



First American Title

Title Insurance Commitment

ISSUED BY

First American Title Insurance Company

Commitment

2017-1189FA

INFORMATION

The Title Insurance Commitment is a legal contract between you and the Company. It is issued to show the basis on which we will issue a Title Insurance Policy to you. The Policy will insure you against certain risks to the land title, subject to the limitations shown in the Policy.

The Company will give you a sample of the Policy form, if you ask.

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

The Commitment is based on the land title as of the Commitment Date. Any changes in the land title or the transaction may affect the Commitment and the Policy.

The Commitment is subject to its Requirements, Exceptions and Conditions.

THIS INFORMATION IS NOT PART OF THE TITLE INSURANCE COMMITMENT. YOU SHOULD READ THE COMMITMENT VERY CAREFULLY.

If you have any questions about the Commitment, contact:
FIRST AMERICAN TITLE INSURANCE COMPANY
1 First American Way, Santa Ana, California 92707

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AGREEMENT TO ISSUE POLICY

We agree to issue policy to you according to the terms of the Commitment. When we show the policy amount and your name as the proposed insured in Schedule A, this Commitment becomes effective as of the Commitment Date shown in Schedule A.

If the Requirements shown in this Commitment have not been met within six months after the Commitment Date, our obligation under this Commitment will end. Also, our obligation under this Commitment will end when the Policy is issued and then our obligation to you will be under the Policy.

Our obligation under this Commitment is limited by the following:

- The Provisions in Schedule A.
- The Requirements in Schedule B-I.
- The Exceptions in Schedule B-II.
- The Conditions on Page 2.

This Commitment is not valid without SCHEDULE A and Sections I and II of SCHEDULE B.

First American Title Insurance Company



Dennis J. Gilmore
President

Timothy Kemp
Secretary

(This Commitment is valid only when Schedules A and B are attached)

This jacket was created electronically and constitutes an original document

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CONDITIONS

1. DEFINITIONS

(a) "Mortgage" means mortgage, deed of trust or other security instrument. (b) "Public Records" means title records that give constructive notice of matters affecting your title according to the state statutes where your land is located.

2. LATER DEFECTS

The Exceptions in Schedule B – Section II may be amended to show any defects, liens or encumbrances that appear for the first time in the public records or are created or attached between the Commitment Date and the date on which all of the Requirements (a) and (c) of Schedule B – Section I are met. We shall have no liability to you because of this amendment.

3. EXISTING DEFECTS

If any defects, liens or encumbrances existing at Commitment Date are not shown in Schedule B, we may amend Schedule B to show them. If we do amend Schedule B to show these defects, liens or encumbrances, we shall be liable to you according to Paragraph 4 below unless you knew of this information and did not tell us about it in writing.

4. LIMITATION OF OUR LIABILITY

Our only obligation is to issue to you the Policy referred to in this Commitment, when you have met its Requirements. If we have any liability to you for any loss you incur because of an error in this Commitment, our liability will be limited to your actual loss caused by your relying on this Commitment when you acted in good faith to:

Comply with the Requirements shown in Schedule B – Section I


or

Eliminate with our written consent any Exceptions shown in Schedule B – Section II.

We shall not be liable for more than the Policy Amount shown in Schedule A of this Commitment and our liability is subject to the terms of the Policy form to be issued to you.

5. CLAIMS MUST BE BASED ON THIS COMMITMENT

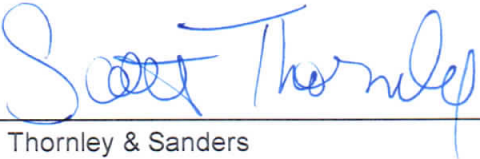
Any claim, whether or not based on negligence, which you may have against us concerning the title to the land must be based on this Commitment and is subject to its terms.

