

This Instrument was Prepared by:

Send Tax Notice To: Ranch Springs LLC

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: MV-16-23465

912 Edenton St
Birmingham, AL 35242

CORPORATION FORM WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Seven Hundred Fifteen Thousand Dollars and No Cents (\$715,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Sun Valley Farms, LLC, an Alabama Limited Liability Company**, (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 **Ranch Springs LLC, an Alabama Limited Liability Company**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed 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 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; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Managing Member, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 22nd day of December, 2016.

SUN VALLEY FARMS, LLC

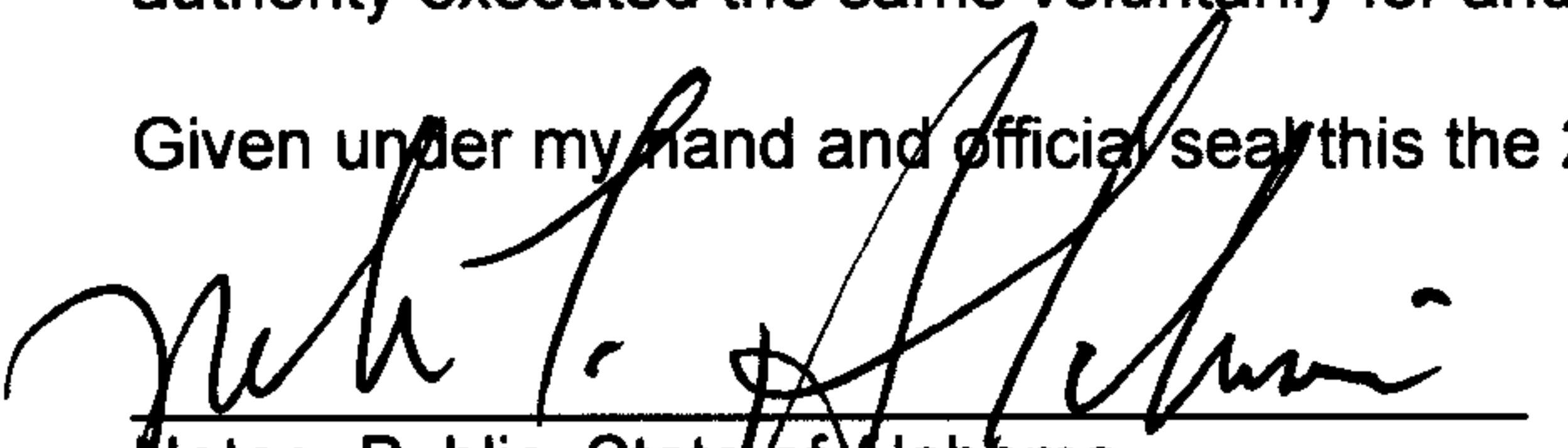
By: Ginger S. Carpenter
Managing Member

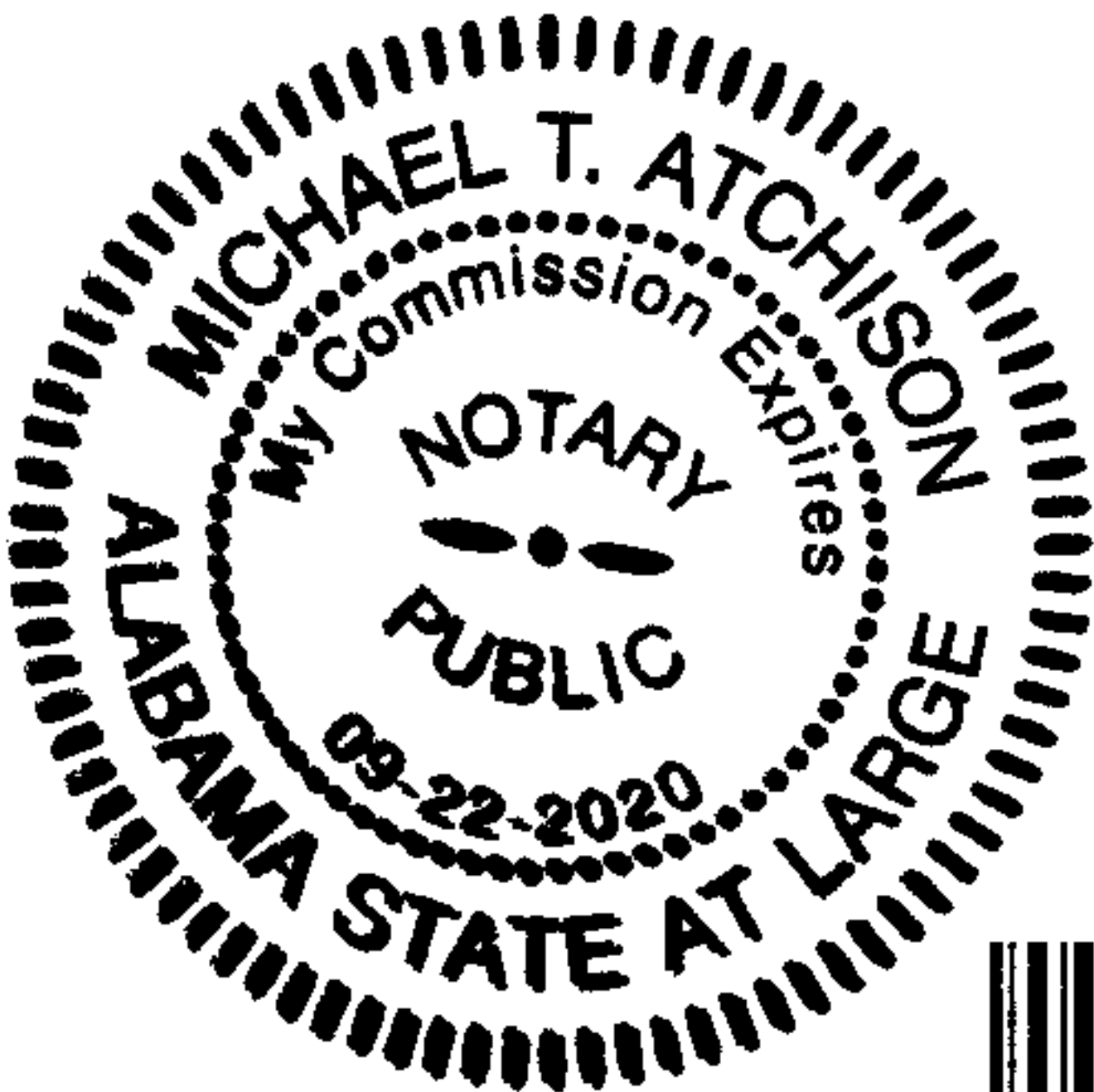
State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for said County in said State, hereby certify that Ginger S. Carpenter as Managing Member of Sun Valley Farms, LLC, an Alabama Limited Liability Company 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 foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 22nd day of December, 2016.


Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 22, 2020




20161227000470370 1/3 \$736.00
Shelby Cnty Judge of Probate, AL
12/27/2016 04:04:58 PM FILED/CERT

