

SEND TAX NOTICE TO:  
Mr. & Mrs. Billy W. Owens

THIS INSTRUMENT PREPARED BY:  
Blake J. Tompkins  
Tompkins Law Firm LLC  
3009 Firefighter Lane  
Birmingham, Alabama 35209

STATE OF ALABAMA )  
COUNTY OF SHELBY )

**GENERAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of Eighty-Six Thousand Five Hundred and 00/100 Dollars (\$86,500.00), and other good and valuable consideration, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt and sufficiency whereof is hereby acknowledged, **Valley Grande Farms, LLC**, an Alabama limited liability company (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Billy W. Owens and Shirley N. Owens** (herein collectively referred to as Grantee), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described real estate, situated in Shelby County, Alabama, to wit:

LOTS 7 & 8, ACCORDING TO THE SURVEY OF VALLEY GRANDE FARMS, AS RECORDED IN MAP BOOK 40, PAGE 55, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to: (i) those taxes and special assessments for the year 2008, and subsequent years, which are not yet due and payable; (ii) restrictions, reservations, conditions, easements, set back lines, right of ways, and limitations shown of record; and (iii) Coal, oil, gas and other mineral or mining interests in, to or under the land herein described that are not owned by Grantor.

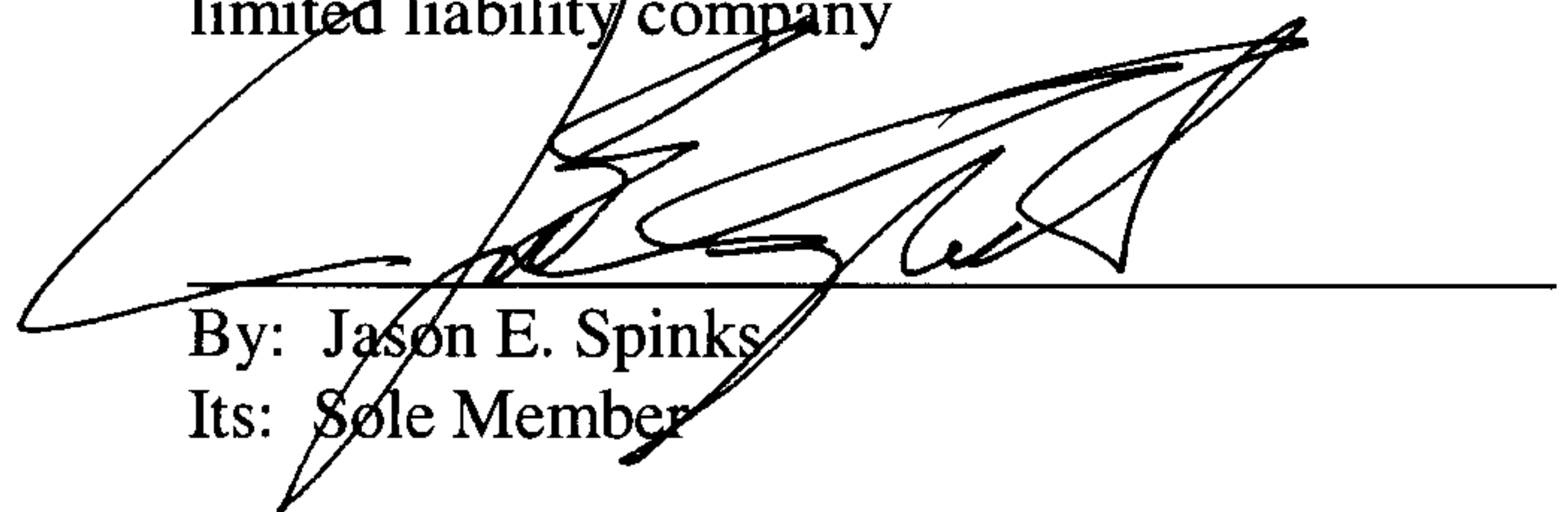
The property conveyed herein is not subject to the following restrictions contained in that certain Declaration of Covenants, Conditions, Restrictions and Rights, dated August 13, 2008, and recorded August 14, 2008, as Instrument #20080814000328140, in the Probate Office of Shelby County, Alabama: (1) 1,800 square feet requirement as found in Item 2; and (2) requirement that the driveways shall be constructed of asphalt or concrete as found in Item 12.

