

**SEND TAX NOTICE TO:**  
John Michael Mooney and Brandy Lynn  
Mooney  
1494 Sun Valley Road  
Birmingham, Alabama 35242

This instrument was prepared by  
Shannon E. Price, Esq.  
Kudulis, Reisinger & Price, LLC  
P. O. Box 653  
Birmingham, AL 35201

**20190111000012060**  
**01/11/2019 12:40:37 PM**  
**DEEDS 1/3**

## **Limited Liability Company Warranty Deed**

**STATE OF ALABAMA**  
**COUNTY OF Shelby**

### **KNOW ALL MEN BY THESE PRESENTS**

That in consideration of **Two Hundred Seventy Five Thousand dollars & no cents (\$275,000.)** to the undersigned grantor, **Sun Valley Farms LLC**, A Limited Liability Company, in hand paid by **John Michael Mooney and Brandy Lynn Mooney** hereinafter, Grantee(s) the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto the said Grantee(s) the following described real estate, situated in **Shelby County, Alabama**, towit:

COMMENCE AT A 1/2" REBAR IN PLACE BEING THE NORTHWEST CORNER OF THE NORTHWEST ONE-FOURTH OF THE SOUTHWEST ONE-FOURTH OF SECTION 2. TOWNSHIP 20 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA; THENCE PROCEED SOUTH 00°53'21" EAST ALONG THE WEST BOUNDARY OF THE NORTHWEST ONE-FOURTH OF THE SOUTHWEST ONE-FOURTH OF SAID SECTION FOR A DISTANCE OF 105.84 FEET TO A 1/2" REBAR IN PLACE; THENCE PROCEED SOUTH 00°50'38" EAST ALONG THE WEST BOUNDARY OF SAID QUARTER-QUARTER SECTION FOR A DISTANCE OF 150.14 FEET TO A 1/2" REBAR IN PLACE; THENCE PROCEED SOUTH 00°43'38" EAST ALONG THE WEST BOUNDARY OF SAID QUARTER-QUARTER SECTION FOR A DISTANCE OF 1048.54 FEET TO A 1/2" REBAR IN PLACE TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF SUN VALLEY ROAD; THENCE PROCEED SOUTH 28°57'06" EAST ALONG THE EASTERLY RIGHT-OF-WAY OF SAID ROAD FOR A DISTANCE OF 560.31 FEET TO A 1/2" REBAR IN PLACE, SAID POINT BEING THE POINT OF BEGINNING. FROM THIS BEGINNING POINT PROCEED SOUTH 29°06'02" EAST ALONG THE EASTERLY RIGHT-OF-WAY OF SAID ROAD FOR A DISTANCE OF 206.0 FEET; THENCE PROCEED NORTH 77°01'47" EAST ALONG A FENCE FOR A DISTANCE OF 478.99 FEET TO A FENCE CORNER; THENCE PROCEED NORTH 08°48'32" WEST ALONG A FENCE FOR A DISTANCE OF 13.0 FEET (SET 1/2" REBAR CA-0114-LS); THENCE PROCEED NORTH 81°36'10" EAST ALONG A FENCE FOR A DISTANCE OF 159.51 FEET (SET 1/2" REBAR CA-0114-LS); THENCE PROCEED NORTH 08°42'06" EAST ALONG A FENCE FOR A DISTANCE OF 232.75 FEET (SET 1/2" REBAR CA-0114-LS); THENCE PROCEED SOUTH 80°11'27" WEST ALONG A FENCE FOR A DISTANCE OF 74.97 FEET (SET 1/2" REBAR CA-0114-LS); THENCE PROCEED SOUTH 74°18'05" WEST ALONG A FENCE FOR A DISTANCE OF 85.65 FEET (SET 1/2" REBAR CA-0114-LS); THENCE PROCEED NORTH 08°49'33" WEST FOR A DISTANCE OF 32.0 FEET (SET 1/2" REBAR CA-0114-LS); THENCE PROCEED SOUTH 72°24'53" WEST ALONG A FENCE FOR A DISTANCE OF 15.0 FEET (SET 1/2" REBAR CA-0114-LS); THENCE PROCEED SOUTH 68°25'10" WEST ALONG THE NORTH BOUNDARY OF SAID PROPOSED 30 FOOT EASEMENT FOR A DISTANCE OF 61.99 FEET TO A 1/2" REBAR IN PLACE; THENCE PROCEED SOUTH 64°11'25" WEST ALONG THE NORTH BOUNDARY OF SAID PROPOSED 30 FOOT EASEMENT FOR A DISTANCE OF 55.66 FEET TO A 1/2" REBAR IN PLACE; THENCE PROCEED SOUTH 55°00'26" WEST ALONG THE NORTH BOUNDARY OF SAID PROPOSED 30 FOOT EASEMENT FOR A DISTANCE OF 38.02 FEET TO A 1/2" REBAR IN PLACE; THENCE PROCEED SOUTH 42°29'04" WEST ALONG THE NORTH BOUNDARY OF SAID PROPOSED 30 FOOT EASEMENT FOR A DISTANCE OF 69.19 FEET TO A 1/2" REBAR IN PLACE; THENCE PROCEED SOUTH 55°44'36" WEST ALONG THE NORTH BOUNDARY OF SAID PROPOSED 30 FOOT EASEMENT FOR A DISTANCE OF 10.92 FEET TO A 1/2" REBAR IN PLACE; THENCE PROCEED SOUTH 69°12'06" WEST ALONG THE NORTH BOUNDARY OF SAID PROPOSED 30 FOOT EASEMENT FOR A DISTANCE OF 28.57 FEET TO A 1/2" REBAR IN PLACE; THENCE PROCEED SOUTH 81°04'00" WEST ALONG THE NORTH BOUNDARY OF SAID PROPOSED 30 FOOT EASEMENT FOR A DISTANCE OF 79.42 FEET TO A 1/2" REBAR IN PLACE; THENCE PROCEED SOUTH 83°24'16" WEST ALONG THE NORTH BOUNDARY OF SAID PROPOSED 30 FOOT EASEMENT FOR A DISTANCE OF 153.68 FEET TO A 1/2" REBAR IN PLACE; THENCE PROCEED SOUTH 77°01'49" WEST ALONG THE NORTH BOUNDARY OF SAID PROPOSED 30 FOOT EASEMENT FOR A DISTANCE OF 23.57 FEET TO A 1/2" REBAR IN PLACE; THENCE PROCEED SOUTH 69°49'07" WEST ALONG THE NORTH BOUNDARY OF SAID PROPOSED 30 FOOT EASEMENT FOR A DISTANCE OF 38.97 FEET TO A 1/2" REBAR IN PLACE TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF SUN VALLEY ROAD AND THE POINT OF BEGINNING. THE ABOVE DESCRIBED LAND IS LOCATED IN THE SOUTHWEST ONE-FOURTH OF THE SOUTHWEST ONE-FOURTH OF SECTION 2, TOWNSHIP 20 SOUTH, RANGE 2 EAST SHELBY COUNTY, ALABAMA.

