

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Barry Allan Heine
2820 ASTER LAKE RD
HELENA, AL 35022

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Forty Two Thousand Five Hundred dollars and Zero cents (\$42,500.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Farmland Investments, LLC (herein referred to as grantors) do grant, bargain, sell and convey unto Barry Allan Heine and Debra Louise Heine (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2013 and subsequent years, easements, restrictions, rights of way, and permits of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS/HER SPOUSE.

\$0.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 and seal, this 15th day of February, 2013.

(Seal)

(Seal)

FARMLAND INVESTMENTS LLC

Farmland Investments, LLC

By: Tom Harkins

As Managing Member

(Seal)

Tom Harkins AS MANAGING MEMBER

STATE OF ALABAMA

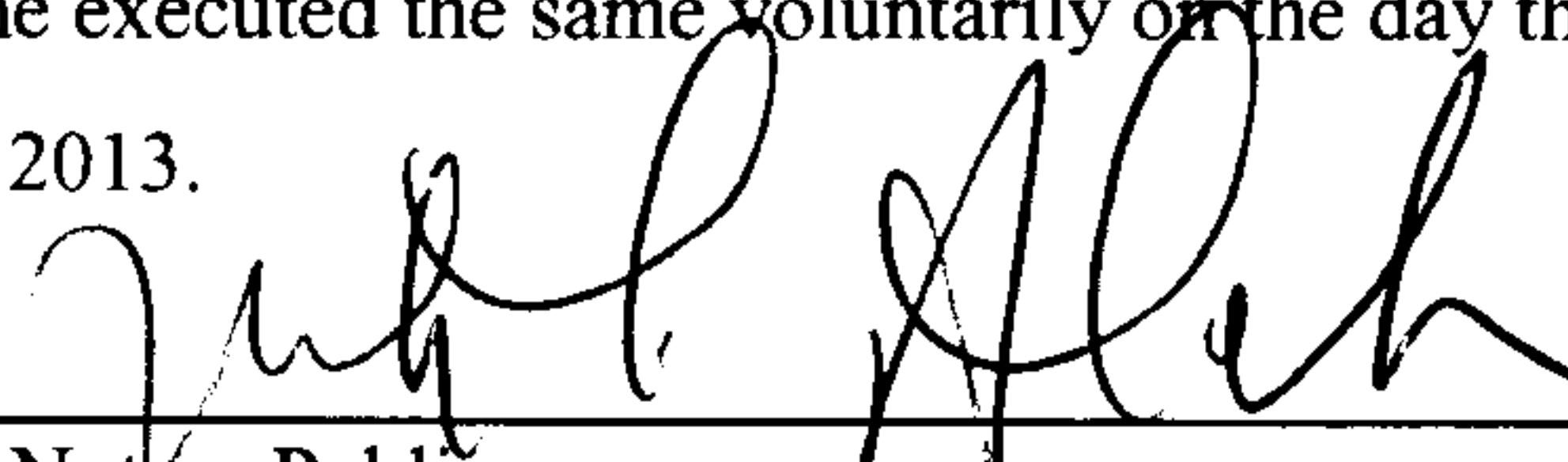
} General Acknowledgment

COUNTY SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tom Harkins as Managing Member of Farmland Investments, LLC 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 he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of February, 2013.

My Commission Expires: 10-4-16



Notary Public

20130218000067670 1/3 \$60.50
Shelby Cnty Judge of Probate, AL
02/18/2013 10:41:46 AM FILED/CERT