Valley Grande Farms, LLC is one and the same entity as Valley Grande Farms, Limited Liability Company.

**TO HAVE AND TO HOLD** the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the Grantee, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, and said survivor's heirs and assigns forever. And Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the Grantor has caused this instrument to be executed this 30th day of September, 2008.

**Valley Grande Farms, LLC**, an Alabama limited liability company

  
By: Jason E. Spinks  
Its: Sole Member



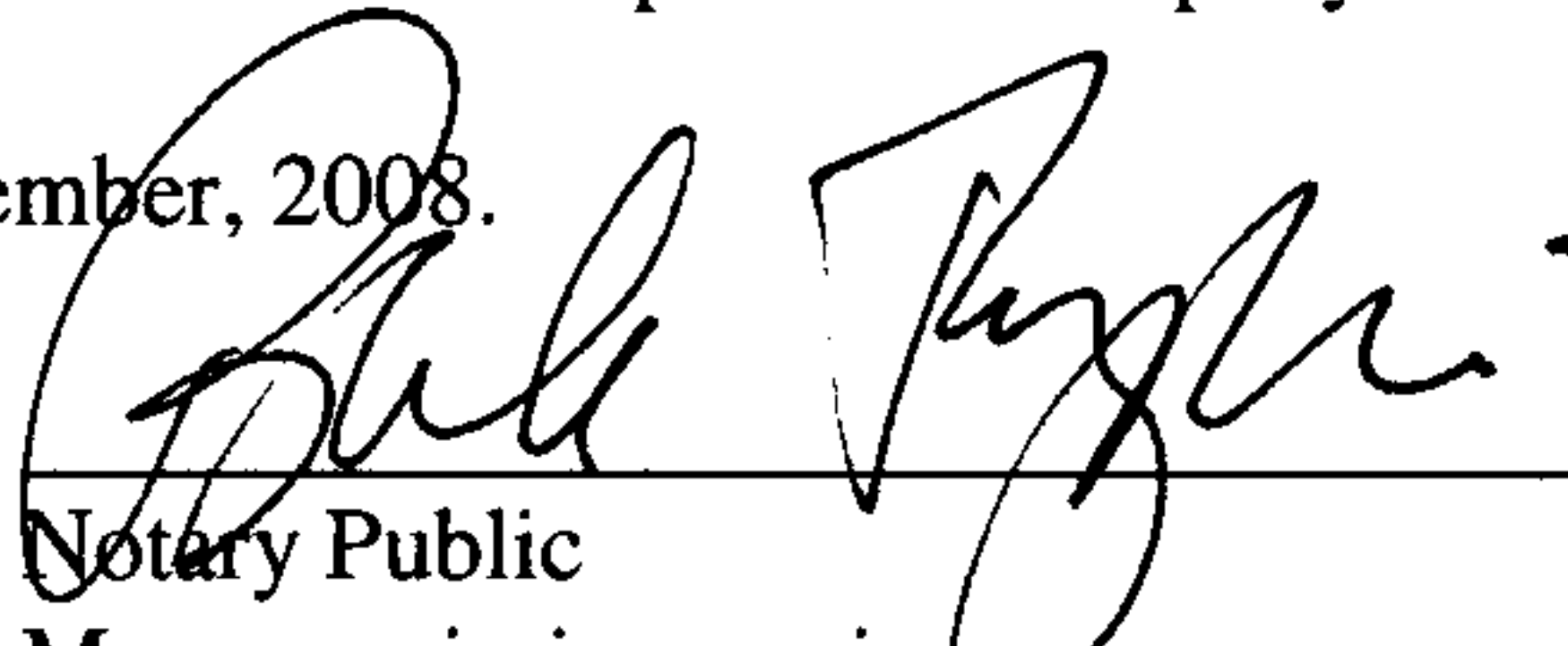
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Shelby Cnty Judge of Probate,AL  
10/02/2008 02:58:10PM FILED/CERT

STATE OF ALABAMA )

