

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Sun Valley Farms, LLC
6495 Highway 51
Wilsonville, Alabama 35186

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Five Hundred Seventeen Thousand Five Hundred and 00/100 Dollars (\$517,500.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged,

Xtreme Properties - Shelby, LLC

(hereinafter referred to as "Grantor") does grant, bargain, sell and convey unto

Sun Valley Farms, LLC

(hereinafter referred to as "Grantee") the following described real estate situated in **Shelby** County, Alabama to-wit:

See Exhibit "A" attached hereto

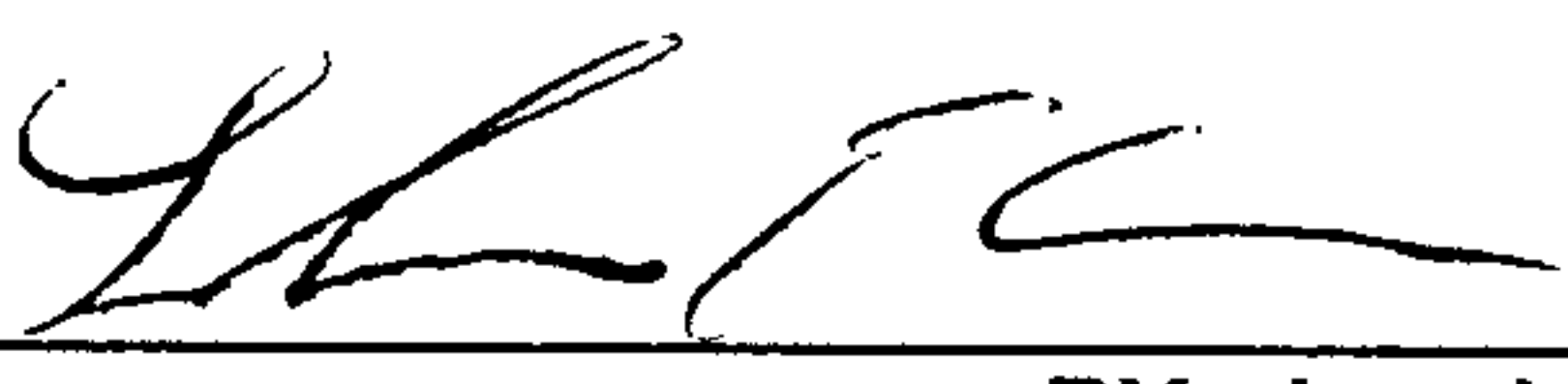
Subject to: (1) 2014 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantor; and
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD UNTO Grantee, its successors and assigns, forever;

And Grantor does for itself and for its successors and assigns covenant with Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this **31 day of January, 2014**.


Xtreme Properties - Shelby, LLC

 (Seal)
BY: Landon E. Ash
ITS: Sole Member

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Landon E. Ash as Sole Member of Xtreme Properties - Shelby, 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 and with full authority as such **Sole Member** he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **31 day of January, 2014**.


20140217000043150 1/3 \$537.50
Shelby Cnty Judge of Probate: AL
02/17/2014 02:28:05 PM FILED/CERT


Notary Public: David P. Condon
My Commission Expires: 02/12/2014

Shelby County, AL 02/17/2014
State of Alabama
Deed Tax: \$517.50

Exhibit "A"

PARCEL ONE:

A parcel in the Southwest Quarter of the Southwest Quarter of Section 35, Township 19 South, Range 2 East in Shelby County, Alabama, and being more particularly described as follows:

Commence at an existing concreted monument at the Southwest corner of said Quarter-Quarter Section, said point being the Point of Beginning and run North 02 degrees 30'00" West along the West line of said Quarter-Quarter Section for 378.59 feet to an existing 5/8 inch rebar on the South right of way of U.S. Highway 280, thence South 55 degrees 04'45" East along said South right of way for 618.71 feet to an existing 1/2 inch rebar on the South line of said Quarter-Quarter Section, thence (leaving right of way) South 87 degrees 11'40" West along said South line for 491.39 feet to the Point of Beginning.

PARCEL TWO:

A parcel in the Northeast Quarter of the Northwest Quarter and part of the Southeast Quarter of the Northwest Quarter of Section 2, Township 20 South, Range 2 East in Shelby County, Alabama and being more particularly described as follows:

Commence at an existing concrete monument at the Northwest corner of said Section and run North 87 degrees 11'40" East along the North line of said Section for 491.39 feet to an existing 1/2 inch rebar on the South right of way of U.S. Highway 280, thence South 55 degrees 05'50" East along said South right of way 1860.13 feet to an existing concrete monument at the Point of Beginning. Thence (leaving right of way) run South 34 degrees 43'50" West for 419.97 feet to an existing 1/2 inch solid iron, thence South 55 degrees 18'10" East for 210.05 feet to an existing 2 inch pipe, thence North 34 degrees 43'20" East for 419.17 feet to an existing 1/2 inch rebar on the South right of way of U.S. Highway 280, thence North 55 degrees 05'05" West along said right of way for 210.00 feet to the Point of Beginning.

PARCEL THREE:

A parcel in the Northwest Quarter of Section 2, Township 20 South, Range 2 East in Shelby County, Alabama and being more particularly described as follows:

Commence at an existing concrete monument at the Northwest corner of said Section, said point being the Point of Beginning and run South 02 degrees 03'30" East along the West line of said Section for 1330.07 feet to an existing 1/2 inch rebar, thence South 03 degrees 00'50" East along said West line for 1296.91 feet to an existing 5/8 inch rebar, thence North 89 degrees 29'05" East for 1318.03 feet to a 5/8 inch rebar set, thence North 02 degrees 13'05" West for 120.00 feet to a 5/8 inch rebar set; thence North 86 degrees 56'00" East for 809.39 feet to an existing 1/2 inch rebar, thence North 00 degrees 41'25" West for 743.08 feet to an existing 1/2 inch rebar, thence North 54 degrees 10'40" West for 343.81 feet to an existing 2 inch pipe, thence North 55 degrees 18'10" West for 210.05 feet to an existing 1/2 inch solid iron, thence North 34 degrees 43'50" East for 419.97 feet to an existing concrete monument on the South right of way of U.S. Highway 280, thence North 55 degrees 05'50" West along said South right of way for 1860.13 feet to an existing 1/2 inch rebar on the North line of said Section; thence (leaving right of way) run South 87 degrees 11'40" West along said North line for 491.39 feet to the Point of Beginning.



20140217000043150 2/3 \$537.50
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 Name: **Xtreme Properties - Shelby, LLC**

Mailing Address: **3089 Highway 280
Harpersville, Alabama, 35078**

Date of Sale: **January 31, 2014**

Total Purchase Price: **\$517,500.00**

Property Address: **3089 Highway 280
Harpersville, Alabama, 35078**

Or

Actual Value: \$ _____

Or

Assessor's Market Value:

Grantee Name: **Sun Valley Farms, LLC**

\$ _____

Mailing Address: **6495 Highway 51
Wilsonville, Alabama, 35186**

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 _____

XX 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 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: **January 31, 2014**

Print: _____

Sign: _____

____ Unattested

(verified by)

Grantor Grantee/Owner/Agent) circle one

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