

After Recording Send Tax Notice To:

Robert and Sylvia Byrd
12975 Hwy 17
Montevallo, AL 35115

20160909000327780
09/09/2016 01:10:54 PM
DEEDS 1/6

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

Know all men by these presents that in consideration of Ten Dollars and other good and valuable consideration to the undersigned grantor, in hand paid by the grantee herein, the receipt and sufficiency whereof is acknowledged, **Green Valley Properties, LLC** (herein referred to as Grantor), who certifies that the property conveyed hereby in no way constitutes homestead, grant, bargain, sell and convey unto **Lucas Farm, LLC** (herein referred to as Grantee), as tenants in common, the real estate described below situated in Shelby County, Alabama, to wit:

EXHIBIT A; EXHIBIT B; AND EXHIBIT C

THE DESCRIPTION AND INFORMATION FOR THE PREPARATION OF THIS DEED WAS PROVIDED BY THE GRANTOR AND GRANTEE. THE DRAFTSMAN MAKES NO WARRANTIES, AS TO THE SUFFICIENCY OF THE INTEREST CONVEYED, NO TITLE OPINION WAS REQUESTED AND NO TITLE OPINION WAS PREPARED.

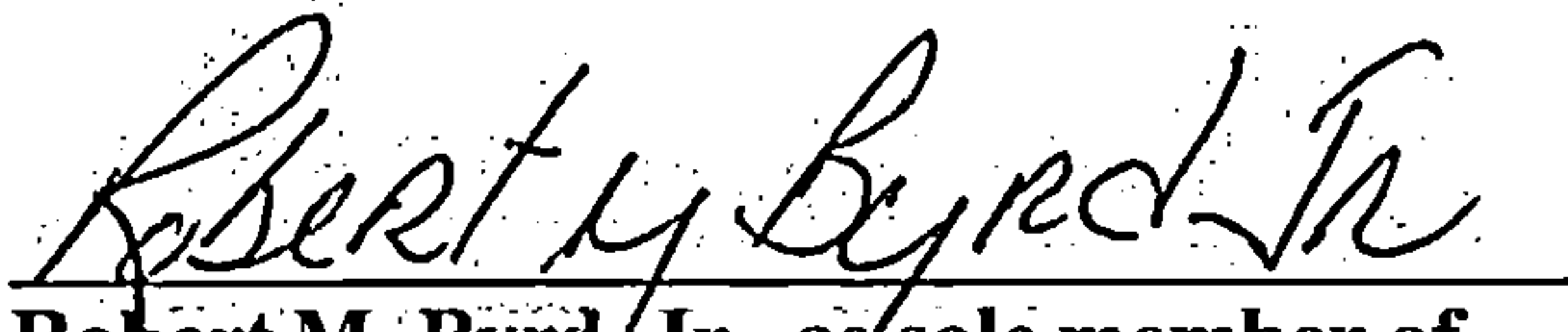
To have and to hold to the said grantee, as tenants in common, their heirs and assigns in fee simple, forever.

Subject to: Restrictions, Conditions, Covenants, Rights, Rights of Way, Mortgages, and easements now of record, if any.

AND we, do for ourselves, covenant with the said Grantee, their heirs and assigns, that we am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seal, this 14th day of June, 2016.