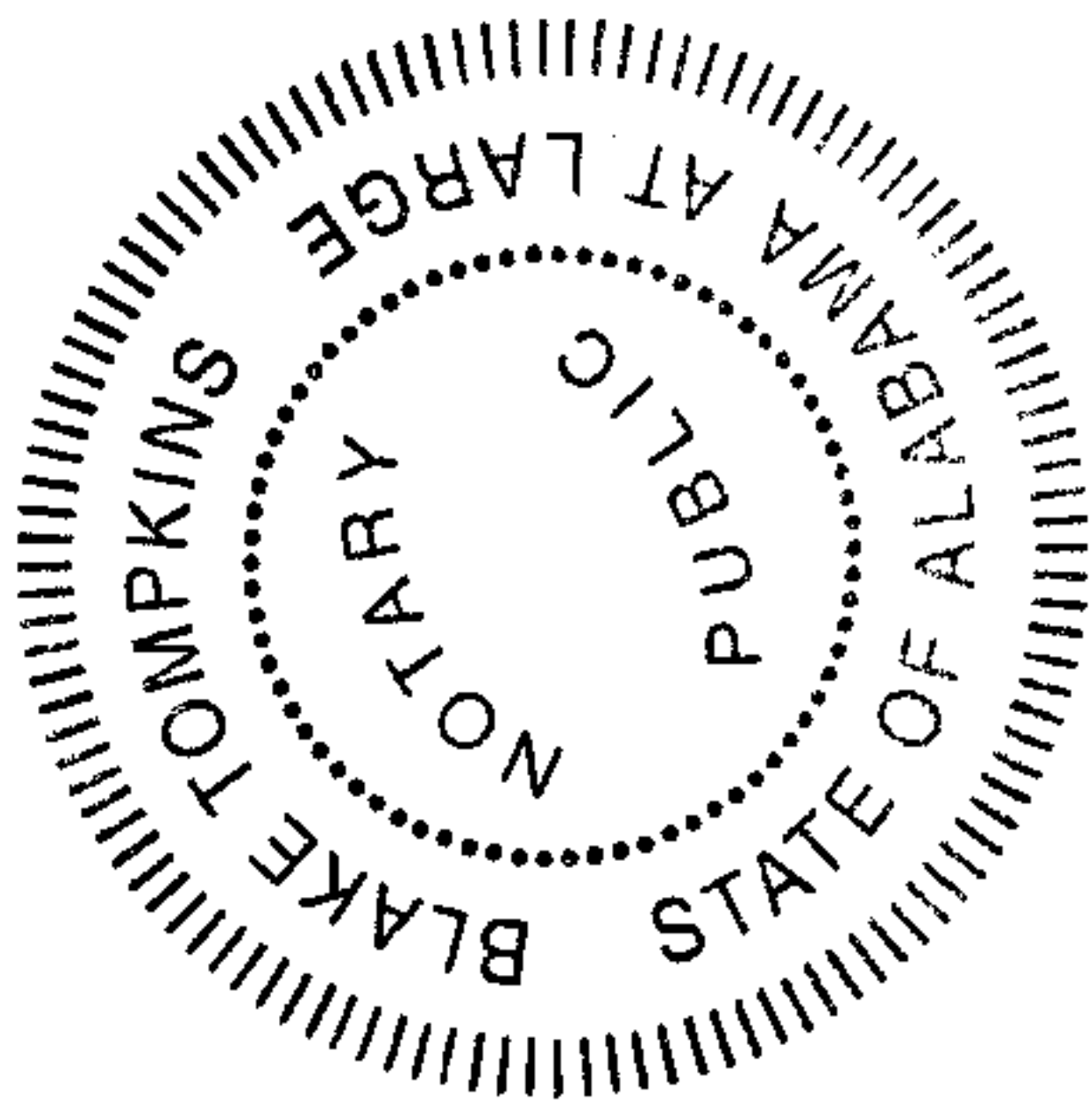
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jason E. Spinks, whose name as Sole Member of Valley Grande Farms, 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 said conveyance, s/he, as such Sole Member and with full authority, executed the same voluntarily for and as the act of said corporation/company.

Given under my hand, this 30th day of September, 2008.

  
\_\_\_\_\_  
Notary Public

My commission expires: BLAKE TOMPKINS  
Notary Public, State of Alabama  
Alabama State At Large  
My Commission Expires  
December 28, 2008



Shelby County, AL 10/02/2008  
State of Alabama

Deed Tax: \$86.50