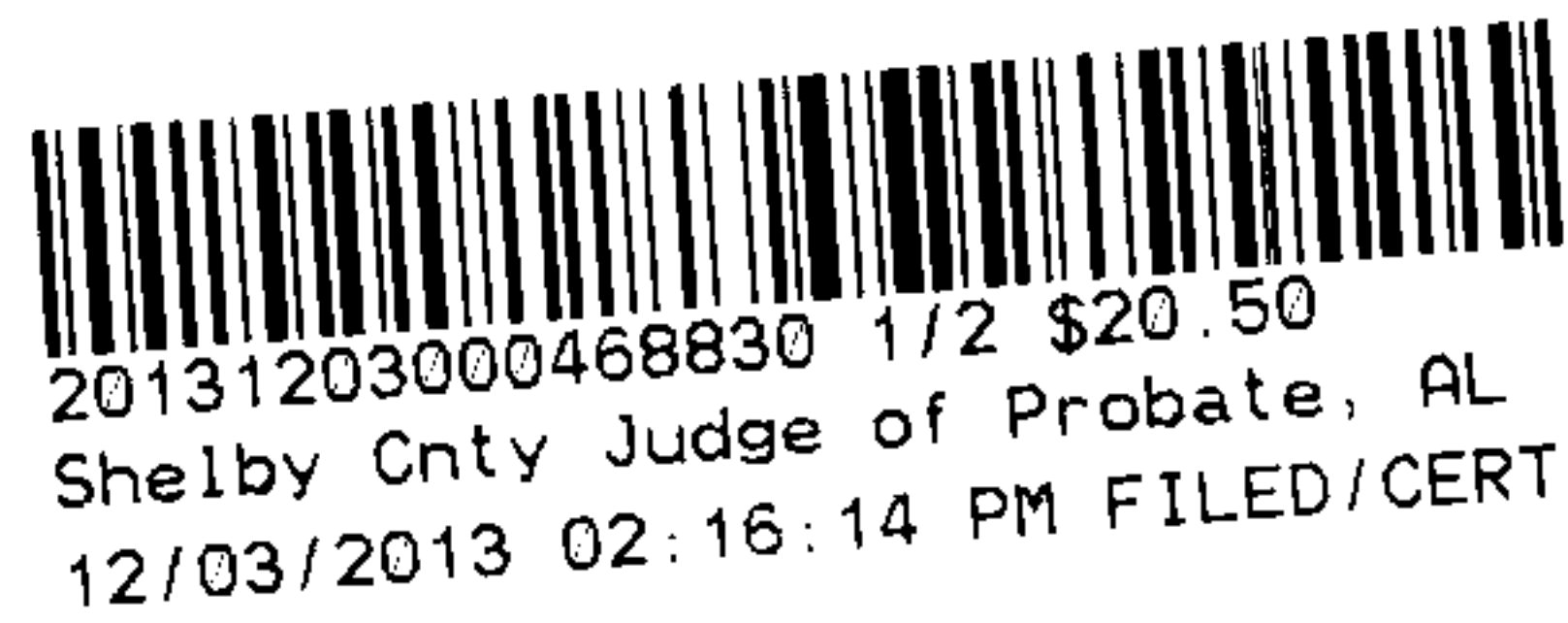


This instrument was prepared by:
Stuart J. Garner, LLC
2012 Lancaster Road
Homewood, AL 35209

Send Tax Notice To:

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

TITLE NOT EXAMINED
WARRANTY DEED



STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY

That in consideration of FIVE HUNDRED AND NO/100 DOLLARS (\$500.00) AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Gay H. Sanders and wife, Guynell R. Sanders** (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:

11.00 acres more or less, situated in the E ½ of SE ¼ of the NW ¼, Section 18, Township 19 South, Range 2 East, Shelby County, Alabama.

Source of Title & Legal: Deed Book 259, Page 820

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 5th day of September, 2013.

_____(SEAL) Gay H. Sanders (SEAL)
Gay H. Sanders
_____(SEAL) Guynell R. Sanders (SEAL)
Guynell R. Sanders

STATE OF ALABAMA

} General Acknowledgment

JEFFERSON COUNTY

I, Tammera C. Alessi, a Notary Public in and for the said County, in said State, hereby certify that Gay H. Sanders and wife, Guynell R. Sanders, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of September, 2013.

Tammera C. Alessi
Tammera C. Alessi, Notary Public
My Commission Expires: 9/12/2013

Real Estate Sales Validation Form

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

Grantor's Name Gay H. Sanders
Mailing Address Guynell R. Sanders

Grantee's Name Three G Farms, LLC
Mailing Address 2012 Lancaster Rd
Homewood, AL 35209

Property Address N/A

Date of Sale 9/5/13
Total Purchase Price \$ 3,500.00
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 ☐ 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 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 9/5/13

Print STUART KAPLAN

Unattested
(verified by)

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

Form RT-1

