

This Instrument was Prepared by:

Send Tax Notice To: Sunnydale Springs, LLC

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: MV-18-23475

AL

912 Elen-ton 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 **Eight Hundred Fifty Thousand Dollars and No Cents (\$850,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Worthington 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 **Sunnydale 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 27th day of December, 2016.

WORTHINGTON FARMS, LLC

By: Allan D. Worthington
Managing Member

State of Alabama

County of SHELBY

JANINE HANSEN MARSTON a Notary Public in and for said County in said State, hereby certify that Alan D. Worthington as Managing Member of Worthington 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 27th day of December, 2016.

Janine Hansen Marston
Notary Public, State of Alabama

My Commission Expires

JANINE HANSEN MARSTON
Notary Public - State of Alabama
My Commission Expires
September 8, 2017



20161228000471960 1/3 \$871.00
Shelby Cnty Judge of Probate, AL
12/28/2016 03:50:48 PM FILED/CERT

Shelby County, AL 12/28/2016
State of Alabama
Deed Tax: \$850.00

EXHIBIT "A"

Parcel 1

Commence at a 1" axle in place accepted as the Northeast corner of Section 4, Township 20 South, Range 2 East, Shelby County, Alabama, said point also being the point of beginning, From this beginning point proceed S 89°19'36" E a distance of 1405.93' to a 1" rebar in place accepted as the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of Section 3, Township 20 South, Range 2 East, Shelby County, Alabama, thence S 00°44'41" W a distance of 1342.82' to a 3/4" rebar in place accepted as the Southeast corner of the Northwest 1/4 of the Northwest 1/4 of Section 3, Township 20 South, Range 2 East, Shelby County, Alabama, thence S 00°46'11" W a distance of 1342.44' to a fence post in place accepted as the Southeast corner of the Southwest 1/4 of the Northwest 1/4 of Section 3, Township 20 South, Range 2 East, Shelby County, Alabama, thence N 89°32'00" W a distance of 1344.89' to a 5/8" rebar in place accepted as the Southeast corner of the Southeast 1/4 of the Northeast 1/4 of Section 4, Township 20 South, Range 2 East, thence N 89°30'13" W a distance of 1344.71' to a 6" x 6" concrete monument in place accepted as the Southwest corner of the Southeast 1/4 of the Northeast 1/4 of Section 4, Township 20 South, Range 2 East, thence S 89°59'36" W a distance of 705.48' to a 1/2" rebar in place on the easterly right of way of Alabama Highway #25, thence proceed along said right of way N 11°09'31" E a distance of 1560.25' to a concrete r/w monument in place and the P.C. of a concave curve left having a radius of 2546.47; thence proceed along said road and along the curvature of said curve a chord bearing of N 07°06'22" E a distance of 359.91' to a 1/2" rebar in place, thence leaving said right of way, proceed N 82°04'21" E a distance of 238.34' to a 1/2" rebar in place; thence N 08°52'17" W a distance of 768.93' to a 1/2" rebar in place; thence S 89°56'44" E a distance of 1560.69', back to the point of beginning.

The above described land is located in the West 1/2 of the Northwest 1/4 of Section 3, Township 20 South, Range 2 East, and the East 1/2 of the Northeast 1/4 and part of the West 1/2 of the Northeast 1/4 of Section 4, Township 20 South, Range 2 East, Shelby County, Alabama.

According to survey of Christopher M. Ray, Ala. Reg. No. 26017, dated the 27th day of December, 2016.



20161228000471960 2/3 \$871.00
Shelby Cnty Judge of Probate, AL
12/28/2016 03:50:48 PM FILED/CERT



20161228000471960 3/3 \$871.00
Shelby Cnty Judge of Probate, AL
12/28/2016 03:50:48 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	<u>Worthington Farms, LLC</u>	Grantee's Name	<u>Sunnydale Springs, LLC</u>
Mailing Address	<u>1200 Corporate Dr.</u> <u>Suite 225</u> <u>Birmingham AL 35242</u>	Mailing Address	<u>912 Edenton St</u> <u>Birmingham AL 35242</u>
Property Address	<u>0 Highway 25</u> <u>Harpersville, AL 35078</u>	Date of Sale	<u>December 27, 2016</u>
		Total Purchase Price	<u>\$850,000.00</u>
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 22, 2016

Unattested

(verified by)

Print Worthington Farms, LLC

Sign

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