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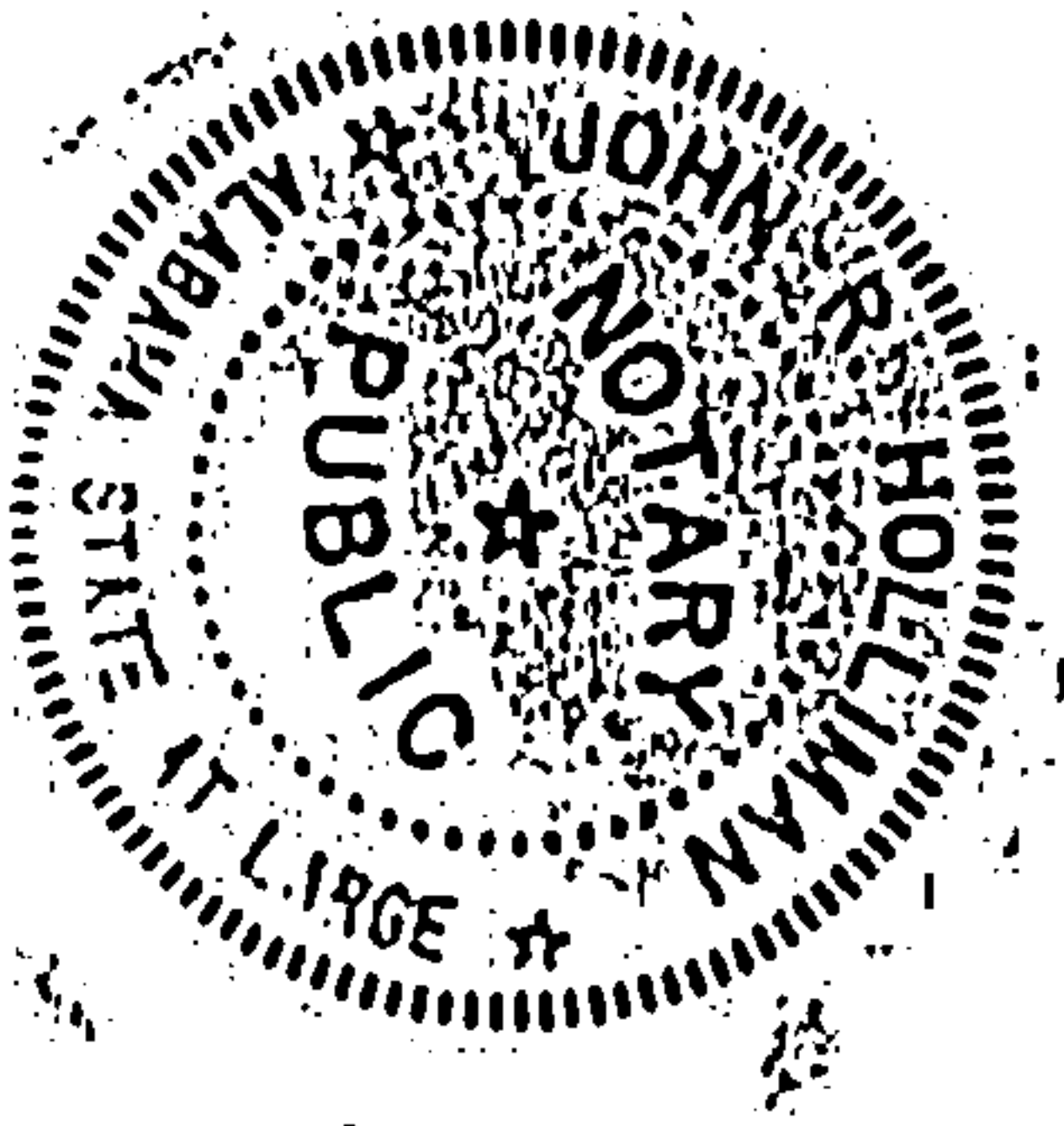

Robert M. Byrd, Jr., as sole member of
Green Valley Properties, LLC

STATE OF ALABAMA

COUNTY OF SHELBY

I, John R. Holliman, a Notary Public in and for said County, in said State, hereby certify that Robert M. Byrd, Jr. in his capacity as the sole member of Green Valley Properties, LLC. signed to the foregoing conveyance and who is known to me, acknowledged before me this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office
this 14th day of June, 2016.





John R. Holliman, NOTARY PUBLIC
My Commission Expires: 8/29/2018

This Document Prepared By:

John R. Holliman
2491 Pelham Parkway
Pelham, AL 35124
205-663-0281

Exhibit A

All property West of Southern Railway in Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of Section Five (5), Township 22, Range 3 West and the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section Five (5), Township 22, Range 3 West and the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section Thirty-two (32), Township 21, Range 3 West and part in the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Section Thirty-two (32), Township 21, Range 3 West that was contained in original Lucas Farm deed approximately 76 acres, more or less.

Exhibit B

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Commencing at the Southwest Corner of the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$), Section 33, Township 21 South, Range 3 West, thence East along the South boundary of said SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 33, a distance of 580 feet, more or less, to a 1 $\frac{1}{4}$ inch metal pipe on the East boundary of the Southern Railroad right-of-way; thence run Northerly along the East boundary of said Railroad right-of-way a distance of 460 feet to a point on the North side of the Settlement Road, which is the point of beginning;

Thence from the point of beginning, run Easterly along the North side of the Settlement Road 645 feet, more or less, to a 1 $\frac{1}{4}$ inch metal pipe at a fence post on the Western margin of the Montevallo-Elyton Road; thence run Northerly along the West boundary of the right-of-way of the Montevallo-Elyton Road a distance of 310 feet, more or less, to the South boundary of the limestone quarry owned by the Grantors herein, and now operated under Lease by Southern Stone Company, Inc., thence Westerly over and along the Southern boundary of said quarry 740 feet, more or less, to the East boundary of the right-of-way of the Southern Railroad; thence Southerly along the East boundary of the Southern Railroad right-of-way a distance of 450 feet, more or less, to the point of beginning; said described parcel containing in the aggregate 6 acres, more or less; said property being all of that part of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 33, lying East of B. B. & B. Branch of the Southern Railway, West of the Elyton and Montevallo Public Road, South of the Montevallo Limestone Quarry and North of the Settlement Road.