 First American Title™	Title Insurance Commitment
	ISSUED BY First American Title Insurance Company
Schedule A	

File No.: 2017-1189FA

1. Commitment Date: September 15, 2017 at 08:00 AM
2. Policy (or Policies) to be issued: POLICY AMOUNT
 - a. ALTA Owner's Policy of Title Insurance (6-17-06)
 ALTA Homeowner's Policy of Title Insurance (Rev. 1-1-08)
Proposed Insured:
Any Purchaser
 - b. ALTA Loan Policy of Title Insurance (6-17-06)
 ALTA Expanded Coverage Residential Loan Policy (Rev. 1-1-08)
 ALTA Short Form Residential Loan Policy (Rev. 6-16-07)

Proposed Insured:
Any Lender
3. Fee Simple interest in the land described in this Commitment is owned, at the Commitment Date, by BS RESIDENTIAL LLC, by deeds at Book Gen 2016 page 13258 and Book Gen 2015 page 31909 and BS COMMERCIAL LLC, by deed at Book Gen 2015 page 31913.
4. The land referred to in this Commitment is described as follows:
SEE SCHEDULE A (Continued) ATTACHED HERETO

By: 
Maddox, Thornley & Sanders

(This Schedule A valid only when Schedule B is attached)

EXHIBIT "A" LEGAL DESCRIPTION

PARCEL I:

Lots 2, 5, 7, 13, 14, 16, 18, 19 and 20, Blue Hole Village as platted and recorded in the Office of the Judge of Probate, Blount County, Alabama, Plat Volume 5 page 15A and B, and Map Slide A-78.

Lots 75A, 76A, 104A, 108A, 109A, 110A, 118 and 119, according to the Resurvey of Lots 75-84 and 101-110 and acreage, The Blue Hole Village as recorded in Map Book 6 page 37, in the Probate Office of Blount County, Alabama.

PARCEL II:

C5

Commence at the Southeast corner of Section 12, Township 13 South, Range 3 West; thence North 86 degrees, 07 minutes, 09 seconds West, along the South line thereof a distance of 3,871.63 feet; thence North 09 degrees, 33 minutes, 12 seconds East, a distance of 1,509.53 feet; thence North 37 degrees, 26 minutes, 48 seconds West, a distance of 539.02 feet to an intersection with the centerline of North Hollow Alley; thence North 37 degrees, 46 minutes, 41 seconds West, a distance of 118.47 feet; thence North 57 degrees, 30 minutes, 36 seconds East, a distance of 339.88 feet; thence North 47 degrees, 05 minutes, 18 seconds East, a distance of 390.21 feet; thence North 09 degrees, 25 minutes, 40 seconds East, a distance of 465.50 feet; thence North 65 degrees, 40 minutes, 55 seconds East, a distance of 151.73 feet; thence North 70 degrees, 48 minutes, 50 seconds East, a distance of 83.80 feet; thence North 16 degrees, 48 minutes, 13 seconds West, a distance of 65.84 feet to the Point of Beginning; thence continue North 16 degrees, 48 minutes, 13 seconds West, a distance of 24.80 feet; thence North 36 degrees, 24 minutes, 23 seconds West, a distance of 36.28 feet to the Southeast R/W line of U.S. Highway #31; thence North 53 degrees, 18 minutes, 12 seconds East, along said R/W a distance of 50.65 feet; thence South 24 degrees, 44 minutes, 51 seconds East, leaving said R/W a distance of 71.35 feet; thence South 66 degrees, 12 minutes, 40 seconds West, a distance of 45.65 feet to the point of beginning.

C6

Commence at the Southeast corner of Section 12, Township 13 South, Range 3 West; thence North 86 degrees, 07 minutes, 09 seconds West, along the South line thereof a distance of 3,871.63 feet; thence North 09 degrees, 33 minutes, 12 seconds East, a distance of 1,509.53 feet; thence North 37 degrees, 26 minutes, 48 seconds West, a distance of 539.02 feet to an intersection with the centerline of North Hollow Alley; thence North 37 degrees, 46 minutes, 41 seconds West, a distance of 118.47 feet; thence North 57 degrees, 30 minutes, 36 seconds East, a distance of 339.88 feet; thence North 47 degrees, 05 minutes, 18 seconds East, a distance of 390.21 feet; thence North 09 degrees, 25 minutes, 40 seconds East, a distance of 465.50 feet; thence North 65 degrees, 40 minutes, 55 seconds East, a distance of 151.73 feet; thence North 70 degrees, 48 minutes, 50 seconds East, a distance of 83.80 feet; thence North 16 degrees, 48 minutes, 13 seconds West, a distance of 90.64 feet; thence North 36 degrees, 24 minutes, 23 seconds West, a distance of 36.28 feet to the Southeast R/W line of U.S. Highway #31; thence North 53 degrees, 18 minutes, 12 seconds East, along said R/W a distance of 50.65 feet to the Point of Beginning; thence North 52 degrees, 44 minutes, 14 seconds East, along said R/W a distance of 48.17 feet; thence South 23 degrees, 47 minutes, 07 seconds East, leaving said R/W a distance of 82.56 feet; thence South 66 degrees, 12 minutes, 40 seconds West, a distance of 45.65 feet; thence North 24 degrees, 44 minutes, 51 seconds West, a distance of 71.35 feet to the Point of Beginning.

