

This document prepared by:
Law Office of John A. Gant
200 Office Park Drive, Suite 210
Birmingham, Alabama 35223

Send tax notice to:
Allan D. Worthington c/o Dominion Partners
1200 Corporate Dr., Suite 225
Birmingham, AL 35242

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of One Million Twenty Three Thousand Seven Hundred Fifty and 00/100 Dollars (\$1,023,750.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, JMK REALTY, LLC, (herein referred to as GRANTOR) does grant, bargain, sell and convey unto WORTHINGTON FARMS, LLC, an Alabama Limited Liability Company, (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama:

See attached Exhibit "A"

Subject to the following:

Any prior reservation of conveyance together with release of damages of minerals of every kind and character, including but not limited to gas, oil, sand and gravel in, on and under subject property.

Taxes and assessments for the year 2015 and all subsequent years, not yet due and payable.

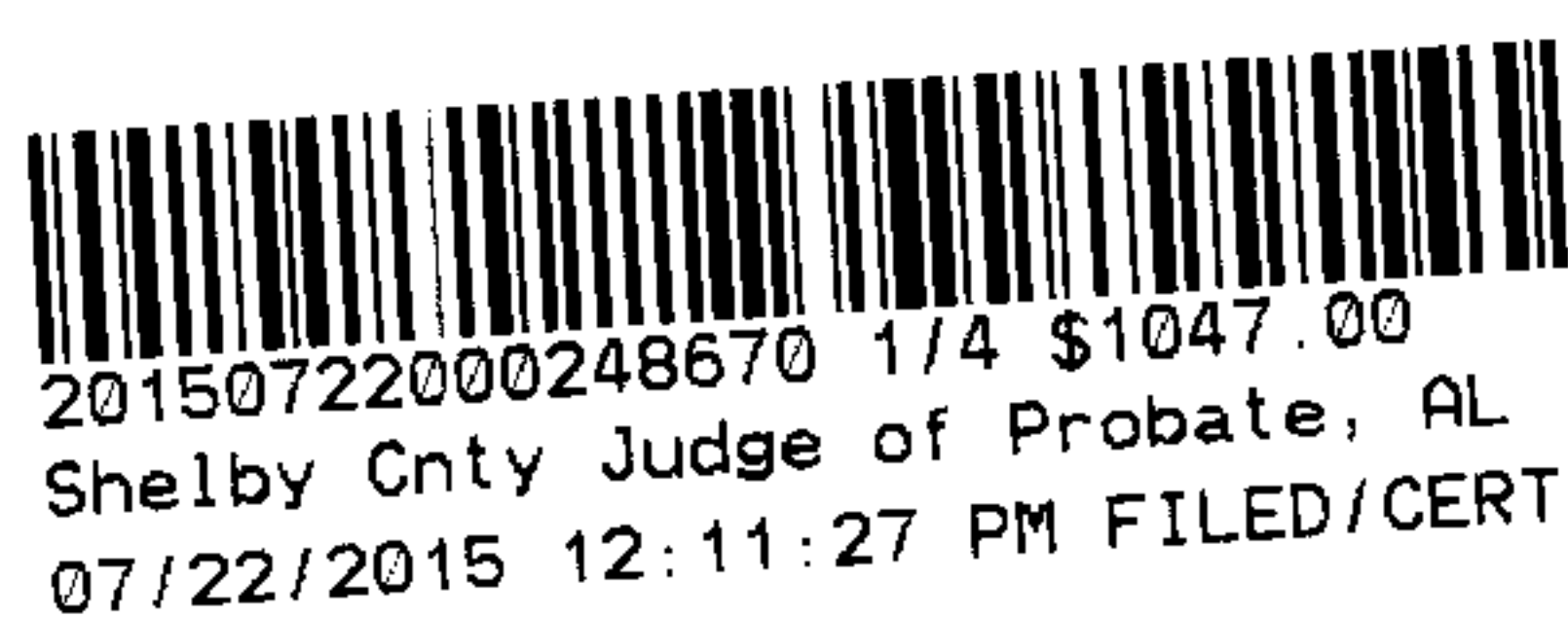
Restrictions, covenants and conditions as set out in Book 349, page 604, in Probate Office, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Title to ½ all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities thereto, including rights set out in Book 349, page 604, in Probate Office.