Also, the right to withdraw and use for agricultural purposes, water from the quarry, the South boundary of which is the North boundary of the real property herein described and conveyed. The right to withdraw and use such water is subject to its availability and without obligation of the Grantors, their heirs and assigns, or Southern Stone Company, Inc., the Lessee of the quarry, or its successors and assigns, to guarantee the quantity or quality of said water supply. Southern Stone Company, Inc., as Lessee of the quarry operation, reserves and retains for itself, its successors and assigns, the right to conduct its quarry operations on its leased premises as if the right to withdraw water from the quarry had not been granted. Upon failure of Grantee, his heirs or assigns, to use said water for agricultural purposes for twenty (20) successive years, the right of user shall terminate.

SUBJECT TO: A forty (40) foot easement for ingress and egress situated contiguous to and immediately west of the Southern Railroad right-of-way, reserved for the use of others; pursuant to instrument recorded at Book 346, Page 432, in the Office of the Probate Judge, Shelby County, Alabama (which is also the source of title of this conveyance).

Exhibit C

The NE 1/4 of SE 1/4 of Section 33; also all of the NE 1/4 of SW 1/4 lying East of Road; and the NW 1/4 of the SE 1/4 of Section 33; all being in Township 21, Range 3 West, Shelby County, Alabama.

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LESS AND EXCEPT:

A part of the NE 1/4 of the SW 1/4 of Section 33, Township 21 South, Range 3 West more exactly described as follows. Begin at the SW corner of Section 33 and at an angel of $38^{\circ} 51'$ to the right from the West side of the same proceed 2163.9 feet to a point on the east border of a paved road, said point being the beginning of tract herewith described; thence at an angle of $50^{\circ} 55'$ to the right a distance of 208.7 feet east, thence at an angle of $90^{\circ} 00'$ to the left a distance of 208.7 feet north, thence at an angle of $90^{\circ} 00'$ to the right a distance of 800.0 feet to the east; thence at an angle of $90^{\circ} 00'$ to the right a distance of 710' more or less to the NE 1/4 of the SW 1/4 and SE 1/4 of the SW 1/4 boundary line in Section 33, thence at an angle of $90^{\circ} 00'$ to the right a distance of approximately 940' more or less west along the NE 1/4 of the SW 1/4 of the SE 1/4 of the SW 1/4 boundary to the east boundary of a paved road, thence at an angle approximately 90° to the right along the east boundary of the paved road a distance north to the point of the beginning. Above described tract being approximately fourteen (14) acres, and situated in Shelby County, Alabama.

LESS AND EXCEPT:

A part of the NE 1/4 of the SW 1/4 of Section 33, Township 21 South, Range 3 West more exactly described as follows. Begin at the SW corner of Section 33 and at an angel of $38^{\circ} 51'$ to the right from the West side of the same proceed 2163.9 feet to a point on the East border of a paved road, said point being the beginning of tract herewith described; thence at an angle of $50^{\circ} 55'$ to the right a distance of 208.7 feet, thence at an angle of $90^{\circ} 00'$ to the left a distance of 208.7 feet north, thence at an angle of $90^{\circ} 00'$ to the left a distance of 208.7 feet, thence at an angle of $90^{\circ} 00'$ to the left a distance of 201.1 feet to a point on the East boundary of said road; this boundary being a curve turning to the left and having a radius of 1388 feet thence along this curved boundary 208.9 feet to point of beginning.

LESS AND EXCEPT:

Commence at the Southwest corner of Section 33, Township 21 South, Range 3 West; thence turn an angle from the West line of Section 33 to the right $38^{\circ} 51'$ and run Northeast for 2163.90' to a point on the East right of way of Shelby County Road No. 17; thence turn an angle to the right of $134^{\circ} 34' 56''$ and run South along the East right of way for 47.41' to the point of beginning; from the point of beginning thus obtained turn an angle to the left of $02^{\circ} 43' 57''$ and run South along the East right of way for 332.64'; thence turn an angle to the left $77^{\circ} 06' 17''$ and run Southeast for 298.93'; thence turn an angle to the left of $102^{\circ} 08' 51''$ and run North for 358.07'; thence turn an angle to the left of $82^{\circ} 48' 15''$ and run Northwest for 298.93' to the point of beginning. Contains 2.3315 Acres.

Real Estate Sales Validation Form

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

Grantor's Name Green Valley Properties, LLC
Mailing Address _____

Grantee's Name Lucas Farm, LLC
Mailing Address 12975 Hwy 17
Montevallo, AL 35115

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Property Address 3 tracts previously recorded in
instrument nos: 20100601000172480;
20100601000172420;
20100601000172490

Date of Sale 6/14/2016

Total Purchase Price \$ _____

or
Actual Value \$ _____

or

Assessor's Market Value \$ 200,000 ; 253,420 ; 30,670

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

☐ Appraisal

☐ Sales Contract

☐ Other _____

☐ Closing Statement

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 R. Holliman

Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/09/2016 01:10:54 PM
\$514.50 CHERRY
20160909000327780

Print Form

Form RT-1