

This instrument was prepared by:
Jason E. Spinks
1205 Ashville Road, Suite 200
Montevallo, Al 35115

Send Tax Notice To: Valley Grande Farms, LLC
1205 Ashville Road, Suite 200
Montevallo, Alabama 35115



20090817000315410 1/2 \$20.00
Shelby Cnty Judge of Probate, AL
08/17/2009 10:47:50 AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA}

KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY}

That in consideration of Six Thousand Dollars (\$6,000.00) and other valuable consideration, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, **Leigh Anne Sims**, a single woman, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto, **Valley Grande Farms, LLC**, an Alabama Limited Liability Company, (herein referred to as grantee whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

A parcel of land situated in Section 26, Township 22 South, Range 3 West, Shelby county, Alabama, and being more particularly described as follows:

Commence at the SE Corner of the SW 1/4 of the SW 1/4 of Section 23, Township 22 South, Range 3 West, Shelby county, Alabama; thence S 02°40'03"E, a distance of 143.00' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 138.12'; thence N 85°20'43"E, a distance of 362.64'; thence N 04°57'25"W, a distance of 122.19'; thence S 87°53'11"W, a distance of 357.56' to the POINT OF BEGINNING.

Said Parcel containing 1.07 acres, more or less.

ALSO AND INCLUDING A 30' Ingress/Egress and Utility Easement lying 15' either side of and parallel to the following described centerline:

Commence at the SE Corner of the SW ¼ of the SW ¼ of SW ¼ of Section 23, Township 22 South Range 3 West, Shelby County, Alabama; thence N02°40'00"W, a distance of 551.55'; thence N60°15'06"E, a distance of 236.89' to the POINT OF BEGINNING OF SAID CENTERLINE; thence S06°43'10"E, a distance of 216.24'; thence S07°20'37"W, a distance of 93.92'; thence S06°51'02"E, a distance of 145.84'; thence S22°15'38"E, a distance 39.37'; thence S46°13'02"E, a distance of 115.30'; thence S20°06'55"E, a distance 33.96'; thence S12°36'45"E, a distance of 84.17'; thence S04°57'25"E, a distance of 239.13'; thence S04°57'23"E, a distance 471.41'; thence S02°35'00"E, a distance of 76.66' to the POINT OF BEGINNING OF SAID CENTERLINE.

Said property is the homestead of the grantor.

Shelby County, AL 08/17/2009

State of Alabama


Deed Tax : \$6.00

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

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

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 14 day of August, 2009.

Leigh Anne Sims
Leigh Anne Sims


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STATE OF ALABAMA

) General Acknowledgment

SHELBY COUNTY

I, Michael D. Nichols, a Notary Public in and for the said County, in said State, hereby certify that **Leigh Anne Sims**, 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 they executed the same voluntarily on the day the same bears date.

Given under my hands and official seal this 14th day of August, 2009.

Michael D. Nichols
Notary Public

My Commission Expires
November 14th, 2009