EXHIBIT "A" LEGAL DESCRIPTION (continued)

C7

Commence at the Southeast corner of Section 12, Township 13 South, Range 3 West; thence North 86 degrees, 07 minutes, 09 seconds West, along the South line thereof a distance of 3,871.63 feet; thence North 09 degrees, 33 minutes, 12 seconds East, a distance of 1,509.53 feet; thence North 37 degrees, 26 minutes, 48 seconds West, a distance of 539.02 feet to an intersection with the centerline of North Hollow Alley; thence North 37 degrees, 46 minutes, 41 seconds West, a distance of 118.47 feet; thence North 57 degrees, 30 minutes, 36 seconds East, a distance of 339.88 feet; thence North 47 degrees, 05 minutes, 18 seconds East, a distance of 390.21 feet; thence North 09 degrees, 25 minutes, 40 seconds East, a distance of 465.50 feet; thence North 65 degrees, 40 minutes, 55 seconds East, a distance of 151.73 feet; thence North 70 degrees, 48 minutes, 50 seconds East, a distance of 83.80 feet; thence North 16 degrees, 48 minutes, 13 seconds West, a distance of 90.64 feet; thence North 36 degrees, 24 minutes, 23 seconds West, a distance of 36.28 feet to the Southeast R/W line of U.S. Highway #31; thence North 53 degrees, 18 minutes, 12 seconds East, along said R/W a distance of 50.65 feet; thence North 52 degrees, 44 minutes, 14 seconds East, along said R/W a distance of 48.17 feet to the Point of Beginning; thence North 51 degrees, 32 minutes, 46 seconds East, along said R/W a distance of 159.77 feet; thence South 16 degrees, 03 minutes, 24 seconds West, leaving said R/W a distance of 191.91 feet; thence South 40 degrees, 34 minutes, 01 seconds East, a distance of 15.96 feet; thence South 49 degrees, 25 minutes, 41 seconds West, a distance of 19.78 feet to a Point of Curve to the right having a radius of 12.00 feet and a central angle of 103 degrees, 44 minutes, 54 seconds; thence Westerly along the arc a distance of 21.73 feet; thence North 26 degrees, 49 minutes, 25 seconds West, a distance of 34.52 feet; thence North 23 degrees, 47 minutes, 07 seconds West, a distance of 82.56 feet to the point of beginning.

C9

Commence at the Southeast corner of Lot "B" of the Blue Hole Village, as recorded in Plat Book 5, Page 15, Blount County Probate Office; thence North 64 degrees, 08 minutes, 16 seconds East, a distance of 50.37 feet to the Northeast R/W line of Main Street; thence South 32 degrees, 58 minutes, 06 seconds East, along said R/W a distance of 30.23 feet; thence South 32 degrees, 48 minutes, 26 seconds East, along said R/W a distance of 107.93 feet to the Point of Beginning; thence North 57 degrees, 11 minutes, 34 seconds East, leaving said R/W a distance of 27.00 feet; thence North 10 degrees, 04 minutes, 22 seconds East, a distance of 59.42 feet; thence South 60 degrees, 21 minutes, 22 seconds East, a distance of 88.67 feet; thence South 35 degrees, 17 minutes, 37 seconds West, a distance of 100.50 feet to a point on the Northerly R/W line of Oak Circle; thence along a curve to the left a chord bearing of North 72 degrees, 11 minutes, 48 seconds West, along said Northerly R/W a chord distance of 23.95 feet to the Northeast R/W line of aforesaid Main Street; thence North 32 degrees, 48 minutes, 26 seconds West, along said Northeast R/W a distance of 54.05 feet to the point of beginning.

