

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Sun Valley Farms, LLC
1396 Sun Valley Road
Harpersville, AL 35078

STATE OF ALABAMA)

)

:

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Two Hundred Fourteen Thousand Five Hundred and 00/100 (\$214,500.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **John D. Williamson and wife, Kathleen Williamson, and John D. Williamson as sole devisee under the will of Cloiece G. Williamson, deceased, Probate Case No. 41-135, Shelby County, Alabama** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Sun Valley Farms, LLC**, an Alabama limited liability company (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof for legal description

Subject To:

Ad valorem taxes for 2015 and subsequent years not yet due and payable until October 1, 2015. Existing covenants and restrictions, easements, building lines and limitations of record.

\$175,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

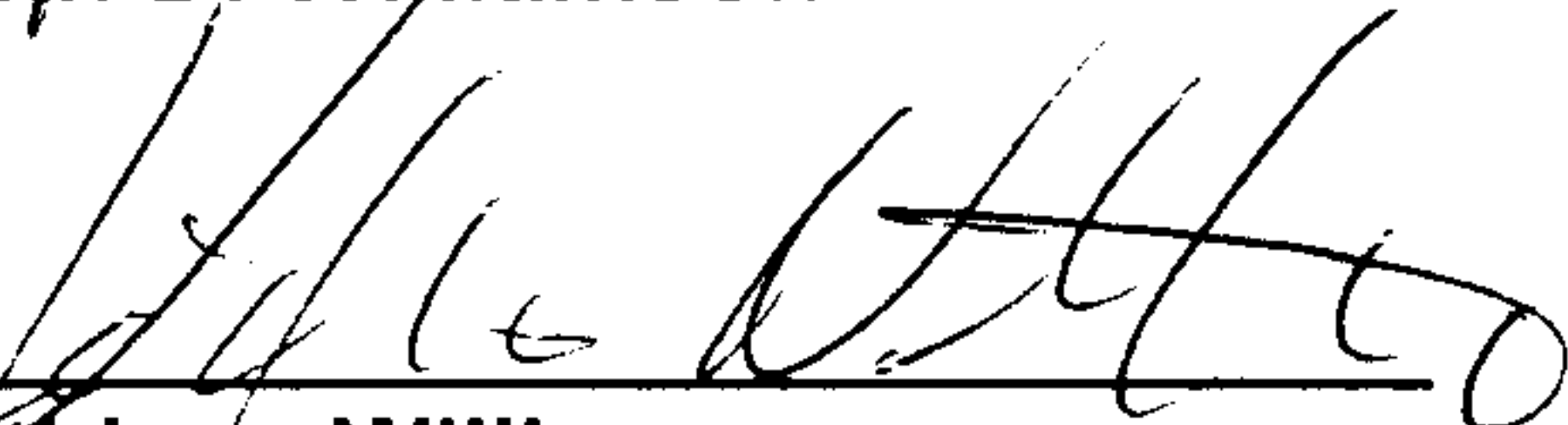
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns forever against the lawful claims of all persons.


IN WITNESS WHEREOF, said GRANTOR has hereunto set their hands and seals this the **13th** day of **August, 2015**.



