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Shelby Cnty Judge of Probate, AL  
03/16/2012 11:16:53 AM FILED/CERT

State of Alabama )  
County of Shelby )

Send Tax Notice to:  
SUNSHINE FARM, LLC  
c/o LISA COWAN  
P.O. BOX 59289  
BIRMINGHAM, AL 35259

### Warranty Deed

**KNOW ALL MEN BY THESE PRESENTS**, That for and in consideration of Twenty thousand and NO/100 Dollars (\$20,000.00) to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, JAMES ISBELL and spouse, MARY SUSAN ISBELL (Grantors) do grant, bargain, sell and convey unto **SUNSHINE FARM, LLC** (Grantee) the following described real estate situated in Shelby, Alabama to wit:

Begin at the SE corner of the SE 1/4 of NW 1/4 of Section 30, Township 18 South, Range 2 East, thence North along East boundary line of the SE 1/4 of NW 1/4 of Section 30, Township 18 South, Range 2 East, 353 feet to the point of beginning, thence North along said East boundary line to the Southern boundary line of Alabama highway No. 25; thence turn an angle to the left and run along highway no. 25 a distance of 200 feet; thence turn an angle to the left and run in a Southwesterly direction 275 feet; thence turn an angle to the left and run in a Northeasterly direction to the point of beginning; being a part of the SE 1/4 of NW 1/4, Section 30, Township 18 South, Range 2 East, Shelby County, Alabama.

### SUBJECT TO:

Ad valorem taxes due October 1, 2012 and thereafter.

Less and except any portion of the subject property lying within the right of way of a Public Roadway.

**TO HAVE AND TO HOLD** unto the said Grantee its successors and assigns forever; And said Grantors do for themselves, their heirs, successors, and assigns covenant with said Grantee, its successors and assigns that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs, successors and assigns 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 said Grantor(s) has/have caused this conveyance to be executed this the 15<sup>th</sup> day of March, 2012.

 Seal  
JAMES ISBELL

 Seal  
MARY/SUSAN ISBELL

State of Alabama  
County of Jefferson

I, Gene W. Gray, Jr. a Notary Public in and for said County in said State, hereby certify that JAMES ISBELL and spouse, MARY SUSAN ISBELL whose names are signed to the foregoing instrument and who are personally known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this 15<sup>th</sup> day of March, 2012

  
Notary Public  
Commission Expires: 11/09/14

Prepared by:  
Gene W. Gray, Jr.  
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Suite 338  
Birmingham, AL 35209  
205-879-3400