

THIS INSTRUMENT PREPARED BY:
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420 North 20th Street, Suite 1400
Birmingham, Alabama 35203-5202

Send Tax Notice To:
Sampsell Farms, LLC
168 County Manor Drive
Westover, AL 35147

STATE OF ALABAMA)
)
COUNTY OF SHELBY)


20140401000092630 1/4 \$253.00
Shelby Cnty Judge of Probate, AL
04/01/2014 02:04:52 PM FILED/CERT

STATUTORY WARRANTY DEED

THIS IS A STATUTORY WARRANTY DEED executed and delivered this 24TH day of March, 2014, by **MICHAEL J. SAMPSELL**, a married individual, whose mailing address is 168 County Manor Drive, Westover, Alabama 35147 (hereinafter referred to as "Grantor"), to **SAMPSELL FARMS, LLC**, an Alabama limited liability company, with a mailing address of 168 County Manor Drive, Westover, Alabama 35147 (hereinafter referred to as "Grantee").

KNOW ALL PEOPLE BY THESE PRESENTS:

That in consideration of the sum of Ten and 00/100 Dollars and (\$10.00) in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by Grantor, Grantor does by these presents grant, bargain, sell and convey unto Grantee the following described real estate situated in Shelby County, Alabama (the "Property");

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Subject to: (1) Ad valorem taxes for the year 2014 and subsequent years, (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any, and (3) Mineral and mining rights not owned by Grantor, if any.

TOGETHER WITH all improvements and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding the Property.

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns forever.

Grantor does for himself, his heirs and assigns, covenant with Grantee, its successors and assigns, that Grantor shall warrant and defend the Property against the lawful claims of all persons claiming by, under or through Grantor, but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this Statutory Warranty Deed as of the date first written above.

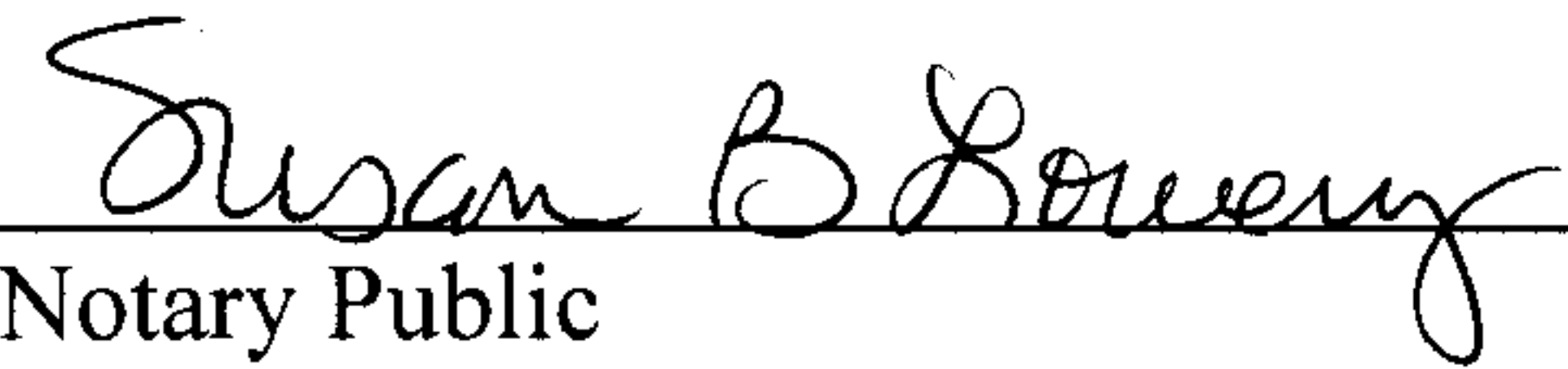
GRANTOR:


MICHAEL J. SAMPSELL

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael J. Sampsell, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 24th day of March, 2014.


