

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

Send Tax Notice To: Scott Best

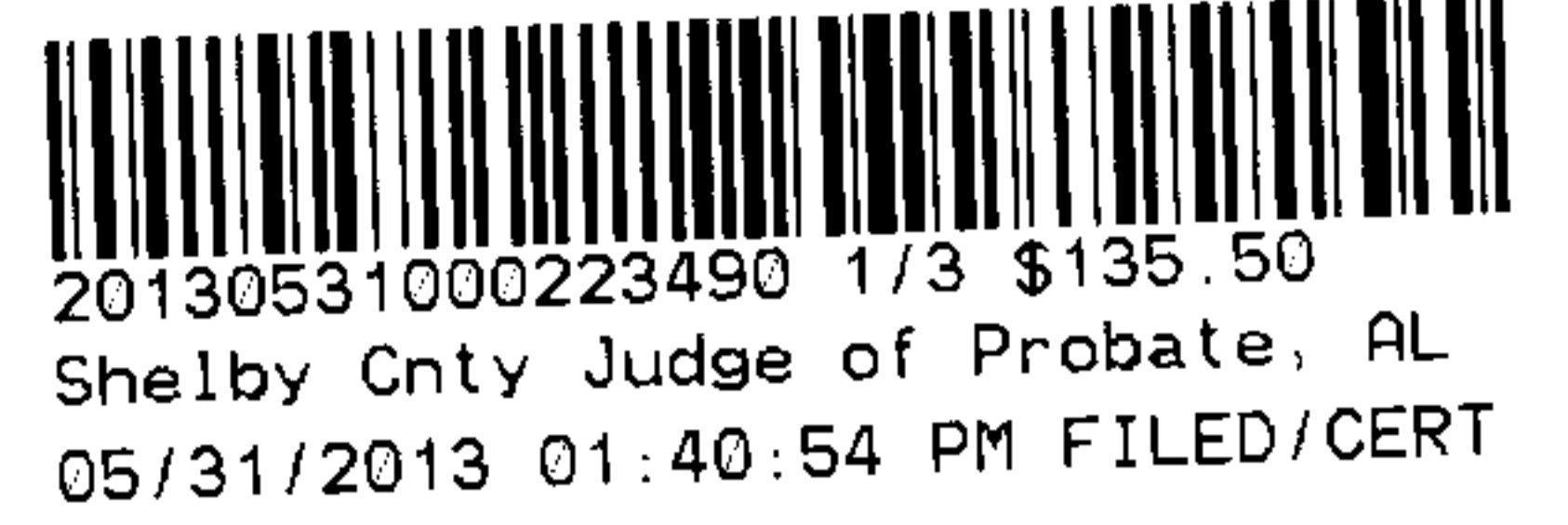
4080 Milner Way
B'ham Ala 35242

WARRANTY DEED

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY



That in consideration of One Hundred Seventeen Thousand Five Hundred dollars and Zero cents (\$117,500.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Farmland Investments, LLC (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Scott Best (herein referred to as grantee, whether one or more), 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.