C10

Commencing at the Southeast corner of Lot "B" of the Blue Hole Village, as recorded in Plat Book 5, Page 15, Blount County Probate Office; thence North 64 degrees, 08 minutes, 16 seconds East, a distance of 50.37 feet to the Northeast R/W line of Main Street; thence South 32 degrees, 58 minutes, 06 seconds East, along said R/W a distance of 30.23 feet; thence South 32 degrees, 48 minutes, 26 seconds East, along said R/W a distance of 161.98 feet to the Northerly R/W line of Oak Circle; thence a chord bearing of South 72 degrees, 11 minutes, 48 seconds East, along said Northerly R/W a chord distance of 23.95 feet to the Point of Beginning; thence North 35 degrees, 17 minutes, 37 seconds East, leaving said Northerly R/W a distance of 100.50 feet; thence South 60 degrees, 21 minutes, 22 seconds East, a distance of 83.20 feet to the Easterly line of Lot 74; thence South 31 degrees, 43 minutes, 55 seconds West, along the Easterly line of Lot 74 a distance of 93.30 feet to the Northerly R/W line of Oak Circle; thence along a curve to the left a chord bearing of North 64 degrees, 40 minutes, 40 seconds West, along said R/W a chord distance of 89.95 feet to the point of beginning.

EXHIBIT "A" LEGAL DESCRIPTION (continued)

C11

Commencing at the Southeast corner of Lot "B" of the Blue Hole Village, as recorded in Plat Book 5, Page 15, Blount County Probate Office; thence North 64 degrees, 08 minutes, 16 seconds East, a distance of 50.37 feet to the Northeast R/W line of Main Street, the point of beginning; thence North 64 degrees, 07 minutes, 35 seconds East, a distance of 80.58 feet; thence South 80 degrees, 09 minutes, 12 seconds East, a distance of 48.63 feet; thence North 10 degrees, 04 minutes, 22 seconds East, a distance of 15.61 feet; thence along a curve to the right having a radius of 636.68 feet, a delta of 18 degrees, 40 minutes, 34 seconds, an arc length of 207.53 feet and a chord bearing and distance of South 67 degrees, 55 minutes, 36 seconds East, 206.61 feet to the Northeast corner of Lot 74; thence South 31 degrees, 43 minutes, 55 seconds West, along the Easterly line of Lot 74 a distance of 108.79 feet; thence North 60 degrees, 21 minutes, 22 seconds West, leaving the Easterly line of said Lot 74 a distance of 171.87 feet; thence North 10 degrees, 04 minutes 22 seconds East, a distance of 40.89 feet; thence North 80 degrees, 09 minutes, 12 seconds West, a distance of 38.84 feet; thence South 64 degrees, 07 minutes, 35 seconds West, a distance of 67.18 feet to the Northeast R/W line of Main Street; thence North 32 degrees, 58 minutes, 06 seconds West, along said R/W a distance of 30.23 feet to the point of beginning.

C12

Beginning at the Southernmost corner of Lot "C-1" of the Blue Hole Village, as recorded in Plat Book 5, Page 15 Blount County Probate Office; thence North 25 degrees, 49 minutes, 34 seconds West, along the Southwest line of Lot "C-1", a distance of 33.35 feet; thence North 64 degrees, 11 minutes, 39 seconds East, a distance of 83.18 feet to the Southwest R/W line of Main Street; thence South 32 degrees, 48 minutes, 26 seconds East, along said Southwest R/W line a distance of 33.58 feet to the Northwest R/W line of South Hollow Alley; thence South 64 degrees, 10 minutes, 49 seconds West, along the Northwest R/W line of South Hollow Alley a distance of 87.26 feet to the point of beginning.

