

This instrument was prepared by:
MEACHAM & EARLEY, P.C.
KAREN M. EARLEY
5704 VETERANS PARKWAY
COLUMBUS, GEORGIA 31904

FAIR MARKET VALUE: \$308,000.00



20121022000403740 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
10/22/2012 11:17:58 AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

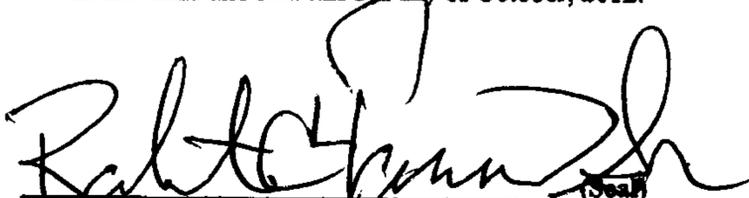
KNOW ALL MEN BY THESE PRESENTS, that ROBERT C. FARMER, SR., _____, not his homestead, the grantor executing this conveyance, for and in consideration of the sum of Three Hundred Eight Thousand and 00/100 Dollars to said grantor in hand paid by KNOX INVESTMENTS, LLC., grantee in this conveyance, the receipt whereof is hereby acknowledged, has this day bargained, sold, enfeoffed, conveyed, and does by these presents bargain, sell, enfeoff and convey to the said Grantee the following described tract or parcel of land, to-wit:

Lot 1, according to the Survey of Cambrian Valley Office Park, as recorded in Map Book 26, Page 32, in the Probate Office of Shelby County, Alabama.

situated, lying and being in the County of Shelby and State of Alabama.

To have and to hold unto the said grantee, his/her heirs, executors and administrators and assigns forever in fee simple. And said grantor hereby covenants with the said Grantee that said grantor is seized in the fee of the aforesaid premises, and has the right to sell and convey the same and said grantor does hereby warrant the title to the aforesaid premises, and agrees to defend the same from lawful claims of all persons whatsoever.

In testimony of all of which, the said grantor hereunto set his/her hand and seal this 5th day of October, 2012.


ROBERT C. FARMER, SR.

THE STATE OF ALABAMA, SHELBY COUNTY

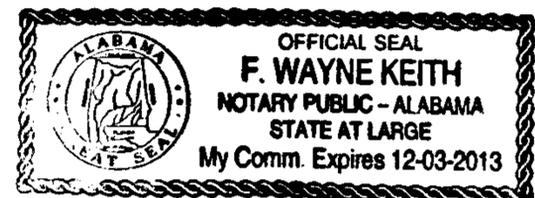
I, F Wayne Keith, A Notary Public in and for said County, in said State, hereby certify that ROBERT C. FARMER, SR., whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents thereof s voluntarily executed the same on the day of its date.

Given under my hand and official seal this 5th day of October, 2012.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 12/3/13

Grantee's Address: 2769 Williams Road, Building A, Columbus, Ga 31909



Real Estate Sales Validation Form

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

Grantor's Name ROBERT C. FARMER, SR
Mailing Address 300 OAKLYN HILLS DR
CHELSEA, AL 35043

Grantee's Name KNOX INVESTMENTS, LLC
Mailing Address 246 YEAGER PARKWAY
PELHAM, AL 35124

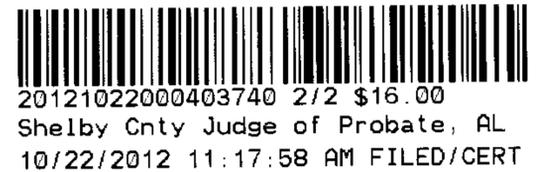
Property Address 246 YEAGER PARKWAY
PELHAM, AL 35124

Date of Sale 10/5/12
Total Purchase Price \$ 308,000.00
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 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 10/5/12

Print KAREN M. EARLEY

Unattested

Sign

Handwritten signature of Karen M. Earley

(verified by)

(Grantor/Grantee/Owner/Agent) circle one