

**Send tax notice to:**  
**POCOBO Farms Alabaster, LLC**  
**100 Thompson Road**  
**Alabaster, AL 35007**

**This Instrument Prepared By:**  
**Gregory D. Hyde, Esq.**  
**Dominick Feld Hyde, P.C.**  
**1130 22<sup>nd</sup> Street South**  
**Ridge Park, Suite 4000**  
**Birmingham, Alabama 35205**

**20210105000004650**  
**01/05/2021 09:33:52 AM**  
**DEEDS 1/4**

**THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF DOMINICK FELD HYDE, P.C. BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED.**

## WARRANTY DEED

STATE OF ALABAMA )

**KNOW ALL MEN BY THESE PRESENTS:**

SHELBY COUNTY )

That in consideration of One Dollar and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, Linda Brackin, a widow (hereinafter referred to as "Grantor"), do grant, bargain, sell and convey unto POCOBO Farms Alabaster, LLC, an Alabama limited liability company (hereinafter referred to as "Grantee"), all of the following described real estate situated in Shelby County, Alabama, to-wit:

*See Exhibit "A" attached hereto and made a part hereof by reference.*

**It is the Grantors' intent by this Warranty Deed to convey all of her right, title and interest in and to the real property identified by the following Parcel Numbers as reflected on the records of the Shelby County, Alabama Tax Assessor's Office and identified on said Tax Assessor's records:**

**#22-9-29-0-000-001.000**

**#22-9-29-0-000-024.000**

**#22-9-29-0-000-003.000**

**This conveyance is made subject to the following:**

1. The lien for ad valorem taxes due in the current year or any subsequent year but not yet payable.
2. Rights of tenant(s) in possession, as tenant(s) only, under any recorded or unrecorded lease(s).
3. All easements, liens, encumbrances, restrictions, rights-of-way, any reservations of mineral rights, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, easements, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

**NOTE: The Grantor and her husband, Brice Brackin, acquired title to the subject property in their joint names with fee simple ownership to the survivor of them. Brice Brackin died on January 11, 2016. Therefore, fee simple ownership in the subject property passed by operation of law to the Grantor at her husband's death.**

TO HAVE AND TO HOLD to said Grantee, its successors and assigns forever.

No warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed is made by the Grantor other than that the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, its successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal on December 31, 2020.

Linda Brackin  
Linda Brackin

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Linda Brackin, a widow, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand on December 31, 2020.



Amelia K. Hudson  
Notary Public

Amelia K. Hudson  
Printed Name

My Commission Expires: 7/10/2024

Exhibit "A"

A Parcel of land situated in Sections 20, 28 & 29, all in Township 21 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the SW Corner of the SE 1/4 of the SE 1/4 of Section 20, Township 21 South, Range 2 West, Shelby County, Alabama; thence N00°33'47''E for a distance of 255.94' to the POINT OF BEGINNING and a curve to the right, having a radius of 330.00', and subtended by a chord bearing N58°11'38''E, and a chord distance of 439.36'; thence along the arc of said curve for a distance of 480.76'; thence S80°04'14''E for a distance of 363.35'; thence N65°16'00''E for a distance of 32.12' to a curve to the right, having a radius of 100.00', and subtended by a chord bearing S71°25'10''E, and a chord distance 137.20'; thence along the arc of said curve for a distance of 151.20' to the Westerly R.O.W. line of U.S. Highway 31; thence S28°07'42''E and along said R.O.W. line for a distance of 995.83' to a curve to the right, having a radius of 2950.00', and subtended by a chord bearing S22°17'06''E, and a chord distance of 600.65'; thence along the arc of said curve and said R.O.W. line for a distance of 601.69'; thence S16°26'31''E and along said R.O.W. line for a distance of 35.82'; thence N87°58'21''W and leaving said R.O.W. line for a distance of 1477.30'; thence N02°13'00''W for a distance of 85.81'; thence N87°34'45''W for a distance of 316.39'; thence N04°03'13''E for a distance of 670.61'; thence N16°27'29''E for a distance of 531.19' to the POINT OF BEGINNING.

Said Parcel containing 46.23 acres, more or less.



Real Estate Sales Validation Form

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

Grantor's Name Linda Brackin  
Mailing Address 100 Thompson Road  
Alabaster, AL 35007

Grantee's Name POCOBO Farms Alabaster, LLC  
Mailing Address 100 Thompson Road  
Alabaster, AL 35007  
#22-9-29-0-000-001.000

Property Address #22-9-29-0-000-001.000  
#22-9-29-0-000-024.000  
#22-9-29-0-000-003.000

Date of Sale 12/31/2020  
Total Purchase Price \$  
or  
Actual Value \$  
or  
Assessor's Market Value \$ 1,722,460

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  
Unattested  
(verified by)

Print Linda Brackin  
Sign Linda Brackin  
(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/05/2021 09:33:52 AM  
\$1753.50 CHERRY  
2021010500004650

Allen S. Bayle