Transmission Line running through the property as shown on the survey by instrument recorded in Map Book 8, page 124, in Probate Office, as shown on the survey of Kelvin L. Harris dated 6/29/15 (Parcel 2).

Restrictions, limitations and conditions as set out in Plat Book 8, page 124, in the Probate Office of Shelby County, Alabama.

And it does for itself and for its successors and assigns covenant with said GRANTEE, his heirs 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, and that it and its successors and assigns shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.



Shelby County, AL 07/22/2015
State of Alabama
Deed Tax: \$1024.00

Dated this the 15th day of July, 2015.

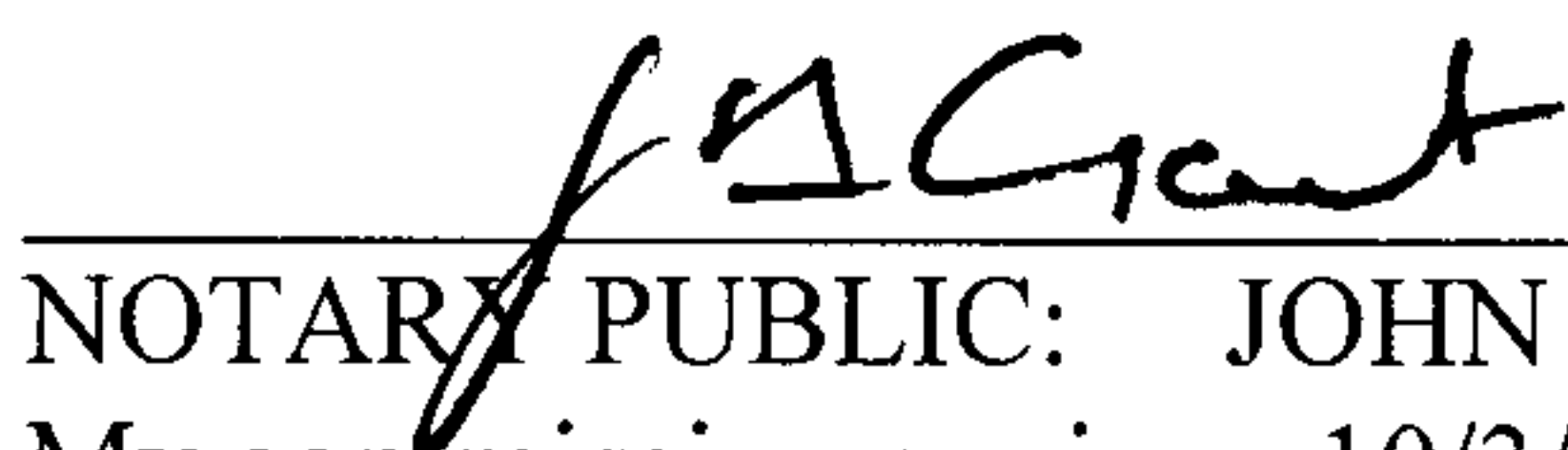


JMK REALTY, LLC
BY SHARON E. KIDD, MANAGER

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that SHARON E. KIDD as MANAGER of JMK REALTY, LLC, whose name is signed to the foregoing conveyance on behalf of JMK REALTY, LLC, and who with full authority to do so, and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15th day of July, 2015.



