certify that W. F. McFarland whose name as Trustee under a Trust Deed of Record in the office of the Judge of Probate of said County in Volume 203 at pages 318 to 325 inclusive, 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 executed the same voluntarily as such trustee on the day the same bears date.

Given under my hand, this the 17th day of September, 1929.

Cora G. Spain
Notary Public

State of Alabama,
Lauderdale County
I hereby certify that the within instrument was filed in my office for record on Nov. 21, 1930 at 11:15 A.M. and duly recorded in Vol. 216 page 223. I hereby certify that the Mortgage Tax in amount of \$1.00 and the Deed Tax in amount of \$1.00 has been paid on this instrument.

R. G. Smith
CLERK OF PROBATE

THE STATE OF ALABAMA
COUNTY OF LAUDERDALE

THIS DEED OF CONVEYANCE, made at Florence, Alabama, this the 13th day of August, 1929, between R. M. Martin as Transferor of mortgage, party of the first part, and R. M. Martin party of the second part, WITNESSETH: That, whereas, default was made in the payment of a certain mortgage executed by H. O. Edwards and his wife to Mrs. Jane Wadwa Jones, on the 3rd day of January, 1925, which mortgage is recorded in the office of the Judge of Probate of Lauderdale County, Alabama, in Volume 170, page 290, which mortgage was in due course transferred to the party of the first part; and, whereas, after said default the party of the first part in compliance with the provisions of said mortgage did advertise the lands described and hereinafter conveyed for sale to the highest bidder for cash in front of the Court House door in Florence, Alabama, Tuesday, the 13th day of August, 1929, between the hours of eleven o'clock in the forenoon and four o'clock in the afternoon, by publication once a week for three consecutive weeks in the Florence Times-News, a newspaper published in said County; and, whereas, at the time and place so advertised the party of the first part offered said lands for sale to the highest bidder for cash, and the party of the second part being the highest, best and last bidder became the purchaser of said lands at and for the sum of SIX THOUSAND NINETY SIX DOLLARS; Now, therefore, in consideration of the premises

Article 2. (b) Residences shall face Alabama Street, and no part of any residence at
be less than forty feet to the street line. (c) Only one dwelling house and pro
or combination garage and servants house, shall exist on any one lot at one time.
The restrictions on residences here given shall not apply to said lots 9 and 10 of
Block 1, and lots 1 and 2 in Block No. 2. (d) Upon consent in writing of the unde
majority of lots in said Norland Heights Subdivision, Section No. 2, these reg
on the use of lots may be modified according to such stipulations as may be agreed
such writing to be acknowledged as usual are acknowledged and recorded in the of

IN WITNESS WHEREOF, the undersigned, by its representative, who is authorized to execute this instrument, has hereto set its signature and seal on the date of the acknowledgment of the Owner signature below.

OWNER

WEST VILLAGE, LLC,
an Alabama limited liability company

By: [Signature]
Name: JOEL R. ANDERSON II
Its: Manager

STATE OF ALABAMA)
COUNTY OF LAUDERDALE)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Joel R. Anderson II, whose name as Manager of West Village, LLC, an Alabama limited liability company, 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 said instrument, he/she, as such officer 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 the 11th day of February, 2026.

[Signature]
Notary Public
My commission expires: 10/24/27
[SEAL]



IN WITNESS WHEREOF, the undersigned, by its representative, who is authorized to execute this instrument, has hereto set its signature and seal on the date of the acknowledgment of the Owner's signature below.

OWNER

UNIVERSITY OF NORTH ALABAMA,
an Alabama public corporation

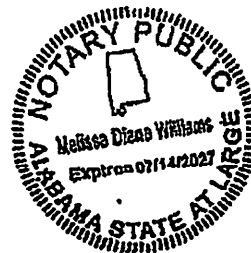
By: [Signature]
Name: Evon Thorton
Its: University C.F.O.

STATE OF ALABAMA)
COUNTY OF LAUDERDALE)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Evon Thorton, whose name as CFO of the University of North Alabama, an Alabama public corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 26th day of February, 2026.

[Signature]
Notary Public
My commission expires: 7/14/27
[SEAL]



IN WITNESS WHEREOF, the undersigned, by its representative, who is authorized to execute this instrument, has hereto set its signature and seal on the date of the acknowledgment of the Owner's signature below.

OWNER APPROVED BY BOARD OF EDUCATION 3/10/26

FLORENCE CITY BOARD OF
EDUCATION

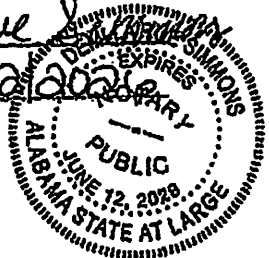
By: Billy W. Hopkins Jr.
Name: Billy W. Hopkins Jr.
Its: Interim Superintendent

STATE OF ALABAMA)
COUNTY OF LAUDERDALE)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Billy W. Hopkins Jr., whose name as Interim Superintendent of the Florence City Board of Education, a political subdivision of the State of Alabama, 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 said instrument, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said agency and instrumentality.

Given under my hand and official seal this the 11th day of March, 2026.