A 30 FOOT PROPOSED EASEMENT BEING 30 FEET IN EQUAL WIDTH ON THE SOUTH SIDE OF THE FOLLOWING DESCRIBED LINE: COMMENCE AT A 1/2" REBAR IN PLACE BEING THE NORTHWEST CORNER OF THE NORTHWEST ONE-FOURTH OF THE SOUTHWEST ONE-FOURTH OF SECTION 2, TOWNSHIP 20 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA; THENCE PROCEED SOUTH 00°53'21" EAST ALONG THE WEST BOUNDARY OF THE NORTHWEST ONE-FOURTH OF THE SOUTHWEST ONE-FOURTH OF SAID SECTION FOR A DISTANCE OF 105.84 FEET TO A 1/2" REBAR IN PLACE; THENCE PROCEED SOUTH 00°50'38" EAST ALONG THE WEST BOUNDARY OF SAID QUARTER-QUARTER SECTION FOR A DISTANCE OF 150.14 FEET TO 1/2" REBAR IN PLACE; THENCE PROCEED SOUTH 00°43'38" EAST ALONG THE WEST BOUNDARY OF SAID QUARTER-QUARTER SECTION FOR A DISTANCE OF 1048.54 FEET TO A 1/2" REBAR IN PLACE TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF SUN VALLEY ROAD; THENCE PROCEED SOUTH 28°57'06" EAST ALONG THE EASTERLY RIGHT-OF-WAY OF SAID ROAD FOR A