NOTARY PUBLIC: JOHN A. GANT
My commission expires: 10/3/2017

Property Address:
315 +/- Acres Hwy 25
Harpersville, AL 35078

Grantee's Address:
1200 Corporate Dr., Suite 225
Birmingham, AL 35242

Grantor's Address:
1668 Klein Road
Harpersville, AL 35078



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Shelby Cnty Judge of Probate, AL
07/22/2015 12:11:27 PM FILED/CERT

EXHIBIT “A”

PARCEL I:

All that part of the NE 1/4 and the NW 1/4 of Section 4, Township 20 South, Range 2 East, lying East of Highway 25, in the Probate Office of Shelby County, Alabama, LESS AND EXCEPT the following:

Commence at a found corner representing the Northeast corner of the Northeast quarter of the Northeast quarter of Section 4, Township 20 South, Range 2 East, Shelby County, Alabama and run thence North 89 deg. 55 min. 56 sec. West along the North line of said quarter-quarter a distance of 1,560.55 feet to a steel rebar corner and the point of beginning of the property being described; thence continue along last described course a distance of 240.00 feet to a steel rebar corner on the East margin of Alabama Highway No. 25; thence run South 11 deg. 57 min. 02 sec. East along the said East margin of said Highway 25 a distance of 381.21 feet to the P.C. of a curve to the right having a central angle of 12 deg. 09 min. 08 sec. and a radius of 1,990.00 feet; thence continue along the arc of said curve an arc distance of 422.07 feet to a steel rebar corner marking the P.T. of said curve; thence run South 00 deg. 12 min. 06 sec. West along said margin of said Highway 25 a distance of .76 feet to a steel rebar corner; thence run North 82 deg. 07 min. 44 sec. East a distance of 238.28 feet to a steel corner; thence run North 08 deg. 50 min. 01 sec. West a distance of 768.99 feet to the point of beginning.

PARCEL II:

The West 1/2 of the NW 1/4 of Section 3, Township 20 South, Range 2 East, Shelby County, Alabama.

Parcel.III:

Lot 22, according to the Survey of Charles M. Mobley, as recorded in Map Book 8, page 124, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Said property being further described as follows:

Parcel 1

Commence at a 1" axle in place accepted as the Northeast corner of Section 4, Township 20 South, Range 2 East, Shelby County, Alabama, said point also being the point of beginning. From this beginning point proceed S 89°19'36" E a distance of 1405.93' to a 1" rebar in place accepted as the Northwest corner of the Northeast 1/4 of the Northwest 1/4 of Section 3, Township 20 South, Range 2 East, Shelby County, Alabama, thence S 00°44'41" W a distance of 1342.82' to a 3/4" rebar in place accepted as the Southeast corner of the Northwest 1/4 of the Northwest 1/4 of Section 3, Township 20 South, Range 2 East, Shelby County, Alabama, thence S 00°46'11" W a distance of 1342.44' to a fence post in place accepted as the Southeast corner of the Southwest 1/4 of the Northwest 1/4 of Section 3, Township 20 South, Range 2 East, Shelby County, Alabama, thence N 88°34'28" W a distance of 1381.29' to a 3" open top pipe in place accepted as the Southeast corner of the Southeast 1/4 of the Northeast 1/4 of Section 4, Township 20 South, Range 2 East, thence S 89°29'07" W a distance of 1308.69' to a 6" x 6" concrete monument in place accepted as the Southwest corner of the Southeast 1/4 of the Northeast 1/4 Section 4, Township 20 South, Range 2 East, thence S 88°28'14" W a distance of 708.05' to a 6" x 6" concrete monument in place on the easterly right of way of Alabama Highway #25, thence proceed along the right of way for the following chord bearings and distances: thence N 18°23'58" E a distance of 21.05'; thence N 13°39'06" E a distance of 87.00'; thence N 11°04'08" E a distance of 155.32'; thence N 12°48'58" E a distance of 361.28'; thence N 09°37'58" E a distance of 416.69'; thence N 11°26'31" E a distance of 262.25'; thence N 11°55'10" E a distance of 139.95'; thence N 10°53'05" E a distance of 164.45'; thence N 07°45'27" E a distance of 133.80'; thence N 04°26'28" E a distance of 154.15'; thence N 00°04'10" W a distance of 44.96' to a 1/2" rebar in place, thence leaving said right of way, proceed N 82°04'21" E a distance of 238.34' to a 1/2" rebar in place; thence N 08°52'17" W a distance of 768.93' to a 1/2" rebar in place; thence S 89°56'44" E a distance of 1560.69', back to the point of beginning, containing 191.94 Acres, more or less.