Demi LaVie
Notary Public
My commission expires: 6/12/2028
[SEAL]



IN WITNESS WHEREOF, the undersigned, by its representative, who is authorized to execute this instrument, has hereto set its signature and seal on the date of the acknowledgment of the Owner's signature below.

OWNER

LAUDERDALE COUNTY, ALABAMA

By: *Danny Pettus*
Name: Danny Pettus
Its: Chairman

STATE OF ALABAMA)
COUNTY OF LAUDERDALE)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Danny Pettus, whose name as Chairman of Lauderdale County, Alabama, a political subdivision of the State of Alabama, 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 said instrument, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said political subdivision.

Given under my hand and official seal this the 23rd day of February, 2026.

Kimberly Garner
Notary Public
My commission expires: 03-30-2027
[SEAL]



IN WITNESS WHEREOF, the undersigned has hereto set its signature and seal on the date of the acknowledgment of the Owner's signature below.

OWNER

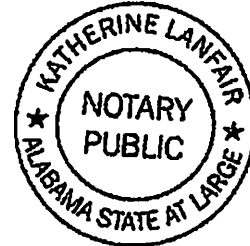
By: Elizabeth McKinney
Name: Elizabeth McKinney
Its: Owner (Sprout Properties, LLC)

STATE OF ALABAMA)
COUNTY OF LAUDERDALE)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Elizabeth McKinney, a owner, 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 said instrument, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said Sprout Properties, LLC

Given under my hand and official seal this the 17 day of February, 2026.

Katherine Lanfair
Notary Public
My commission expires: 10/24/2027
[SEAL]



IN WITNESS WHEREOF, the undersigned has hereto set its signature and seal on the date of the acknowledgment of the Owner's signature below.

OWNER

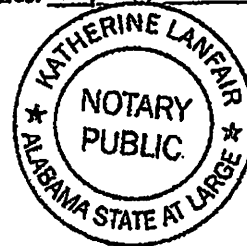
By: K. Bevis
Name: Kristy Bevis
Its: Owner

STATE OF ALABAMA)
COUNTY OF LAUDERDALE)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Kristy Bevis, a owner, 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 said instrument, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said owner.

Given under my hand and official seal this the 12 day of February, 2026.

Katherine Lanfair
Notary Public
My commission expires: 10/24/27
[SEAL.]



IN WITNESS WHEREOF, the undersigned has hereto set its signature and seal on the date of the acknowledgment of the Owner's signature below.

OWNER

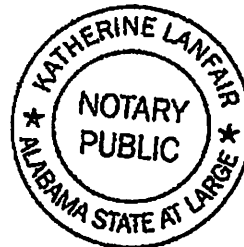
By: [Signature]
Name: CALEB CANOLES
Its: OWNER

STATE OF ALABAMA)
COUNTY OF LAUDERDALE)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Caleb Canoles, 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 said instrument, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 11th day of February, 2026.

[Signature]
Notary Public
My commission expires: 10/24/2027
[SEAL]



IN WITNESS WHEREOF, the undersigned has hereto set its signature and seal on the date of the acknowledgment of the Owner's signature below.

OWNER

By: Whitney Mayhall
Name: Whitney Mayhall
Its: 02.13.2026

STATE OF ALABAMA)
COUNTY OF LAUDERDALE)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Whitney Mayhall 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 said instrument, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 13th day of February, 2026.

Dysheka Malone Stewart
Notary Public
My commission expires: June 26, 2028
[SEAL]



IN WITNESS WHEREOF, the undersigned has hereto set its signature and seal on the date of the acknowledgment of the Owner's signature below.

OWNER

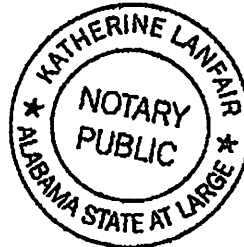
By: Todd Meckes
Name: Todd Meckes
Its: Owner

STATE OF ALABAMA)
COUNTY OF LAUDERDALE)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Todd Meckes 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 said instrument, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 23 day of February, 2026.

Katherine Lanfair
Notary Public
My commission expires: 10/24/2027
[SEAL]



IN WITNESS WHEREOF, the undersigned has hereto set its signature and seal on the date of the acknowledgment of the Owner's signature below.

OWNER

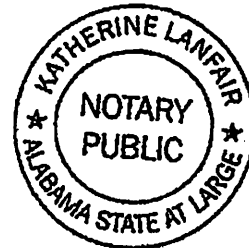
By: [Signature]
Name: BRIAN MURPHY
Its: OWNER

STATE OF ALABAMA)
COUNTY OF LAUDERDALE)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Brian Murphy, 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 said instrument, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 19th day of March, 2026.

[Signature]
Notary Public
My commission expires: 10/27/2027
[SEAL]



IN WITNESS WHEREOF, the undersigned has hereunto set its signature and seal on the date of the acknowledgment of the Owner's signature below.

OWNER

By: Andy Baxter

Name: Andy Baxter

Its: owner

STATE OF ALABAMA)
COUNTY OF LAUDERDALE)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Andy Baxter, 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 said instrument, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 19 day of March, 2026.

Katherine Lanfair
Notary Public
My commission expires: 10/24/2027
[SEAL]

