


This instrument was prepared by:
Stuart J. Garner, LLC
2012 Lancaster Road
Homewood, AL 35209

Send Tax Notice To:

Three G Farms, LLC
2012 Lancaster Road
Homewood, AL 35209

WARRANTY DEED


20130507000187740 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
05/07/2013 09:33:24 AM FILED/CERT

STATE OF ALABAMA

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY

That in consideration of FIVE HUNDRED AND NO/100 DOLLARS (\$500.00) AND IN ORDER TO CLOSE OUT THE ESTATE OF MILDRED HIRE FLEMING, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Stuart J. Garner, as Personal Representative of the Estate of Mildred Hire Fleming, Deceased, Jefferson County Case No. 2012-215959**, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Three G. Farms, LLC**, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SW ¼ of SW ¼ of Section 8; NW ¼ of NW ¼, Section 17; N ½ of NE ¼, Section 18, NE ¼ of NW ¼, Section 18; all in Township 19, Range 2 East, containing 200 acres, more or less, in Shelby County, Alabama.

Plantation Pipe Line Company easements dated November 17, 1941, recorded in Deed Book 113, Page 65; dated February 24, 1942, recorded in Deed Book 113, Page 153, and dated April 3, 1968 and recorded in Deed Book 252, Page 593.

A 30 ft Right of Way is granted by Purchaser to Seller 1 ft. West of the full length of the East Line (running N & S) of NW ¼ of NW 1/4 , Section 17, Township 19 South, Range 2 East, Shelby County, Alabama.

Exception: The following described property is not part of this transaction.
Begin at the SE corner of the NW ¼ of NE ¼ of Section 18, Township 19 South, Range 2 East, Shelby County, Alabama, and run in a westerly direction and along the South line of said ¼ - ¼ Section a distance of 575.48 feet to a point; thence turn an interior angle of 91 degrees 20' 40" and run to the right and in a Northerly direction and parallel to the East line of said ¼ - ¼ Section a distance of 530.00 feet to a point; thence turn an interior angle of 88 degrees 39'20" and run to the right and in an Easterly direction and parallel to the South line of said ¼ - ¼ Section a distance of 575.48 feet to a point on the East line of said ¼ - ¼ Section, thence turn an interior angle of 91 degrees 20'40" and run to the right and in a Southerly direction and along the East line of said ¼ - ¼ Section a distance of 530.00 feet more or less to the point of beginning of the herein described parcel containing 7.00 acres more or less.

Source of Title: Inst. Book 294, Page 524

Mildred Ray Hire and Mildred Hire Fleming are one in the same person.

SUBJECT TO:

- 1. Ad Valorem taxes for the year 2013, which are a lien not yet due and payable.**
- 2. Restrictions, Easements and Right of Ways of record, if any.**

TO HAVE AND HOLD to the said grantee, his, 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 person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 3rd day of May, 2013.

Stuart J. Garner PERSONAL REPRESENTATIVE
OF THE ESTATE OF MILDRED HIRE
FLEMING, DECEASED (SEAL)

Stuart J. Garner, Personal Representative
Of the Estate of Mildred Hire Fleming,
Deceased. (SEAL)