C13

Commence at the Southernmost corner of Lot "C-1" of the Blue Hole Village, as recorded in Plat Book 5, Page 15, Blount County Probate Office; thence North 25 degrees, 49 minutes, 34 seconds West, along the Southwest line of Lot "C-1" a distance of 33.35 feet to the point of beginning; thence continue North 25 degrees, 49 minutes, 34 seconds West, along said line, a distance of 33.35 feet; thence North 64 degrees, 12 minutes, 34 seconds East, a distance of 79.10 feet to the Southwest R/W line of main street; thence South 32 degrees, 48 minutes, 26 seconds East, along said Southwest R/W line a distance of 33.58 feet; thence South 64 degrees, 11 minutes, 39 seconds West leaving said Southwest R/W line a distance of 83.18 feet to the point of beginning.

C14

Beginning at the Northwest corner of Lot "C-1" of the Blue Hole Village, as recorded in Plat Book 5, Page 15, Blount County Probate Office; thence North 64 degrees, 13 minutes, 36 seconds East, along the Northwest line of Lot "C-1", also being the Southeast R/W line of South Hollow Road a distance of 75.01 feet to the Southwest R/W line of main street; thence South 32 degrees, 48 minutes, 26 seconds East, along said Southwest R/W line a distance of 33.58 feet; thence South 64 degrees, 12 minutes, 34 seconds west, leaving said Southwest R/W line a distance of 79.10 feet to the Southwest line of Lot "C-1"; thence North 25 degrees, 49 minutes, 34 seconds West, a distance of 33.35 feet to the point of beginning.

C15

A parcel of land designated as Lot C15 and described in Deed Book 0399, Page 557, Probate Office, Blount County, Alabama and being within Lot "B" as depicted on Plat Volume 5, Pages 15A and 15B and Map Slide A-78 more particularly described as follows:

Beginning at a point at the intersection of the Northwestern right of way of South Hollow Road with the Southwestern right of way of Main Street, being the Southeastern corner of Tract B; thence running in a Northwesterly direction along the Southwestern right of way of Main Street, a distance of 50 feet to a point; thence making a 90 degree turn to the left and running in a generally Southwesterly direction a distance of 50 feet to a point; thence making a 90 degree turn to the left and running in a generally Southeasterly direction along a straight line parallel to the Southwestern right of way of Main Street to a point of intersection with the Northwestern right of way of South Hollow Road; thence turning to the left and running in a Northeasterly direction along the Northwestern right of way of South Hollow Road until it returns to the point of beginning.

EXHIBIT "A" LEGAL DESCRIPTION (continued)

C16

A parcel of land designated as Lot C16 and described in Deed Book 0399, Page 557, Probate Office, Blount County, Alabama and being within Lot "B" as depicted on Plat Volume 5, Pages 15A and 15B and Map Slide A-78 more particularly described as follows:

Beginning at a point at the intersection of the Southeastern right of way of North Hollow Road with the Southwestern right of way of Main Street, being the Northernmost corner of Tract B; thence running in a Southeasterly direction along the Southwestern right of way of Main Street, a distance of 50 feet to a point; thence turning 90 degrees to the right and running a distance of 50 feet to a point; thence turning 90 degrees to the right and running in a generally Northwesterly direction along a straight line parallel to the Southwesterly right of way of Main Street to a point of intersection with the Southeasterly right of way of North Hollow Road; thence turning to the right and running in a Northeasterly direction along the Southeasterly right of way of North Hollow Road until it returns to the point of beginning.

C17

Beginning the Southernmost corner of Lot "C-2" of the Blue Hole Village, as recorded in Plat Book 5, Page 15, Blount County Probate Office; thence North 33 degrees, 00 minutes, 20 seconds West, along the Southwest line of Lot "C-2" a distance of 33.33 feet; thence North 51 degrees, 13 minutes, 25 seconds East, leaving said Southwest line a distance of 74.90 feet to the Southwest R/W line of main street; thence South 32 degrees, 57 minutes, 16 seconds East, along said South R/W a distance of 33.52 feet to the Northwest R/W line of North Hollow Road; thence South 51 degrees, 21 minutes, 39 seconds West, along said Northwest R/W a distance of 74.85 feet to the point of beginning.