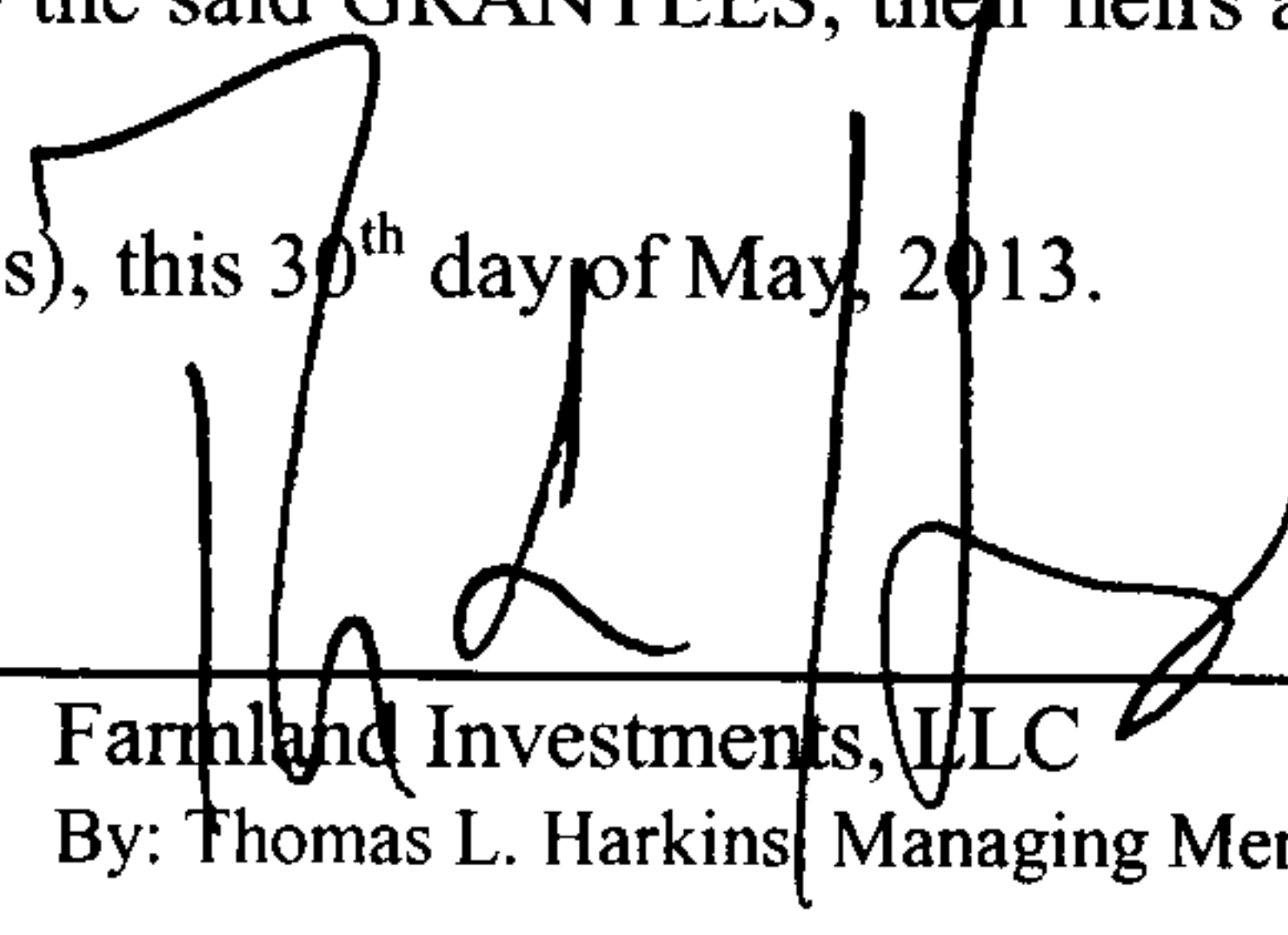
\$0.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR(S), OR OF HIS/HER/THEIR RESPECTIVE SPOUSES.

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 30th day of May, 2013.

_____ (SEAL)		_____ (SEAL)
_____ (SEAL)	Farmland Investments, LLC By: Thomas L. Harkins, Managing Member	_____ (SEAL)
_____ (SEAL)	_____	_____ (SEAL)
	_____	_____ (SEAL)