DISTANCE OF 560.31 FEET TO A 1/2" REBAR IN PLACE PROCEED SOUTH 29°06'02" EAST ALONG THE EASTERLY RIGHT-OF-WAY OF SAID ROAD FOR A DISTANCE OF 206.0 FEET; THENCE PROCEED NORTH 77°01'47" EAST FOR A DISTANCE OF 478.99 FEET TO A FENCE CORNER; THENCE PROCEED NORTH 08°49'15" WEST FOR A DISTANCE OF 265.02 FEET TO A POINT ON THE NORTH BOUNDARY OF A PROPOSED 30 FOOT EASEMENT, SAID POINT BEING THE POINT OF BEGINNING. FROM THIS BEGINNING POINT THENCE PROCEED SOUTH 72°24'53" WEST ALONG THE NORTH BOUNDARY OF SAID PROPOSED 30 FOOT EASEMENT FOR A DISTANCE OF 15.0 FEET TO A 1/2" REBAR IN PLACE; THENCE PROCEED SOUTH 68°25'10" WEST ALONG THE NORTH BOUNDARY OF SAID PROPOSED 30 FOOT EASEMENT FOR A DISTANCE OF 61.99 FEET TO A 1/2" REBAR IN PLACE; THENCE PROCEED SOUTH 64°11'25" WEST ALONG THE NORTH BOUNDARY OF SAID PROPOSED 30 FOOT EASEMENT FOR A DISTANCE OF 55.66 FEET TO A 1/2" REBAR IN PLACE; THENCE PROCEED SOUTH 55°00'26" WEST ALONG THE NORTH BOUNDARY OF SAID PROPOSED 30 FOOT EASEMENT FOR A DISTANCE OF 38.02 FEET TO A 1/2" REBAR IN PLACE; THENCE PROCEED SOUTH 42°29'04" WEST ALONG THE NORTH BOUNDARY OF SAID PROPOSED 30 FOOT EASEMENT FOR A DISTANCE OF 69.19 FEET TO A 1/2" REBAR IN PLACE; THENCE PROCEED SOUTH 55°44'36" WEST ALONG THE NORTH BOUNDARY OF SAID PROPOSED 30 FOOT EASEMENT FOR A DISTANCE OF 10.92 FEET TO A 1/2" REBAR IN PLACE; THENCE PROCEED SOUTH 69°12'06" WEST ALONG THE NORTH BOUNDARY OF SAID PROPOSED 30 FOOT EASEMENT FOR A DISTANCE OF 28.57 FEET TO A 1/2" REBAR IN PLACE; THENCE PROCEED SOUTH 81°04'00" WEST ALONG THE NORTH BOUNDARY OF SAID PROPOSED 30 FOOT EASEMENT FOR A DISTANCE OF 79.42 FEET TO A 1/2" REBAR IN PLACE; THENCE PROCEED SOUTH 83°24'16" WEST ALONG THE NORTH BOUNDARY OF SAID PROPOSED 30 FOOT EASEMENT FOR A DISTANCE OF 153.68 FEET TO A 1/2" REBAR IN PLACE; THENCE PROCEED SOUTH 77°01'49" WEST ALONG THE NORTH BOUNDARY OF SAID PROPOSED 30 FOOT EASEMENT FOR A DISTANCE OF 23.57 FEET TO A 1/2" REBAR IN PLACE; THENCE PROCEED SOUTH 69°49'07" WEST ALONG THE NORTH BOUNDARY OF SAID PROPOSED 30 FOOT EASEMENT FOR A DISTANCE OF 38.97 FEET TO A 1/2" REBAR IN PLACE TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF SUN VALLEY ROAD AND THE TERMINATION OF SAID EASEMENT.

This property does not constitute the homestead of the Grantor(s).

\$220,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

Taxes for the year 2019 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Right of Way in favor of Alabama Power Company filed in Instrument #20141013000322890.

Common Boundary Agreement filed in Instrument #1996-39728.

TO HAVE AND TO HOLD To the said Grantee(s) his/her/their heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee(s) his/her/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 Grantee(s) his/her/their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor by its Member(s), who is authorized to execute this conveyance, has hereto set their signature(s) and seal, this **January 10, 2019**.