C18

Commence at the Southernmost corner of Lot "C-2" of the Blue Hole Village, as recorded in Plat Book 5, Page 15, Blount County Probate Office; thence North 33 degrees, 00 minutes, 20 seconds West, along the Southwest line of Lot "C-2" a distance of 33.33 feet to the point of beginning; thence continue North 33 degrees, 00 minutes, 20 seconds West, along said Southwest line, a distance of 33.33 feet; thence North 51 degrees, 05 minutes, 11 seconds East leaving said Southwest line a distance of 74.95 feet to the Southwest R/W line of main street; thence South 32 degrees, 57 minutes, 16 seconds East, along said Southwest R/W a distance of 33.52 feet; thence South 51 degrees, 13 minutes 25 seconds West, leaving said Southwest R/W a distance of 74.90 feet to the point of beginning.


C19

Beginning at the Northernmost corner of Lot "C-2" of the Blue Hole Village, as recorded in Plat Book 5, Page 15, Blount County Probate Office; thence South 32 degrees, 57 minutes, 16 seconds East, along the Southwest R/W line of main Street a distance of 33.52 feet; thence South 51 degrees, 05 minutes, 11 seconds West, leaving said Southwest R/W line a distance of 74.95 feet to the Southwest line of Lot "C-2"; thence North 33 degrees, 00 minutes, 20 seconds West, along the Southwest line of Lot "C-2" a distance of 33.33 feet to the Southeast R/W line of North Hollow Alley; thence North 50 degrees, 56 minutes, 58 seconds East, along the Southeast R/W line of North Hollow Alley a distance of 75.00 feet to the point of beginning.

And

Commence at the Southeast corner of Section 12, Township 13 South, Range 3 West; thence North 86 degrees 07 minutes 09 seconds West along the South line thereof a distance of 3,871.63 feet; thence North 09 degrees 33 minutes 12 seconds East a distance of 1,509.53 feet; thence North 37 degrees 26 minutes 48 seconds West a distance of 539.02 feet to an intersection with the centerline of North Hollow Alley; thence North 37 degrees 46 minutes 41 seconds West a distance of 118.47 feet; thence North 57 degrees 30 minutes 36 seconds East a distance of 339.88 feet; thence North 47 degrees 05 minutes 18 seconds East a distance of 390.21 feet; thence N 09 degrees 25 minutes 40 seconds East a distance of 465.50 feet; thence North 65 degrees 40 minutes 55 seconds East a distance of 151.73 feet to the point of beginning; thence North 70 degrees 48 minutes 50 seconds East a distance of 83.80 feet; thence North 16 degrees 48 minutes 13 seconds West a distance of 90.64 feet; thence South 75 degrees 17 minutes 29 seconds West a distance of 79.95 feet; thence South 14 degrees 32 minutes 28 seconds East a distance of 97.23 feet to the point of beginning.

All being situated in Blount County, Alabama.

 First American Title™	Title Insurance Commitment
	ISSUED BY First American Title Insurance Company
Schedule BI	

File No.: 2017-1189FA

REQUIREMENTS


The following requirements must be met:

- a. Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
- b. Pay us the premiums, fees and charges for the policy.
- c. Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
 1. Warranty Deed from BS RESIDENTIAL LLC and BS COMMERCIAL LLC to Any Purchaser
 2. Mortgage from Any Purchaser to Any Lender, securing the principal amount of \$
- d. 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.
- e. NOTE REGARDING ALTA 7 COVERAGE: Unless coverage afforded by the ALTA 7 endorsement is specifically requested in writing prior to the closing and specifically acknowledged in writing by Title Company prior to the closing, the policy or policies to be issued hereunder shall not insure the title to any manufactured home which may be situated on the land described in Schedule A. The issuance of the ALTA 7 endorsement is contingent upon the fulfillment of additional underwriting requirements which will be provided upon request.
- f. In the event the Purchasers are not shown as receiving an owners policy of title insurance on Schedule A of this Title Commitment, require Purchasers to execute a notice of availability of owner's title insurance informing the Purchasers that a lender's policy of title insurance does not provide title insurance coverage to the Purchasers, setting forth the additional cost to the Purchasers of purchasing an owner's policy of title insurance and stating whether the Purchasers request of decline such additional insurance for owner's coverage.
- g. Alabama Code Section 40-18-86 requires the purchaser to withhold a percentage of the proceeds from the sale of transfer of real estate by non residents of the State of Alabama. The purchaser should determine if the seller is a non resident of Alabama within the meaning of Code Section 40-18-86 and if the transaction is subject to the withholding requirement.
- h. Proper completion and attestation of the Real Estate Sales Validation Form and submission to the Judge of Probate in accordance with Code of Alabama (1975), Section 40-22-1. This requirement may otherwise be satisfied by including on the conveyance document the grantor's name and mailing address, grantee's name and mailing address, property address, date of sale, and total purchase price.

