

THIS INSTRUMENT WAS PREPARED BY:
MARGARET M. CASEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236

PLEASE SEND TAX NOTICE TO:
Gregory R. & Ann M. Giles
5060 Cahaba Valley Trace
Birmingham, AL 35242

WARRANTY DEED



20140106000004750 1/3 \$620.00
Shelby Cnty Judge of Probate: AL
01/06/2014 10:35:01 AM FILED/CERT

STATE OF ALABAMA

COUNTY OF SHELBY

KNOWALL MEN BY THESE PRESENTS, that in consideration of ten dollars (\$10.00) and other good and valuable consideration, to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we, Gregory R. Giles and wife Ann M. Giles, (herein referred to as Grantor whether one or more), do grant, bargain, sell and convey unto BROOK VALLEY FARMS, LLC, (herein referred to as Grantees) the following described real estate situated in Shelby County, ALABAMA, to-wit:

SEE ATTACHED EXHIBIT "A".

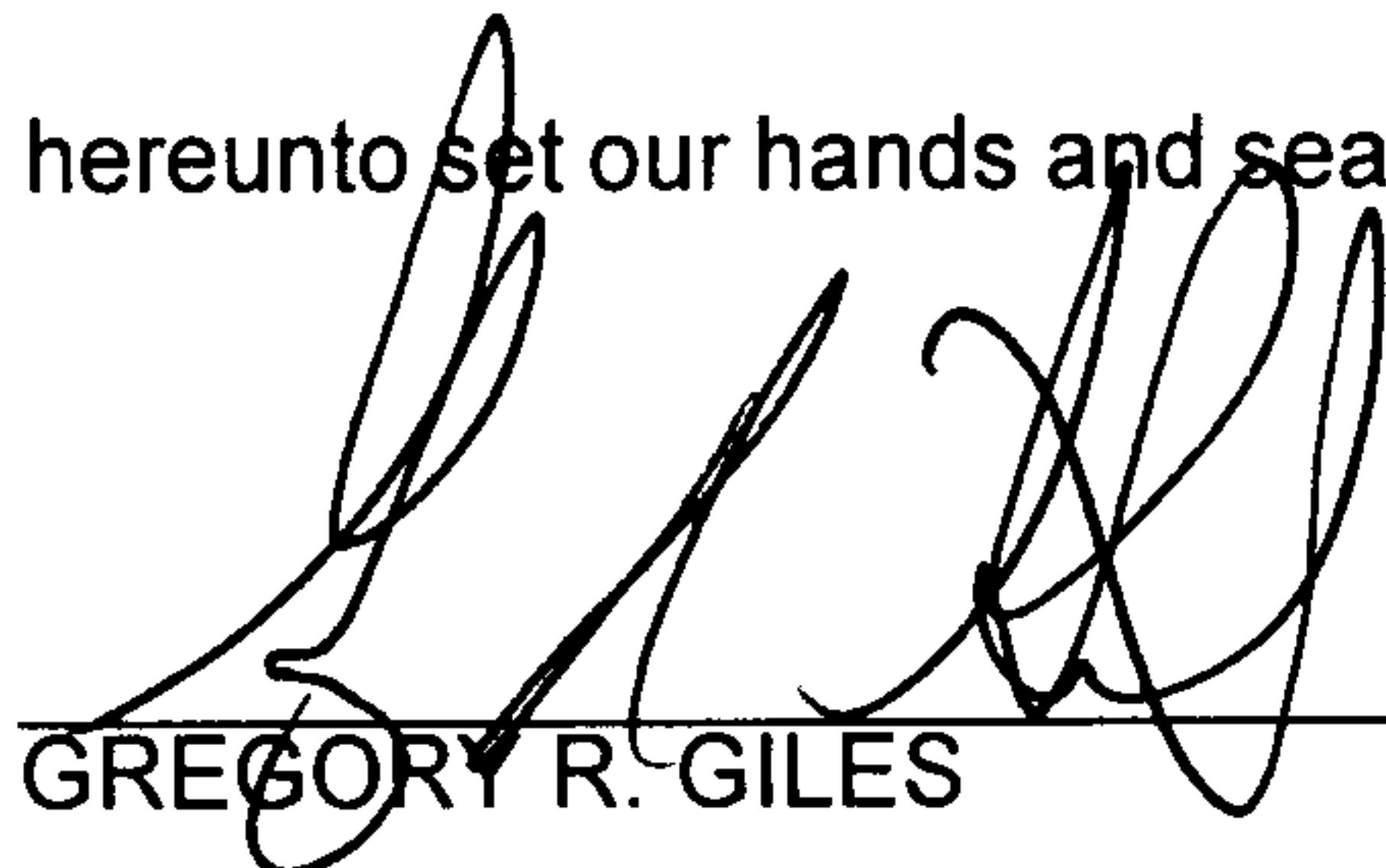
SUBJECT TO CURRENT TAXES, EASEMENTS AND RESTRICTIONS OF RECORD.