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at a 4" x 4" concrete monument in place being the Northwest corner of Section 2, Township 20 South, Range 2 East and also being the Southwest corner of Section 35, Township 19 South, Range 2 East, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed North 00° 24' 21" West along the West boundary of said Section 35 for a distance of 378.27 feet to a ½" rebar in place, said point being located on the Southwesterly right-of-way of U. S. Highway 280; thence proceed South 52° 59' 10" East along the right-of-way of said highway for a distance of 618.70 feet to a ½" rebar in place being its point of intersection with the South boundary of said Section 35; thence continue South 52° 59' 10" East along the right-of-way of said highway for a distance of 1859.98 feet to a 6" x 6" concrete monument; thence proceed South 36° 49' 23" West for a distance of 419.84 feet to a ½" rebar in place; thence proceed South 52° 29' 33" East for a distance of 553.75 feet to a 1/2" rebar in place; thence proceed South 01° 24' 24" West for a distance of 546.98 feet to a 5/8" capped rebar (PLS #23006); thence proceed North 85° 06' 43" West for a distance of 81.46 feet to a 5/8" capped rebar (PLS #23006); thence proceed South 04° 15' 04" West for a distance of 204.98 feet to a 5/8" capped rebar (PLS #23006); thence proceed South 89° 02' 24" West for a distance of 717.83 feet to a 5/8" rebar in place, said point being located on the East boundary of the Southwest one-fourth of the Northwest one-fourth of said Section 2; thence proceed South 00° 09' 17" East along the East boundary of said Southwest one-fourth of the Northwest one-fourth and along the East boundary of the Northwest one-fourth of the Southwest one-fourth for a distance of 333.31 feet (set ½" rebar); thence proceed South 89° 50' 07" West for a distance of 1316.58 feet to a ½" rebar in place; thence proceed North 00° 50' 38" West along the West boundary of said quarter-quarter section for a distance of 150.14 feet to a ½" rebar in place thence proceed North 00° 53' 21" West along the West boundary of said quarter-quarter section for a distance of 105.84 feet to a ½" rebar in place being the Southwest corner of the Southwest one-fourth of the Northwest one-fourth; thence proceed North 00° 48' 39" West along the West boundary of said Southwest one-fourth of the Northwest one-fourth for a distance of 1294.70 feet to a 1" rebar in place being the Southwest corner of the Northwest one-fourth of the Northwest one-fourth of said Section 2; thence proceed North 00° 02' 59" East along the West boundary of said Northwest one-fourth of the Northwest one-fourth for a distance of 1330.00 feet to the point of beginning.

The above described land is located in the Southwest one-fourth of the Southwest one-fourth of Section 35, Township 19 South, Range 2 East and the Northwest one-fourth and the Northwest one-fourth of the Southwest one-fourth of Section 2, Township 20 South, Range 2 East, Shelby County, Alabama

According to survey of Christopher M. Ray, RLS #26017, dated the 14th day of December, 2016.


20161227000470370 2/3 \$736.00
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 Sun Valley Farms, LLC
Mailing Address 1396 Sun Valley Rd
Harpersville, AL 35078

Grantee's Name Ranch Springs LLC
Mailing Address 912 Edenton St
Birmingham AL 35242

Property Address 0 US Hwy 280
Harpersville, AL 35078

Date of Sale December 22, 2016
Total Purchase Price \$715,000.00
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 ☐ 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 of 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).

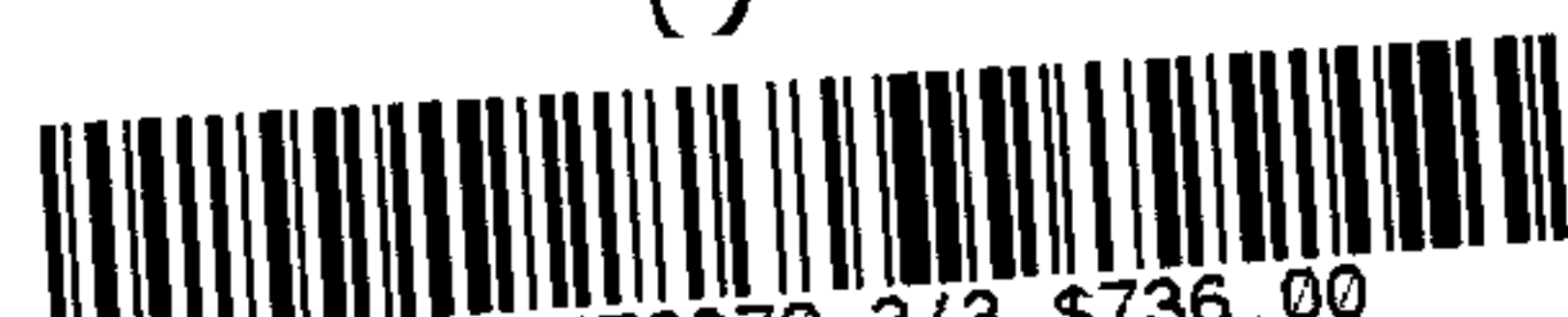
Date December 21, 2016

Print Sun Valley Farms, LLC

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

☐ Unattested

(verified by)


20161227000470370 3/3 \$736.00
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Form RT-1