John D. Williamson



Kathleen Williamson

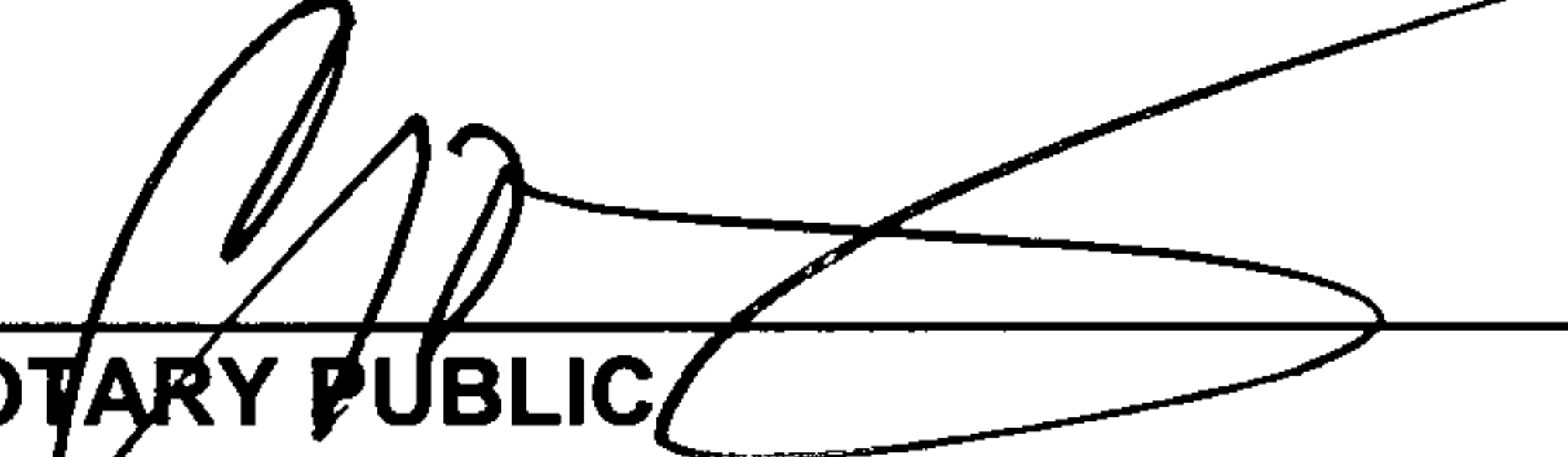


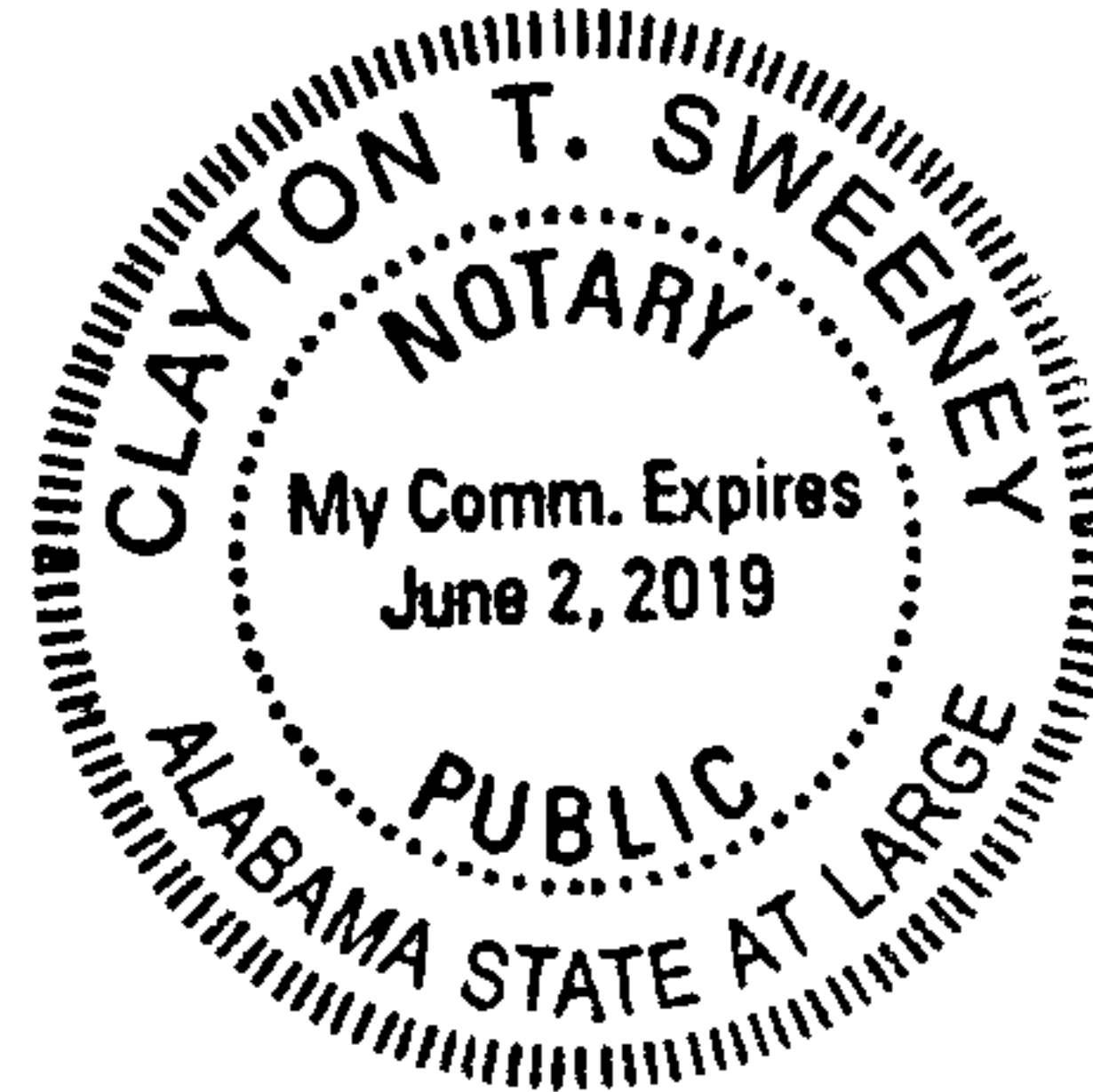
**John D. Williamson as sole devisee
under the will of Cloiece G. Williamson,
deceased, Probate Case No. 41-135,
Shelby County, Alabama**

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that John D. Williamson and wife, Kathleen Williamson, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 13th day of August, 2015.


