

This instrument was prepared by:
Jeff W. Parmer
Law Offices of Jeff W. Parmer, LLC
850 Shades Creek Parkway, Suite 210
Birmingham, Alabama 35209

Send Tax Notice To:
Len B. Shannon, III

230 Swann Drive
Birmingham, AL 35242

20151202000411400

12/02/2015 08:29:16 AM

QCDEED 1/3

Quit Claim Deed

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS,

(Consideration \$935,000.00)
That in consideration of TEN Dollars (\$10.00) to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, the undersigned, **Shannon Family Farms, LLC**, (herein referred to as Grantor) does grant, bargain, sell and convey unto **Len B. Shannon, III** (herein referred to as Grantee) the following described real estate situated in Shelby County, Alabama to-wit:

Commence at the NE corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 23, Township 19 South, Range 2 West, Shelby County, Alabama and run South $00^{\circ}12'29''$ East along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 482.69 feet to a found steel rebar corner and the point of beginning of the property, thence continue along last described course a distance of 128.74 feet to a found capped steel rebar corner; thence run North $79^{\circ}19'57''$ West a distance of 205.81 feet to a point; thence run South $23^{\circ}14'20''$ West a distance of 235.39 feet to a point; thence North $77^{\circ}45'40''$ West a distance of 169.44 feet to a point; thence run South $23^{\circ}14'20''$ West a distance of 270.00 feet to a point; thence run South $06^{\circ}11'35''$ West a distance of 188.62 feet to a point; thence run North $70^{\circ}39'25''$ West a distance of 98.32 feet to a point; thence run South $22^{\circ}01'42''$ West a distance of 159.76 feet to a point; thence run North $46^{\circ}15'07''$ West a distance of 305.30 feet to a found one inch open top pipe corner; thence run North $29^{\circ}59'11''$ East a distance of 1032.59 feet to a found one inch open top pipe corner; thence run South $43^{\circ}03'44''$ East a distance of 146.22 feet to a found one inch open top corner; thence run South $41^{\circ}20'25''$ East a distance of 341.69 feet; thence run North $64^{\circ}53'29''$ East for 90.14 feet; thence run North $41^{\circ}54'48''$ East for 55.32 feet to the point of beginning.

Also Easement:

Commence at the NE corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 23, Township 19 South, Range 2 West; thence run South $0^{\circ}02'52''$ West along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ for 102.51 feet to a point in the centerline of Swann Road; said point being the point of beginning of a 15 foot easement for ingress, egress and utilities lying 15 feet on the West side of the following described line; thence continue South $0^{\circ}02'52''$ East along said $\frac{1}{4}$ - $\frac{1}{4}$ line and East side of said easement for 508.92 feet to the end of said easement.

Situated in Shelby County, Alabama.

Property Address: 230 Swann Drive, Birmingham, Alabama 35242

Subject to easements and restrictions of record.

\$935,000.00 of the purchase price was paid from a mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, his successors and assigns forever.

IN WITNESS WHEREOF, the undersigned has hereto set his hand and seal this 24th day of November, 2015.