Shelby County, AL 02/18/2013
State of Alabama
Deed Tax: \$42.50

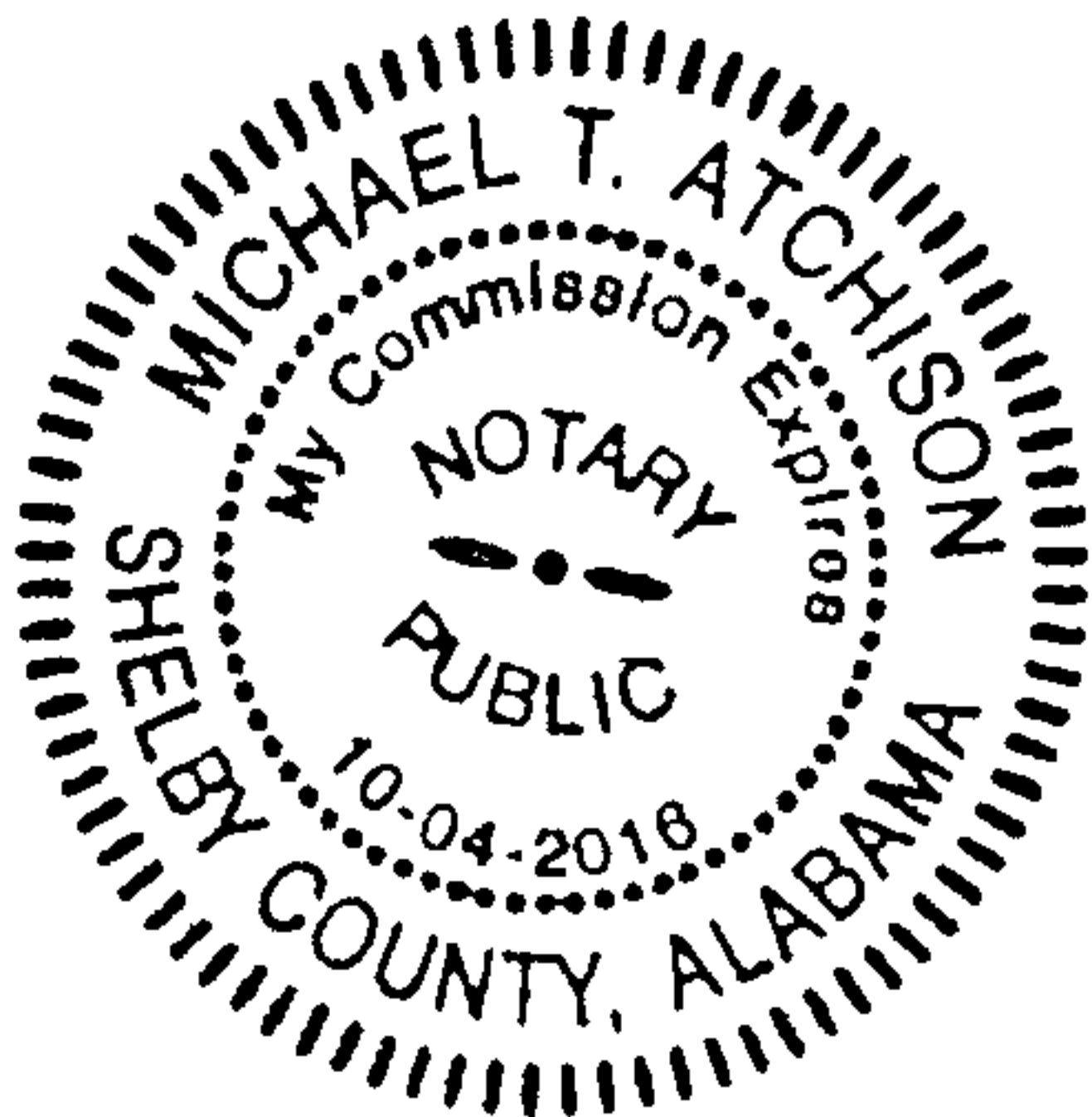


EXHIBIT A

Lot 6, according to the survey of Farm Land Estates Subdivision, as recorded in Map Book 42, Page 94, in the Probate Office of Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest corner of the Northeast $\frac{1}{4}$ of Section 26, Township 19 South, Range 2 East, Shelby County, Alabama, and run South 89 degrees 38 minutes 55 seconds East for 1615.09 feet to the West right of way of County Road 463; thence along said road along a curve to the right having a radius of 1140.35 feet and a chord bearing and distance of North 34 degrees 54 minutes 27 seconds and 476.19 feet for an arc distance of 479.72 feet to the intersection of the South right of way of County Road 62; thence along said road, South 77 degrees 55 minutes 35 seconds West for 1370.63 feet; thence leaving said road run South 01 degrees 22 minutes 21 seconds West for 93.94 feet to the point of beginning.

According to survey of Michael G. Moates, RLS #19262, dated May 15, 2010.



20130218000067670 2/3 \$60.50
Shelby Cnty Judge of Probate, AL
02/18/2013 10:41:46 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Farm Land Inv. Grantee's Name Barry A. Heine
 Mailing Address 1052 GREYSTONE COVE DRIVE Mailing Address 2820 ASTER LAKE RD
BHAM AL 35242 HELENA, AL 35022

Property Address Vacant Lot Date of Sale 2-15-13
Hwy 62 Total Purchase Price \$ 42,500.00
 Or
 Actual Value \$ _____
 Or
 Assessors 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 ☐ Appraisal
☒ Sales Contract ☐ Other
☐ Closing Statement

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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date _____

 (verified by)

Print Tom Harkins
 Sign [Signature]
 (Grantor/Grantee/Owner/Agent) circle one



20130218000067670 3/3 \$60.50
 Shelby Cnty Judge of Probate, AL
 02/18/2013 10:41:46 AM FILED/CERT