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF CURRENT TITLE OPINION OR SURVEY

TO HAVE AND TO HOLD Unto the said GRANTEE, his heirs and assigns forever.

And we do, for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 23rd day of December, 2013.



GREGORY R. GILES



ANN M. GILES

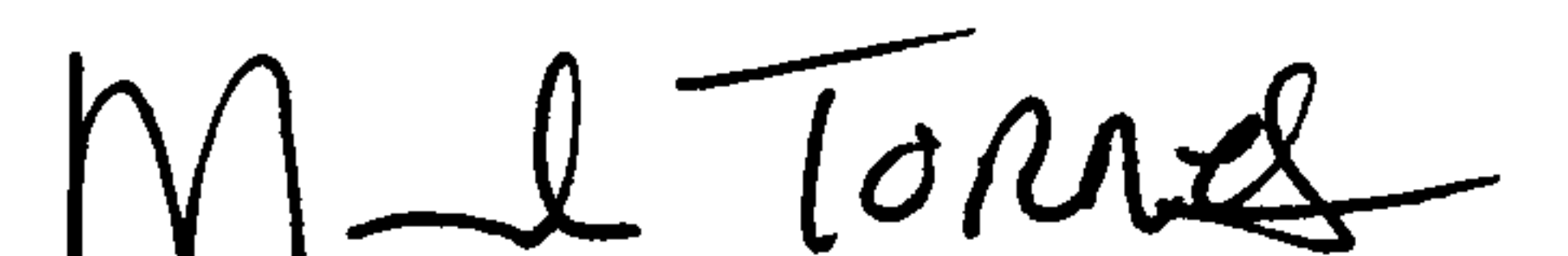
STATE OF ALABAMA

COUNTY OF SHELBY

Shelby County, AL 01/06/2014
State of Alabama
Deed Tax: \$600.00

I, the undersigned, a notary public in and for said county, in said state, hereby certify that Gregory R. Giles and Ann M. Giles, 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 23rd day of December 2013.



NOTARY PUBLIC
My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Jan 14, 2015
BONDED THRU NOTARY PUBLIC UNDERWRITERS

EXHIBIT "A"

Part of the Southeast Quarter of the Northeast Quarter and the Northeast Quarter of the Southeast Quarter of Section 14, Township 19 South, Range 2 West, Shelby County, Alabama being more particularly described as follows: Commence at the Northeast corner of said Northeast Quarter and run West along the North line of same 435.35 feet to the point of beginning, thence left 92 degrees 01 minutes 30 seconds and run South and parallel to the East line of said Quarter-Quarter Section 571.83 feet to a point on a curve of the Northerly Right of Way of Shelby County Highway No. 14, said curve having a radius of 1199.14 feet, and a central angle of 32 degrees 52 minutes 11 seconds, thence right 93 degrees 51 minutes 12 seconds to the tangent of said point on curve and run Southwesterly along said Right of Way and the arc of said curve 687.93 feet to the point of tangent, thence continue Southwesterly along tangent of said Right of way, 230.05 feet to a point being the Southeast corner of Sunny Meadow Subdivision Phase Four, as recorded in Map Book 9 page 45, in the Probate Office of Shelby County, Alabama, thence right 119 degrees 00 minutes and run North along the East line of said Phase Four, Phase Two, (Map Book 8 page 19) and Sunny Meadows Second Sector (Map Book 8 page 18) 1537.54 feet, thence right 92 degrees 01 minutes and run East along the South line of said Sunny Meadows, Second Sector, 762.30 feet, thence right 87 degrees 49 minutes 21 seconds and run South 676.18 feet, thence left 87 degrees 47 minutes 53 seconds and run East 100.0 feet to the point of beginning.