STATE OF ALABAMA

}

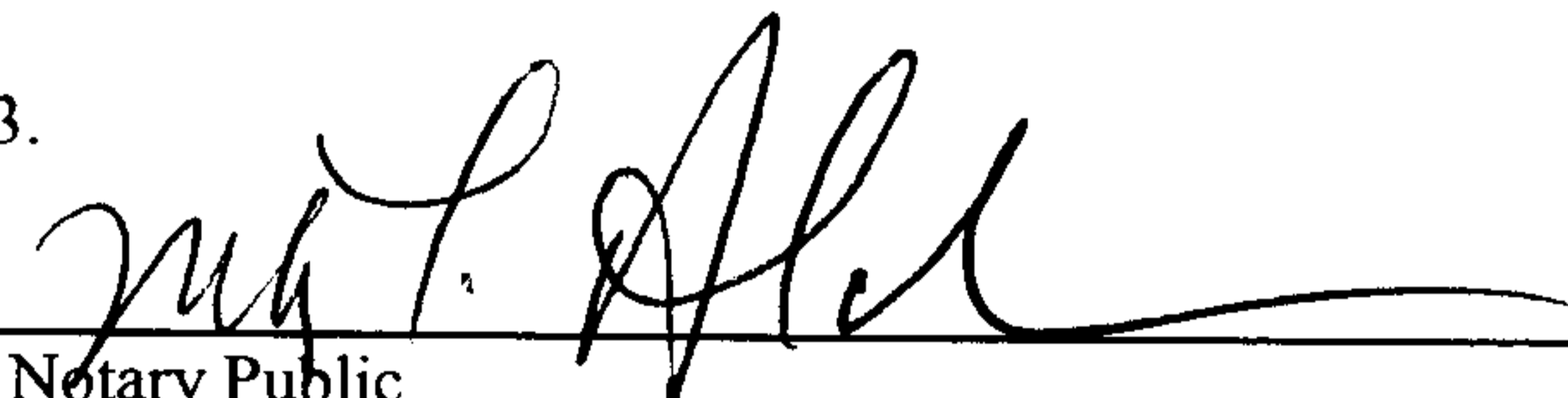
General Acknowledgment

COUNTY SHELBY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Thomas L. 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 30th day of May, 2013.