Schedule BI
(Continued)

File No.: 2017-1189FA

- i. Tax ID#23-01-12-3-000-002.000 (Lot 2);
Tax ID#23-01-12-3-000-005.000 (Lot 5);
Tax ID#23-01-12-3-000-007.000 (Lot 7);
Tax ID#23-01-12-3-000-013.000 (Lot 13);
Tax ID#23-01-12-3-000-014.000 (Lot 14);
Tax ID#23-01-12-3-000-016.000 (Lot 16);
Tax ID#23-01-12-3-000-018.000 (Lot 18);
Tax ID#23-01-12-3-000-019.000 (Lot 19);
Tax ID#23-01-12-3-000-020.000 (Lot 20);
Tax ID#23-01-12-3-000-075.000 (Lot 75A);
Tax ID#23-01-12-3-000-076.000 (Lot 76A);
Tax ID#23-01-12-3-000-104.000 (Lot 104A);
Tax ID#23-01-12-3-000-107.000 (Lot 107A);
Tax ID#23-01-12-3-000-108.000 (Lot 108A);
Tax ID#23-01-12-3-000-109.000 (Lot 109A);
Tax ID#23-01-12-3-000-110.000 (Lot 110A);
Tax ID#23-01-12-3-000-115.018 (Lot 118);
Tax ID#23-01-12-3-000-115.019 (Lot 119);
Tax ID#23-01-12-0-000-009.002 (C5, C6 & C7);
Tax ID#23-01-12-3-000-074.000 (C9, C10 & C11);
Tax ID#23-01-12-3-000-049.002 (C12);
Tax ID#23-01-12-3-000-049.001 (C13);
Tax ID#23-01-12-3-000-049.000 (C14);
Tax ID#23-01-12-3-000-111.002 (C15);
Tax ID#23-01-12-3-000-111.001 (C16);
Tax ID#23-01-12-3-000-021.000 (C17, C18 & C19);
Tax ID#23-01-12-0-000-009.001 (Commercial Building).
- j. Require proof that all dues of Blount Springs Association or any other home association or property association have been paid in full.
- k. The Company must be furnished with a sworn statement from both the seller and the purchaser that there is no unpaid or disputed real estate commission, that all compensation due or to become due under any listing, agency or other broker's agreement has been paid or has been waived in writing by the potential lien claimant and that there has been no written notice received concerning any unpaid real estate commission which could give arise to a broker's lien under §35-11-45 et seq of the Code of Alabama 1975.
- l. No open mortgages are found of record. Company requires written confirmation from the current owner that it has no indebtedness secured by the subject property.
- m. We require satisfactory proof that BS RESIDENTIAL LLC and BS COMMERCIAL LLC have been properly created and the Articles of Organization have been filed for record. The Company must be provided a copy of the Articles of Organization, all amendments thereto and an Affidavit stating there have been no amendments thereto except those presently filed for record. Company further requires that transaction specific resolution authorizing the conveyance of the subject property and designating the person authorized to sign on behalf of the Company.

