Send Tax Notice to:
Sun Valley Farms, LLC
c/o Ginger S. Carpenter
6495 Highway 51
Wilsonville, AL 35186

VALUE: \$512,000
STATE OF ALABAMA

COUNTY OF SHELBY

This instrument prepared by:
Russell L. Irby, III
Butler Snow LLP
1819 Fifth Avenue North, Suite 1000
Birmingham, AL 35203
(205) 297-2223

20140428000125410 1/4 \$535.00 Shelby Cnty Judge of Probate, AL 04/28/2014 10:33:10 AM FILED/CERT

> Shelby County, AL 04/28/2014 State of Alabama Deed Tax:\$512 00

STATUTORY WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that GINGER S. CARPENTER, a married woman ("Grantor"), for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell, and convey unto SUN VALLEY FARMS, LLC, an Alabama limited liability company ("Grantee"), all of Grantor's right, title, and interest in the real property and improvements thereon situated in the County of Shelby, State of Alabama (the "Property"), more particularly described on Exhibit A attached hereto:

Subject to the following:

- 1. Taxes and assessments for the year 2014 and subsequent years not yet due and payable;
- 2. All covenants, restrictions, reservations, easements, conditions, liens and other rights of whatever nature appearing of record or as presently situated over, along or across said property; and
- 3. Mineral and mining rights not owned by Grantor;

TO HAVE AND TO HOLD the Property unto Grantee and its heirs and assigns, forever.

And Grantor does for herself, her personal representatives, heirs and assigns, covenant with Grantee and its personal representatives, heirs and assigns, that Grantor and her personal representatives, heirs and assigns shall warrant and defend the same to Grantee and its personal representatives, heirs and assigns forever against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise.

Any and all warranties contained or implied herein are expressly limited to acts done or suffered by Grantor.

Note: The Property does not constitute part of the homestead or principal dwelling of Grantor.

IN WITNESS WHEREOF, Grantor has caused this Statutory Warranty Deed to be executed this 3 day of February , 2014.

GRANTOR:

GRANTOR:

GINGER S/CARPENTER

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that **GINGER S. CARPENTER**, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this 3th day of Fas., 2014.

OTARY OF ATE

My Commission Expires: 3/11/14

20140428000125410 2/4 \$535.00 Shelby Cnty Judge of Probate, AL 04/28/2014 10:33:10 AM FILED/CERT

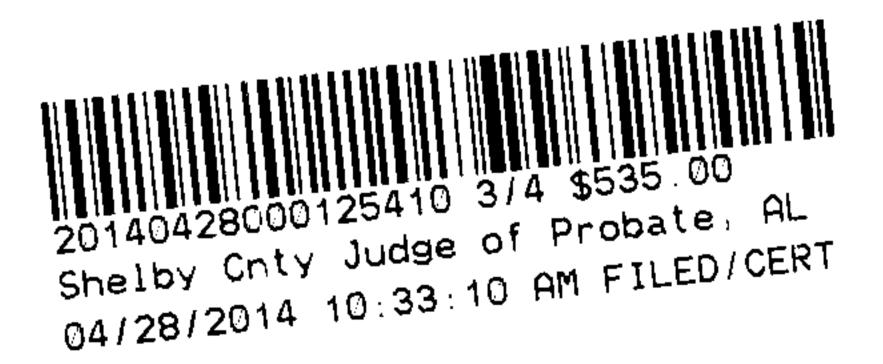
EXHIBIT "A"

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 comer 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 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.



| Grantor's Name | GINGER S. CARPENTER | roance with Code of Alabama 19 Grantee's Name | |
|---|--|---|---|
| Mailing Address | 6495 HIGHWAY 51 | Mailing Address | |
| | WILSONVILLE, AL 35186 | | WILSONVILLE, AL 35186 |
| Property Address | | Date of Sale | February 3, 2014 |
| | | Total Purchase Price | \$ |
| | | | |
| 201404280001254 | 10 4/4 \$535.00 | Actual Value or | <u>Φ</u> |
| Judge Street | se of Probate, AL 3:10 AM FILED/CERT | Assessor's Market Value | \$ 512,000 |
| • | | this form can be verified in the entary evidence is not require | |
| Bill of Sale | ile) (itecordation or docum | X Appraisal | -u <i>j</i> |
| Sales Contrac | | Other | |
| Closing Staten | nent | | |
| | locument presented for reco this form is not required. | rdation contains all of the rec | quired information referenced |
| | | Instructions | |
| | | he name of the person or pe | rsons conveying interest |
| Grantee's name an to property is being | | the name of the person or pe | ersons to whom interest |
| Property address - | the physical address of the | property being conveyed, if a | vailable. |
| Date of Sale - the c | late on which interest to the | property was conveyed. | |
| • | e - the total amount paid for the instrument offered for re | the purchase of the property cord. | , both real and personal, |
| conveyed by the ins | | This may be evidenced by ar | both real and personal, being a appraisal conducted by a |
| excluding current us responsibility of val | se valuation, of the property | | · |
| accurate. I further u | | tements claimed on this form | d in this document is true and may result in the imposition |
| Date 4-10-14 | | Print Ginaer S. | arpenter |
| Unattested | | Sign Mew) | merter |
| | (verified by) | | e/Owner/Agent) circle one |