

This instrument was prepared by:
Ellis, Head, Owens & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Michael Henry Klinner
12341 Old Hwy 280
Chelsea, AL 35043

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred Sixty Nine Thousand Four Hundred and no/00 Dollars (\$169,400.00)** and other good and valuable consideration, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Sunshine, LLC, an Alabama Limited Liability Company, (herein referred to as grantor, whether one or more)**, does grant, bargain, sell and convey unto, **Michael Henry Klinner, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.


Subject to easements, restrictions, covenants, rights of way, and mineral and mining rights, privileges, and immunities of others of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And said **Grantor**, does for itself, its successors and assigns, covenant with said **Grantees**, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said **Grantees**, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **Sunshine, LLC** by its Member-Manager, R. Wayne Lagle, who is authorized to execute this conveyance, has hereto set his signature and seal, this the 3rd day of February, 2017.

SUNSHINE, LLC, an
Alabama limited liability company


R. Wayne Lagle, Member-Manager

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that R. Wayne Lagle, whose name as Member-Manager of Sunshine, LLC, an Alabama 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 executed the same voluntarily on the day the same bears date in his capacity as Member-Manager of said Alabama limited liability company.

Given under my hand and official seal this 3rd day of February, 2017.




Notary Public
My Commission Expires: 9-11-19

Shelby County, AL 02/03/2017
State of Alabama
Deed Tax: \$169.50




20170203000043340 1/3 \$190.50
Shelby Cnty Judge of Probate, AL
02/03/2017 03:36:18 PM FILED/CERT

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land located in Section 2, Township 21, Range 1 East in Shelby County, Alabama, being more particularly described as follows, to wit: Begin at a capped rebar, being the accepted NW Corner of the SW 1/4 of the NE 1/4 of Section 2, Township 21 South, Range 1 East; run thence East along the North boundary of said 1/4 - 1/4 Section a distance of 320.01 feet to a bolt by a fence post; thence turn 00°10'54" left and run a distance of 1011.77 feet along a fence to a 2 inch pipe by a fence post; thence turn 87°03'13" right and run a distance of 833.20 feet along a fence to a PK nail in the top of a fence post; thence turn 94°15'38" right and run 20.59 feet to a capped rebar on the true East boundary of the NE 1/4 - SE 1/4 of Section 2; thence turn 00°01'00" left and run a distance of 89.07 feet to a rebar by a fence post; thence turn 92°59'56" left and run a distance of 781.10 feet along a fence line to capped rebar on the North boundary of Alabama Highway #25 (66 foot R.O.W.); thence turn 77°54'58" right and run a distance of 276.00 feet along said highway boundary to a capped rebar; thence leaving said highway boundary turn 101°23'15" right and run a distance of 513.79 feet to a rebar by a fence post; thence turn 99°02'13" left and run a distance of 394.84 feet along a fence to a rebar by a fence post; thence turn 78°33'05" left and run a distance of 333.23 feet along a fence to a rebar by a fence post; thence turn 81°34'17" right and run a distance of 198.23 feet along a fence to a rebar by a fence post; thence turn 79°35'29" left and run a distance of 60.40 feet along a fence to a rebar by a fence post; thence turn 74°25'02" right and run a distance of 175.52 feet along a fence to a rebar by a fence post being on the Northeasterly boundary of Old Roy Ray Road; thence turn 86°54'16" right and run a distance of 24.41 feet along said Northeasterly boundary of Old Roy Ray Road to a rebar by a fence post and the following courses along a fence: 29°19'56" left for 290.21 feet to a rebar; 09°03'45" right for 53.36 feet to a rebar; 08°27'20" right for 49.39 feet to a rebar; 08°41'52" right for 22.65 feet to a rebar; 26°44'34" right for 33.82 feet to a rebar; thence leaving said Northeasterly boundary of Old Roy Ray Road turn 81°27'21" right for a distance of 69.77 feet to a capped rebar; thence turn 90°00'00" left and run a distance of 1338.51 feet back to the point of beginning, containing 44.60 acres, more or less, in Shelby County, Alabama.

Oked


20170203000043340 2/3 \$190.50
Shelby Cnty Judge of Probate, AL
02/03/2017 03:36:18 PM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name : Sunshine, LLC
Mailing Address 4918 Windwood Cr.
Birmingham, AL 35242

Grantee's Name: Michael Henry Kliner
Mailing Address: 12341 Old Hwy 280
Chelsea, AL 35043

Property Address Hwy 25
Wilsonville, AL 35186

Date of Sale 2/3/17
Total Purchase Price \$ 169,400.00
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
☐ Sales Contract
☒ Closing Statement
☐ Appraisal
☐ Other -

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 2-3-17

*Sign

(Grantor/Grantee/Owner/Agent) circle one

Print

☐ Unattested

(Verified by)