 First American Title™	Title Insurance Commitment
	ISSUED BY First American Title Insurance Company
Schedule BII	

File No.: 2017-1189FA

EXCEPTIONS

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. Any mineral or mineral rights leased, granted or retained by current or prior owners.
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 and assessments for the year 2017 and subsequent years, not yet due and payable.
8. Articles of Incorporation and By-Laws of Blount Springs Association and all rules and regulations promulgated thereby.
9. Terms and conditions of those deeds from Cadence Bank at Deed Book 2015 page 31909 and Deed Book 2015 page 31913.
10. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded at Deed Book 331 page 593.
11. Right of way granted to Alabama Power Company by instruments recorded at Volume 49 page 381, Volume 97 page 507, Volume 54 page 135 and Volume 414 page 637.
12. Restrictions appearing of record at Volume 338 page 813, Volume 338 page 861, Volume 347 page 95 and Volume 347 page 97; amended at Book 2004 page 30208; further amended at Book 2004 page 30212; and further amended at Book 2004 page 30220. Note: Covenants, conditions or restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such covenants, conditions or restrictions violate 42 USC 3604 (c).
13. Right of way in favor of South Central Bell Telephone Company by instruments recorded at Volume 338 page 675 and Volume 338 page 677.
14. Right of way granted to State of Alabama as recorded at Volume 336 page 787 and Volume 40 page 117.
15. Right of way granted to American Telephone & Telegraph Company as recorded at Volume 57 page 487 and Volume 308 page 243.
16. All matters shown on the recorded plats at Plat Book 5 page 15 and Plat Book 6 page 37.

Schedule BII
(Continued)

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17. Partial Assignment of Founder's Rights recorded at Book 2004 page 30278 and amended at Book 2007 page 11213.
18. Construction and Access Easement recorded at Book Gen 2007 page 11219.
19. This is an informational binder only. An owner's or mortgagee policy can be obtained at a later date upon payment of prevailing charges.



First American Title™

Privacy Information

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our subsidiaries we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information that you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's Fair Information Values. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Information Obtained Through Our Web Site

First American Financial Corporation is sensitive to privacy issues on the Internet. We believe it is important you know how we treat the information about you we receive on the Internet.

In general, you can visit First American or its affiliates' Web sites on the World Wide Web without telling us who you are or revealing any information about yourself. Our Web servers collect the domain names, not the e-mail addresses, of visitors. This information is aggregated to measure the number of visits, average time spent on the site, pages viewed and similar information. First American uses this information to measure the use of our site and to develop ideas to improve the content of our site.

There are times, however, when we may need information from you, such as your name and email address. When information is needed, we will use our best efforts to let you know at the time of collection how we will use the personal information. Usually, the personal information we collect is used only by us to respond to your inquiry, process an order or allow you to access specific account/profile information. If you choose to share any personal information with us, we will only use it in accordance with the policies outlined above.

Business Relationships

First American Financial Corporation's site and its affiliates' sites may contain links to other Web sites. While we try to link only to sites that share our high standards and respect for privacy, we are not responsible for the content or the privacy practices employed by other sites.

Cookies

Some of First American's Web sites may make use of "cookie" technology to measure site activity and to customize information to your personal tastes. A cookie is an element of data that a Web site can send to your browser, which may then store the cookie on your hard drive.

FirstAm.com uses stored cookies. The goal of this technology is to better serve you when visiting our site, save you time when you are here and to provide you with a more meaningful and productive Web site experience.

Fair Information Values

Fairness We consider consumer expectations about their privacy in all our businesses. We only offer products and services that assure a favorable balance between consumer benefits and consumer privacy.

Public Record We believe that an open public record creates significant value for society, enhances consumer choice and creates consumer opportunity. We actively support an open public record and emphasize its importance and contribution to our economy.

Use We believe we should behave responsibly when we use information about a consumer in our business. We will obey the laws governing the collection, use and dissemination of data.

Accuracy We will take reasonable steps to help assure the accuracy of the data we collect, use and disseminate. Where possible, we will take reasonable steps to correct inaccurate information. When, as with the public record, we cannot correct inaccurate information, we will take all reasonable steps to assist consumers in identifying the source of the erroneous data so that the consumer can secure the required corrections.

Education We endeavor to educate the users of our products and services, our employees and others in our industry about the importance of consumer privacy. We will instruct our employees on our fair information values and on the responsible collection and use of data. We will encourage others in our industry to collect and use information in a responsible manner.

Security We will maintain appropriate facilities and systems to protect against unauthorized access to and corruption of the data we maintain.

Privacy Information (2001-2010 First American Financial Corporation)
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