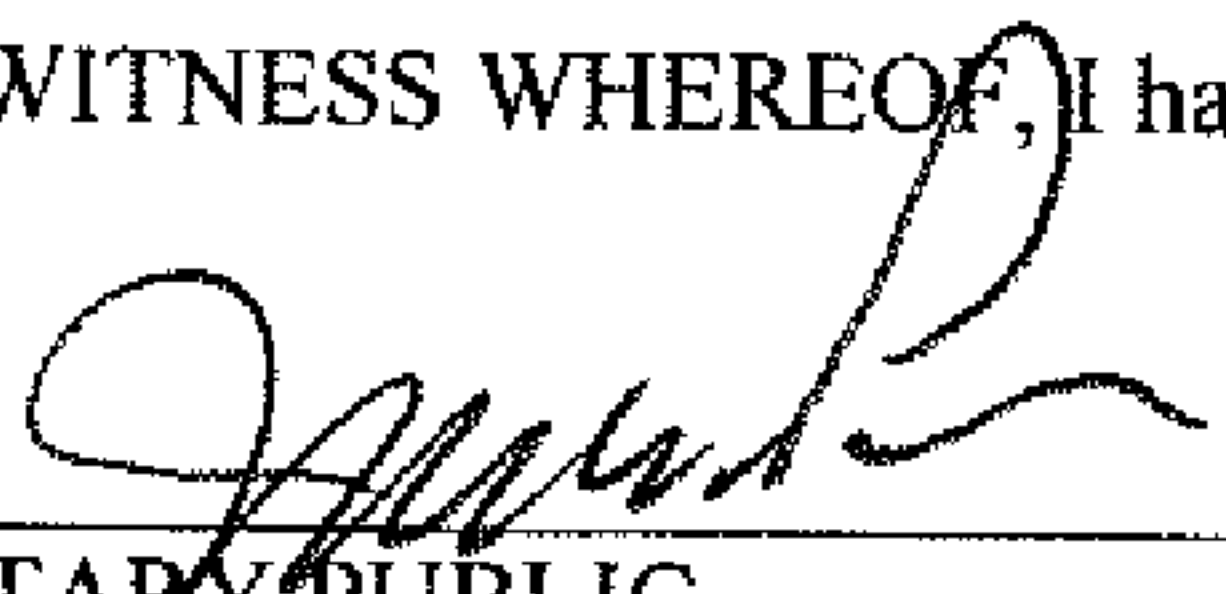
Shannon Family Farms, LLC

 (L.S.)
By: Len B. Shannon, III
Its Sole Member

STATE OF Alabama) 20151202000411400 12/02/2015 08:29:16 AM QCDEED 2/3
COUNTY OF Jefferson)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Len B. Shannon IV
whose name as Sole Member of **Shannon Family Farms, LLC** is signed to the foregoing conveyance and
who is known to me, acknowledged before me on this day that, he, in his capacity as such Sole Member
and with full authority, executed the same voluntarily for and as the act of said Company on the same that bears
date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 24th day of November, 2015.



NOTARY PUBLIC
My Commission Expires: 9-17-16

Real Estate Sales Validation Form

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

Grantor's Name Shannon Family Farms, LLC
Mailing Address 230 Swann Drive
Birmingham, AL 35242

Grantee's Name Len B. Shannon, III
Mailing Address 230 Swann Drive
Birmingham, AL 35242

Property Address 230 Swann Drive
Birmingham, AL 35242

Date of Sale 11/30/15

Total Purchase Price \$ 935,000.00

20151202000411400

12/02/2015 08:29:16 AM

QCDEED 3/3

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
☐ 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 12/1/15

Print Jeff W. Farmer

Sign

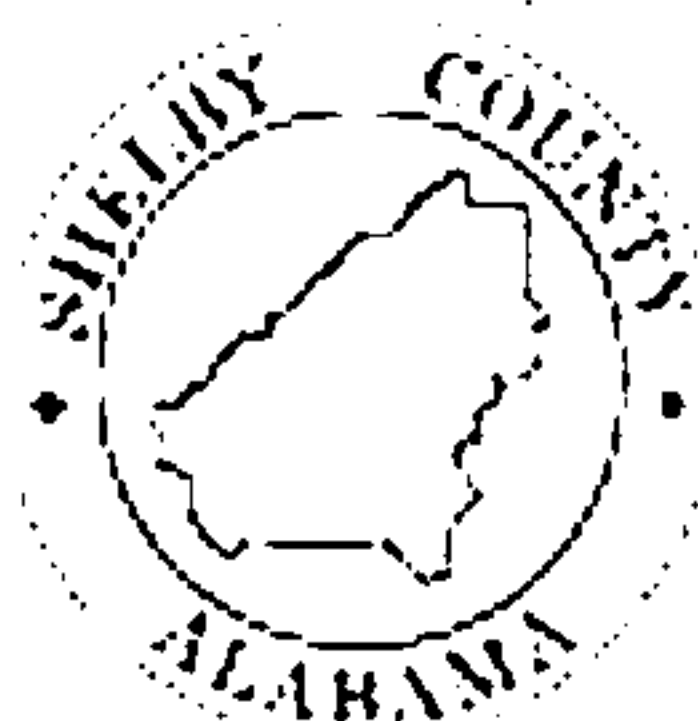
Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/02/2015 08:29:16 AM
\$21.00 CHERRY
20151202000411400

[Signature]