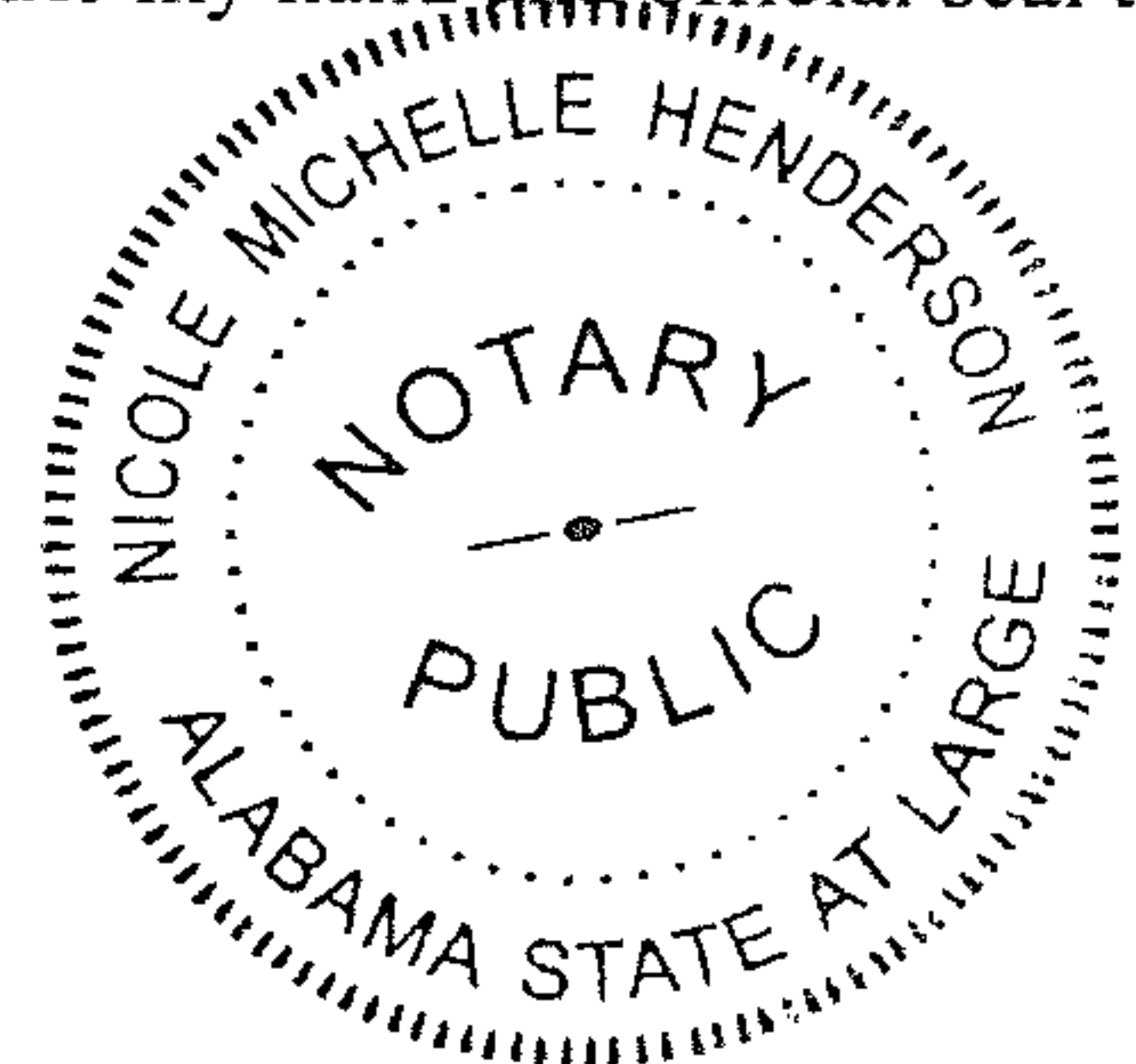
Sun Valley Farms LLC

By: Ginger S. Carpenter member Seal  
Ginger S. Carpenter  
Member

STATE OF Alabama  
COUNTY OF Jefferson

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Ginger S. Carpenter** whose name as Member, of **Sun Valley Farms LLC**, a Limited Liability Company is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she, as such Member and with full authority, executed the same voluntarily for and as the act of said company. Given under my hand and official seal this 10th day of January, 2019.

Nicole Michelle Henderson  
Notary Public.  
(Seal)  
My Commission Expires: 3/30/22



20190111000012060 01/11/2019 12:40:37 PM DEEDS 3/3  
Real Estate Sales Validation Form

*This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)*

Grantor's Name Sun Valley Farms LLC

Mailing Address 1396 Sun Valley Road  
Harpersville, Alabama 35078

Property Address 1494 Sun Valley Road  
Harpersville, Alabama 35078

Grantee's Name John Michael Mooney and Brandy Lynn Mooney

Mailing Address 1494 Sun Valley Road  
Harpersville, Alabama 35078

Date of Sale 01/10/2019

Total Purchase Price \$275,000.00

or

Actual Value \_\_\_\_\_

or

Assessor's Market Value \_\_\_\_\_

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

\_\_\_\_\_ Bill of Sale

X  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 of 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 1/10/19

Print John Michael Mooney

Sign

(Grantor/Grantee/Owner/Agent) circle one

Unattested

*Maile Anderson*  
(verified by)



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/11/2019 12:40:37 PM  
\$296.00 CHERRY  
20190111000012060

*Allen S. Bayl*