My Commission Expires: 10-4-16



Notary Public

Shelby County, AL 05/31/2013
State of Alabama
Deed Tax: \$117.50

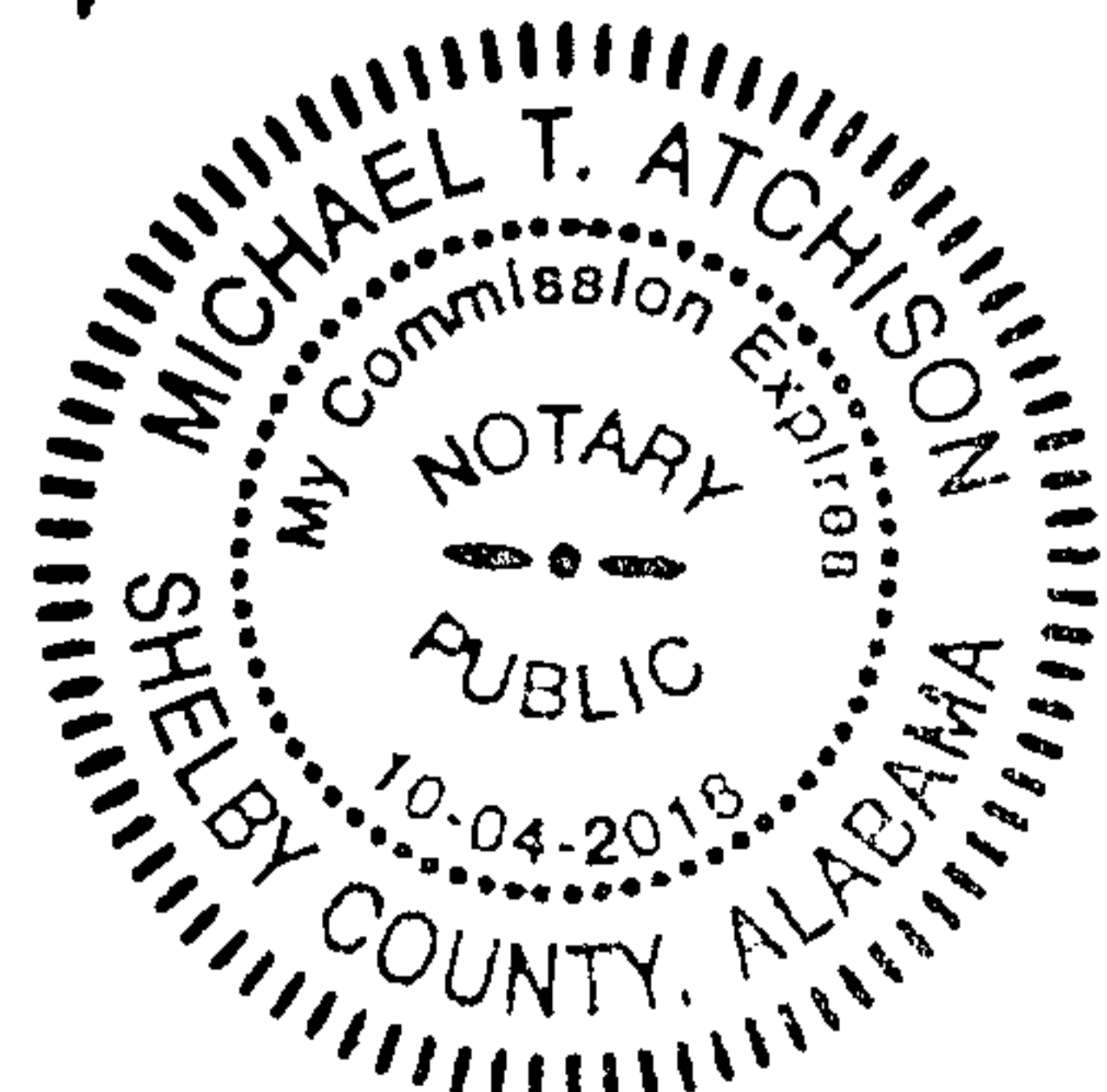



EXHIBIT A

Parcel 2:

Commencing at a found axle, purported as the SW corner of Section 26, Township 19 South, Range 2 East; thence North 89 degrees 13 minutes 14 seconds East, 1703.67 feet to a point; thence North 00 degrees 21 minutes 41 seconds West, 614.04 feet to a ½-inch rebar set at the point of beginning of the parcel herein described; thence continuing, North 00 degrees 21 minutes 41 seconds West, 1885.98 feet to a ½-inch rebar set at a fence corner on the South right of way of Shelby County Road #62; thence along said right of way, North 75 degrees 58 minutes 49 seconds East 1018.09 feet to a ½-inch rebar found; thence leaving right of way, South 00 degrees 31 minutes 43 seconds East, 2058.14 feet to a ½-inch rebar set on a fence corner; thence South 85 degrees 39 minutes 04 seconds West, 1000.57 feet to the point of beginning. Situated in the West ½ of Section 26, Township 19 South, Range 2 East, Shelby County, Alabama.

According to survey of William A. Maxwell, PLS #23007, dated May 24, 2013.

Grantor herein reserves an easement for Ingress, Egress and Utilities across the East 30 feet of property conveyed herein to serve property conveyed simultaneously to KDG Best Investments LLC.


20130531000223490 2/3 \$135.50
Shelby Cnty Judge of Probate, AL
05/31/2013 01:40:54 PM 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 Farmland Inv Grantee's Name Scott Best
Mailing Address 1052 Greystone Circle Dr Mailing Address 4080 Milners Way
Bham AL 35242 Bham AL 35242

Property Address Hwy 62 Date of Sale 5-30-13

Total Purchase Price \$ 117,500.00
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 5-30-13

Unattested _____
(verified by)

Print Edgar Scott Best
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