Parcel 2

Lot 22 of the Charles W. Mobley Subdivision as recorded in Map Book 8, Page 124, in the Office of the Judge of Probate of Shelby County, Alabama.

Commence at a 6" x 6" concrete monument accepted as the Southwest corner of Section 3, Township 20 South, Range 2 East, Shelby County, Alabama, said point also being the point of beginning. From this beginning point proceed N 00°17'58" E a distance of 1331.71' to a 2" open top pipe in place accepted as the Northwest corner of the Southwest 1/4 of the Southwest 1/4 of Section 3, Township 20 South, Range 2 East, Shelby County, Alabama, thence S 89°07'12" E a distance of 3928.00' to a 1/2" rebar in place accepted as the Northeast corner of the Southwest 1/4 of the Southeast 1/4 of Section 3, Township 20 South, Range 2 East, Shelby County, Alabama, thence S 00°11'54" W a distance of 105.05' to a 1/2" rebar in place; thence S 00°49'49" W a distance of 1253.04' to a 1/2" rebar in place accepted as the Southeast corner of the Southwest 1/4 of the Southeast 1/4 of Section 3, Township 20 South, Range 2 East, Shelby County, Alabama, thence S 88°38'38" E a distance of 1342.25' to a 1/2" rebar in place on the Westerly right of way of Country Church Road; thence S 15°32'28" W a distance of 199.24' to a 2" open top pipe in place; leaving said right of way, proceed N 88°42'56" W a distance of 1291.04' to a 1/2" rebar in place; thence N 36°43'00" W a distance of 246.57' to a 1/2" rebar in place; thence N 88°45'16" W a distance of 1096.17' to a 1/2" rebar in place (stamped MARTIN) accepted as the Southeast corner of the Southeast 1/4 of the Southwest 1/4 of Section 3, Township 20 South, Range 2 East, Shelby County, Alabama, thence N 88°42'54" W a distance of 2671.09', back to the point of beginning, containing 127.35 Acres, more or less.

as shown on the survey of Kelvin L. Harris dated 6/29/2015.



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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's Name JMK Realty, LLC
Mailing Address 1668 Klein Rd.
Harpersville, AL 35078

Grantee's Name Worthington Farms, LLC
Mailing Address 1200 Corporate Dr.
Birmingham, AL 35242

Property Address 315 +/- Acres, Highway 25
Harpersville, AL 35078

Date of Sale 7/15/15
Total Purchase Price \$ 1,023,750.00

or
Actual Value \$

or
Assessor's Market Value \$

The purchase price or current assessor's market value claimed on this form can be verified in the following documentary evidence: (check one)

☐ Mortgage
☐ Bill of Sale
☒ Sales Contract

☒ Closing Statement
☐ Other

* The deed or other instrument of like character offered for recordation which conveys property cannot be used as documentary evidence

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.

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 being conveyed.

Actual value - if the property is not being sold, the true value of the property being conveyed. This may be evidenced by an appraisal conducted by a licensed appraiser.

Current Assessor's market value - if no proof is provided, 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.

Any person who intentionally fails to provide the proof required or presents false proof shall be subject to a penalty of \$100 or 25% of the taxes due, whichever is greater.


I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Date 7/15/15

Print John A. Gant

Sign 

(Owner/Agent) circle one


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