Less and except the following described real estate:

Commence at the Northeast corner of the Northeast Quarter of the Southeast Quarter of said Section and run West along the North line of said Quarter-Quarter Section for a distance of 435.35 feet to the point of beginning; thence turn an angle to the left 92 degrees 01 minutes 30 seconds and run in a Southerly direction and parallel to the East line of said Quarter-Quarter for a distance of 571.83 feet to a point on a curve of the Northerly Right of Way line of Shelby County Highway No. 14, said curve being concave in a Southerly direction and having a radius of 1199.14 feet and a central angle of 32 degrees 52 minutes 11 seconds; thence turn an angle to the right of 93 degrees 51 minutes 12 seconds to the tangent of said curve and run in a Southwesterly direction along the arc of said curve for a distance of 687.93 feet to the point of ending of said curve; thence run in a Southwesterly direction along a line tangent to the end of said curve and along the Northwest Right of Way line of said Shelby County Highway No. 14 for a distance of 230.05 feet to a point being the Southeast of the Sunny Meadows Subdivision Phase Four, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 9 page 45; thence turn an angle to the right of 119 degrees 00 minutes and run in a Northerly direction along the East line of said subdivision for a distance of 100.0 feet; thence turn an angle to the right of 66 degrees 57 minutes 47 seconds and run in a Northeasterly direction for a distance of 195.64 feet; thence turn an angle to the left of 23 degrees 07 minutes 47 seconds and run in a Northeasterly direction for a distance of 114.0 feet; thence turn an angle to the left of 12 degrees 00 minutes and run in a Northeasterly direction for a distance of 84.0 feet; thence turn an angle to the right of 5 degrees 00 minutes and run in a Northeasterly direction for a distance of 82.0 feet; thence turn an angle to the right of 10 degrees 00 minutes and run in a Northeasterly direction for a distance of 82.0 feet; thence turn an angle to the right of 2 degrees 00 minutes and run in a Northeasterly direction for a distance of 96.0 feet; thence turn an angle to the left of 17 degrees 00 minutes and run in a Northeasterly direction for a distance of 281.0 feet; thence turn an angle to the right of 18 degrees 00 minutes and run in a Northeasterly direction for a distance of 138.0 feet; thence turn an angle to the left of 8 degrees 00 minutes and run in a Northeasterly direction for a distance of 38.12 feet; thence turn an angle to the right of 138 degrees 00 minutes 22 seconds and run in a Southerly direction for a distance of 36.49 feet to a point on the North line of the Northeast Quarter of the Southeast Quarter of said Section; thence turn an angle to the left of 88 degrees 47 minutes 53 seconds and run in an Easterly direction along the North line of said Quarter-Quarter Section for a distance of 100.0 feet, more or less, to the point of beginning.

Together with a non-exclusive easement for ingress and egress over the existing driveway to the above described premises and connecting it to Shelby County Highway No. 14.

Being situated in Shelby County, Alabama.

Grantor's Name:
Ronald L. Giles & Martha Deane Giles
Mailing Address:
5060 Cahaba Valley Trace
Birmingham, AL 35242

Property Address:
5060 Cahaba Valley Trace
Birmingham, AL 35242

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statements

Grantee's name:
Gregory R. Giles & Ann M. Giles
Mailing Address:
5060 Cahaba Valley Trace
Birmingham, AL 35242

Date of Sale: December 31, 2012
Total Purchase Price: \$600,000.00
or
Actual Value
or
Assessor's Market Value

☐ Front of Foreclosure Deed
☐ Appraisal
☐ Other _____


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