Notary Public

My Commission Expires: 7-18-15

[NOTARIAL SEAL]


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EXHIBIT A

Legal Description

EXHIBIT "A"

Commence at the Southeast corner of Section 20, Township 19 South, Range 1 East, Shelby County, Alabama and run thence North 85 degrees 44 minutes 57 seconds West a distance of 433.16 feet to a point within the right of way of Old Highway 280; thence North 11 degrees 04 minutes 57 seconds West a distance of 80.35 feet to a found corner on the Northerly margin of Old Highway 280 and the point of beginning of the property being described; thence continue North 11 degrees 04 minutes 57 seconds West along an existing fence line a distance of 145.11 feet to a found corner; thence run North 06 degrees 14 minutes 53 seconds West along said fence line a distance 148.22 feet to a found corner; thence run North 19 degrees 21 minutes 03 seconds East along an existing fence line a distance of 316.13 feet to a found corner; thence run North 81 degrees 10 minutes 03 seconds East along said fence line a distance of 183.18 feet to a found corner; thence run South 59 degrees 48 minutes 57 seconds East a distance of 588.57 feet to a found corner on the West margin of Shelby County Highway No. 51; thence run South 35 degrees 29 minutes 03 seconds West along said margin of said Highway 51 a distance of 407.05 feet to a set rebar Iron at the intersection of Highways 51 and Old 280; thence run North 88 degrees 44 minutes 47 seconds West along the Northerly margin of Old Highway 280 a distance of 514.34 feet to the point of beginning.

According to survey of S. M. Allen, RLS #12944, dated July 19, 2000.

Being all of that certain property conveyed to Frontier Bank, a Georgia Banking Corporation from Cheryl H. Oswalt, as Auctioneer, by deed dated August 21, 2009 and recorded August 21, 2009 as Instrument No. 20090821000322540 of official records.



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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 Michael J. Sampsell
Mailing Address _____
168 County Manor Drive
Westover, AL 35147

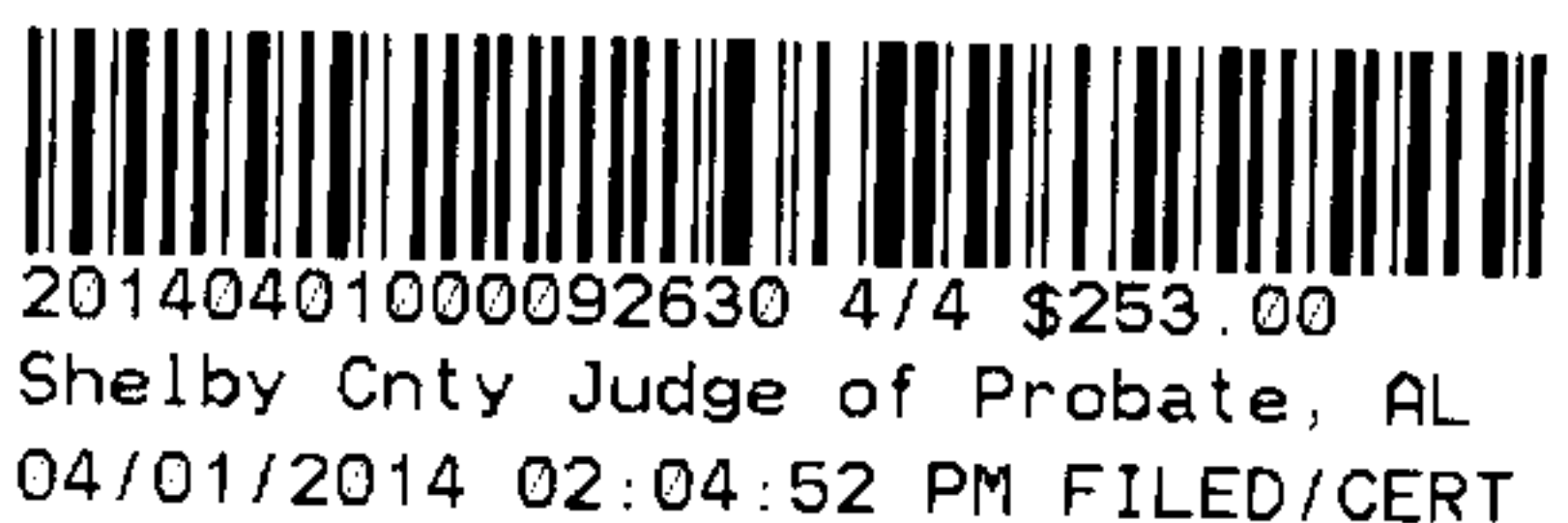
Grantee's Name Sampsell Farms, LLC
Mailing Address _____
168 County Manor Drive
Westover, AL 35147

Property Address _____

Date of Sale March 24, 2014
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 229,670.00



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).

March 24, 2014

Michael J. Sampsell

Date _____

Print _____

Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1