NOTARY PUBLIC
My Commission Expires: 06-02-2019



STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that John D. Williamson as sole devisee under the will of Cloiece G. Williamson, deceased, Probate Case No. 41-135, Shelby County, Alabama, 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 Instrument he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 13th day of August, 2015.

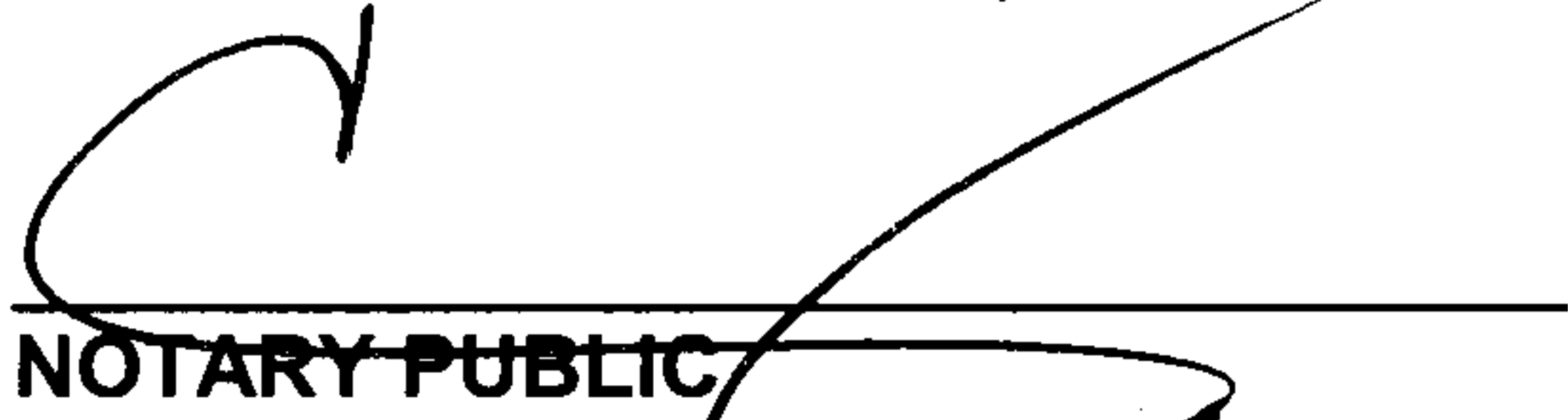

NOTARY PUBLIC
My Commission Expires: 06-02-2019



EXHIBIT "A" - LEGAL DESCRIPTION

All that part of the North 1/2 of the NE 1/4 of Section 3, Township 20 South, Range 2 East, lying East of Shelby County Highway 79, situated in Shelby County, Alabama.

Less and except the following described property:

Commencing at the Northeast corner of Section 3, Township 20 South, Range 2 East, Shelby County, Alabama; thence North 89°00'40" West a distance of 1763.77 feet to an iron pin found and the point of beginning; thence North 88°49'56" West a distance of 400.38 feet to an iron pin found on the East right of way of Shelby County Highway 79; thence along said right of way South 27°54'10" East a distance of 251.95 feet to an iron pin found; thence North 89°10'13" East a distance of 377.65 feet to an iron pin found; thence North 89°10'13" East a distance of 377.65 feet to an iron pin found; thence North 24°29'26" West a distance of 229.70 feet to the point of beginning.

Less and except the following described property:

A part of the NE 1/4 of the NE 1/4 of Section 3, Township 20 South, Range 2 East, Shelby County, Alabama, and being more particularly described as follows:

Commence at a concrete monument locally accepted the Northeast corner of said Section 3 and proceed thence North 89°22'06" West along the North boundary of said Section 3 for 1482.56 feet; thence South 2°02'25" West 638.33 feet to the point of beginning; thence from said point of beginning continue thence South 2°02'25" West 206.31 feet; thence South 89°26'14" West 177.44 feet to a point on the East side of Shelby County Highway No. 79; thence North 26°06'43" West along the East side of said Highway for 210.00 feet; thence North 86°00'19" East 277.87 feet, back to the point of beginning.

Being a portion of the NW 1/4 of the NE 1/4 of Section 3, Township 20 South, Range 2 East, Shelby County, Alabama.



20150817000285840 3/4 \$62.50
Shelby Cnty Judge of Probate, AL
08/17/2015 02:49:16 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name John D. Williamson and Kathleen Williamson

Grantee's Name Sun Valley Farms, LLC

Mailing Address 6060 Terrace Hills Drive
Birmingham, AL 35242

Mailing Address 1396 Sun Valley Road
Harpersville, AL 35078

Property Address 2202 Sun Valley Road
Harpersville, AL 35078

Date of Sale August 13, 2015

Total Purchase Price \$ 214,500.00

or

Actual Value \$

or

Assessor's Market Value \$

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/ Assessor's Appraised Value
☐ Other – property tax redemption

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

Print John D. Williamson and Kathleen Williamson

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one