STATE OF ALABAMA

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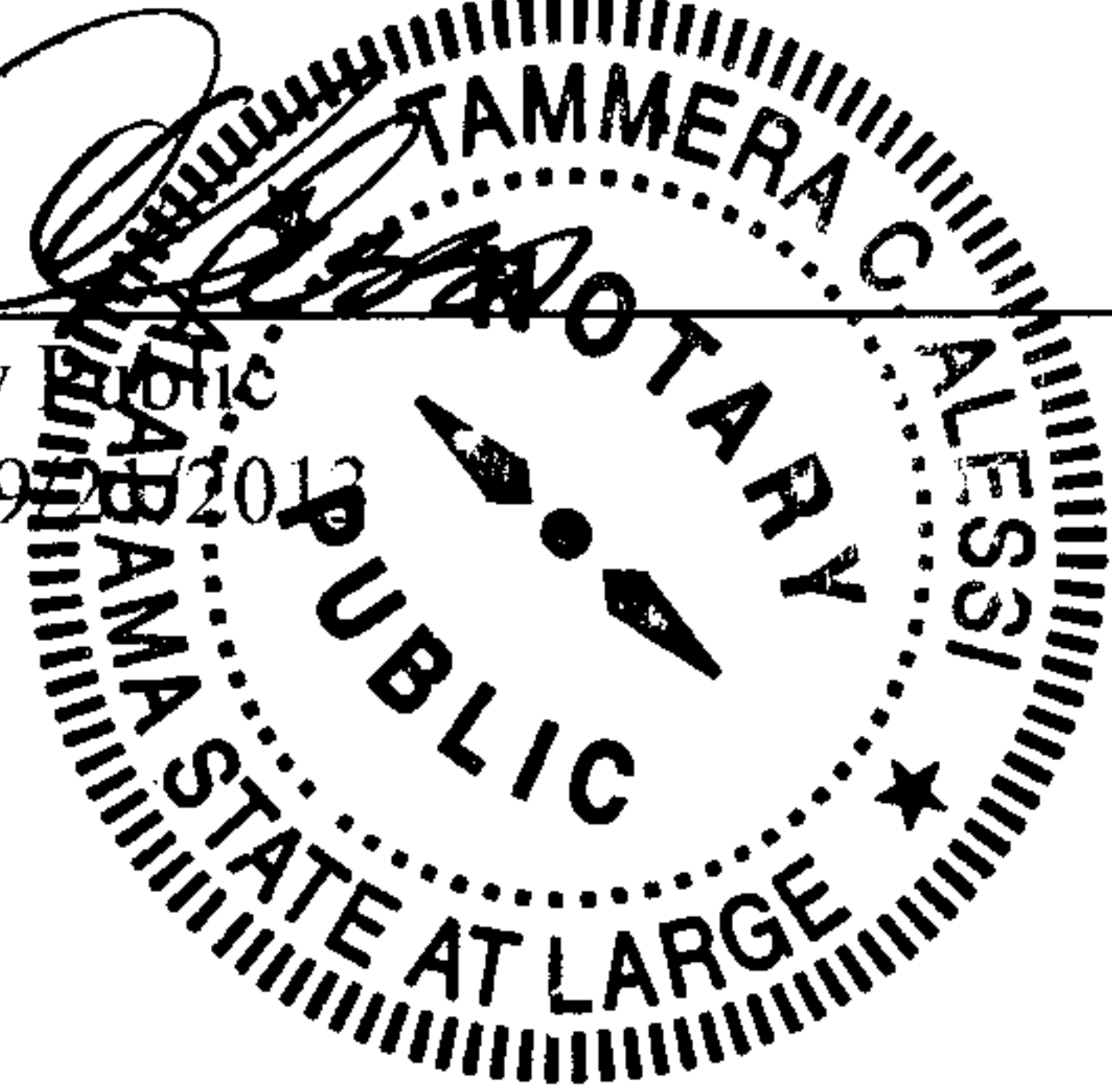
General Acknowledgment

JEFFERSON COUNTY

I, Tammara C. Alessi, a Notary Public in and for the said County, in said State, hereby certify that Stuart J. Garner, whose name as Personal Representative of the Estate of Mildred Hire Fleming, Deceased, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of May, 2013.

Tammara C. Alessi
Tammara C. Alessi, Notary Public
My Commission Expires: 09/08/2013



20130507000187740 2/3 \$19.00
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

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

Grantor's Name ESTATE OF MILDRED HIRE FLEMING
Mailing Address _____

Grantee's Name TITLEE G FARMS, LLC
Mailing Address 2012 LANCASTER RD
HOMERWOOD, AL 35209

Property Address N/A

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$439,400

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other _____



If the conveyance document presented for recordation contains all of the 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 _____

Print STUART GARNER

☒ Unattested

D. Melsen
(verified by)

Sign

[Signature]
(Grantor/Grantee/Owner/Agent) circle one