






**EXHIBIT "A"**

**A parcel of land situated in the W ½ of Section 2, Township 20 South, Range 2 East, Shelby County, Alabama, and being more particularly described as follows: Begin at the SE corner of the SE ¼ of the SW ¼ of said Section 2; thence South 89 degrees 18 minutes 49 seconds West along the South line of said Section 2 a distance of 1782.64 feet to a point on the Northeasterly right of way of Shelby County Highway No. 79; thence North 28 degrees 34 minutes 53 seconds West along said right of way a distance of 1698.46 feet; thence North 00 degrees 16 minutes 31 seconds West and leaving said right of way a distance of 1301.70 feet; thence South 87 degrees 51 minutes 05 seconds East a distance of 1317.54 feet; thence South 00 degrees 11 minutes 55 seconds West a distance of 1391.34 feet; thence South 46 degrees 53 minutes 54 seconds West a distance of 23.72 feet; thence South 08 degrees 14 minutes 32 seconds East a distance of 675.98 feet; thence North 89 degrees 24 minutes 04 seconds East a distance of 1216.93 feet; thence South 00 degrees 36 minutes 08 seconds West a distance of 658 .63 feet to the point of beginning.**

***According to survey of Christopher P. DeLucia, RLS #30342, dated February 20, 2012.***

**Subject to a non-exclusive 30-foot ingress and egress easement from the NW corner of the below described parcel to the Southwest corner where the below described parcel touches Shelby County Highway:**

**Commence at the SW corner of the W ½ of Section 2, Township 20 South, Range 2 East, city of Harpersville, Shelby County, Alabama; thence North 89 degrees 19 minutes 36 seconds East, a distance of 813.63 feet to the point of beginning; thence continue along the last described course, a distance of 1,781.40 feet; thence North 00 degrees 36 minutes 08 seconds East, a distance of 1,344.90 feet; thence South 89 degrees 30 minutes 35 seconds West a distance of 1,304.11 feet; thence North 00 degrees 21 minutes 30 seconds East, a distance of 1,391.34 feet; thence North 87 degrees 56 minutes 14 seconds West, a distance of 1,314.48 feet; thence South 00 degrees a distance of 1,301.70 feet to a point on the Northeasterly right of way line of Shelby County Highway 79; thence South 28 degrees 36 minutes 38 seconds East and along said right of way line, a distance of 1,698.99 feet to the point of beginning.**

  
20140428000125410 3/4 \$535.00  
Shelby Cnty Judge of Probate, AL  
04/28/2014 10:33:10 AM FILED/CERT

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

Grantor's Name GINGER S. CARPENTER  
Mailing Address 6495 HIGHWAY 51  
WILSONVILLE, AL 35186

Grantee's Name SUN VALLEY FARMS, LLC  
Mailing Address 6495 HIGHWAY 51  
WILSONVILLE, AL 35186

Property Address \_\_\_\_\_  
\_\_\_\_\_

Date of Sale February 3, 2014  
Total Purchase Price \$ \_\_\_\_\_

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ 512,000



Shelby Cnty Judge of Probate, AL  
04/28/2014 10:33:10 AM FILED/CERT

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
- Sales Contract
- Closing Statement
- Appraisal
- Other

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 4-10-14

Print Ginger S. Carpenter

Unattested \_\_\_\_\_  
(verified by)

Sign Ginger S. Carpenter  
(Grantor/Grantee/Owner/Agent) circle one