

Keila Limbaugh
142 Ranch Rd
Harpsville, AL
35078

CORPORATION FORM WARRANTY DEED



20161222000467020 1/3 \$46.00
Shelby Cnty Judge of Probate, AL
12/22/2016 09:51:58 AM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of _____ DOLLARS and NO/00 (\$25,000.00), to the undersigned grantor, *Sun Valley Farms, LLC* (herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto, *Keila Limbaugh* (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

Subject to taxes due for 2016 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$0.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEE, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his, her, or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by Ginger Carpenter, its Managing Member, who is authorized to execute this conveyance, hereto set its signature and seal, this 19 day of December, 2016.

Shelby County, AL 12/22/2016
State of Alabama
Deed Tax: \$25.00

Sun Valley Farms, LLC

Ginger Carpenter
By: *Ginger Carpenter, Managing Member*

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Ginger Carpenter*, whose names as Managing Member of Sun Valley Farms, LLC, 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 conveyance, they, as such officers, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this 19 day of December, 2016.

STACY WALKUP
MY COMMISSION EXPIRES
SEPTEMBER 15, 2018

Stacy Walkup
Notary Public
My Commission Expires:

(SEAL)

A parcel in the Southeast Quarter of the Northwest Quarter of Section 2, Township 20 South, Range 2 East in Shelby County, Alabama and being more particularly described as follows: Commence at an existing concrete monument at the Northwest corner of said Section and run South 02° 03' 30" East along the West line of said Section for 1330.07 feet to an existing 1/2" rebar, thence South 03° 00' 50" East along the West line of said Section for 1296.91 feet to an existing 1/2" rebar, thence North 89° 29' 05" East for 1318.03 feet to an existing 5/8" rebar, thence North 02° 13' 05" West for 120.00 feet to an existing 5/8" rebar, thence North 86° 56' 00" East for 717.89 feet to a 5/8" rebar set at the Point of Beginning. Thence continue North 86° 56' 00" East for 91.50 feet to an existing 1/2" rebar, thence North 00° 41' 25" West for 196.00 feet to a 5/8" rebar set, thence North 87° 14' 50" West for 81.44 feet to a 5/8" rebar set, thence South 02° 08' 30" West for 204.94 feet to the Point of Beginning. The above containing 0.40 acres more or less.



20161222000467020 2/3 \$46.00
Shelby Cnty Judge of Probate, AL
12/22/2016 09:51:58 AM 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 Sun Valley Farms
 Mailing Address 6495 Hwy 51
Wilsmville, AR 35786

Grantee's Name Keila Limbang
 Mailing Address 142 Ranch Rd
Harroville Ar 35078

Property Address _____
Aceage 2-20-2E

Date of Sale 19 Dec 2016
 Total Purchase Price \$ 25,000
 Or
 Actual Value \$ _____
 Or
 Assessors Market Value \$ _____

urchase price or actual value claimed on this form can be verified in the following documentary
 nce: (Check one) (Recordation of documentary evidence is not required)

- Bill of Sale
- Sales Contract
- Closing Statement

- Appraisal
- Other



20161222000467020 3/3 \$46.00
 Shelby Cnty Judge of Probate, AL
 12/22/2016 09:51:58 AM FILED/CERT

conveyance document presented for recordation contains all of the required information referenced
 e, the filing of this form is not required

Instructions

tor's name and mailing address – provide the name of the person or persons conveying interest to
 erty and their current mailing address.

tee's name and mailing address – provide the name of the person or persons to whom interest to
 erty is being conveyed.

erty address – the physical address of the property being conveyed, if available.

of Sale – the date on which interest to the property was conveyed.

Purchase Price – the total amount paid for the purchase of the property, both real and personal,
 s conveyed by the instrument offered for recording.

al Value – If the property is not being sold, the true value of the property, both real and personal,
 s conveyed by the instrument offered for record. This may be evidence by an appraisal conducted by
 nsed appraiser or the assessor's current market value.

proof is provided and the value must be determined, the current estimated fair market value,
 iding current use valuation, of the property as determined by the local official charged with the
 nsibility of valuing property for property tax purposes will be used and the taxpayer will be
 ized pursuant to Code of Alabama 1975, Section 40-22-1 (h).

st to the best of my knowledge and belief that the information contained in this document is true and
 ate. I further understand that any false statements claimed on this form may result in the imposition
 : penalty indicated in Code of Alabama 1975, Section 40-22-1 (h).

12-22-16

Unattested _____
 (verified by)

Print Sun Valley Farms LLC

Sign Dugan S Carpenter
 (Grantor/Grantee/Owner/Agent, circle one)