

THIS INSTRUMENT PREPARED BY:

James J. Odom, Jr.

P.O. Box 11244

Birmingham, AL 35202-1244

SEND TAX NOTICE TO:

Bobby Lee Properties, LLC

16200 Highway 61

Wilsonville, AL 35186

**STATE OF ALABAMA)
COUNTY OF SHELBY)**

Shelby County, AL 01/09/2017
State of Alabama
Deed Tax: \$100.00



20170109000007130 1/4 \$124.00
Shelby Cnty Judge of Probate, AL
01/09/2017 01:19:49 PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of One Hundred Thousand and No/100 Dollars (\$100,000.00), and other good and valuable consideration, paid to the undersigned grantor, Oak Island Farm, LLC, an Alabama limited liability company ("Grantor"), by Bobby Lee Properties, LLC ("Grantee"), the receipt and sufficiency whereof are hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto the Grantee the following described real estate situated in Shelby County, Alabama (the "Premises"), to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.


SUBJECT TO: (1) Current Taxes; (2) Building line(s) as shown by recorded map; (3) Easement(s) as shown by recorded map; (4) Restrictions as shown by recorded map; (5) Right of Way granted to Alabama Power Company by instrument recorded in Instrument 1995-17332; Real 358, Page 813; Real 311, Page 723 and Instrument 1992-11229, in the Probate Office of Shelby County, Alabama; (6) Right of way to Southern Bell Telephone and Telegraph Company, as recorded in Volume 343, Page 766, in the Probate Office of Shelby County, Alabama; (7) Mineral and mining rights and rights incident thereto recorded in Volume 377, Page 673, in the Probate Office of Shelby County, Alabama; (8) Alabama Flood rights as recorded in Volume 241, Page 838, and Volume 246, Page 714, in the Probate Office of Shelby County, Alabama; (9) Restrictions appearing of record in Real 365, Page 667, in the Probate Office of Shelby County, Alabama; (10) The rights of upstream and downstream riparian owners with respect to any body of water which may lie adjacent to, and/or traversing through, subject property; (11) Any adverse claim based upon changes in the boundary line of the land resulting from erosion or accretion caused by the flow of Lay Lake.

This Deed is executed as required by the Articles of Organization and Operating Agreement of Oak Island Farm, LLC, and same have not been modified or amended.

TO HAVE AND TO HOLD to the Grantee, its successors and assigns, forever.

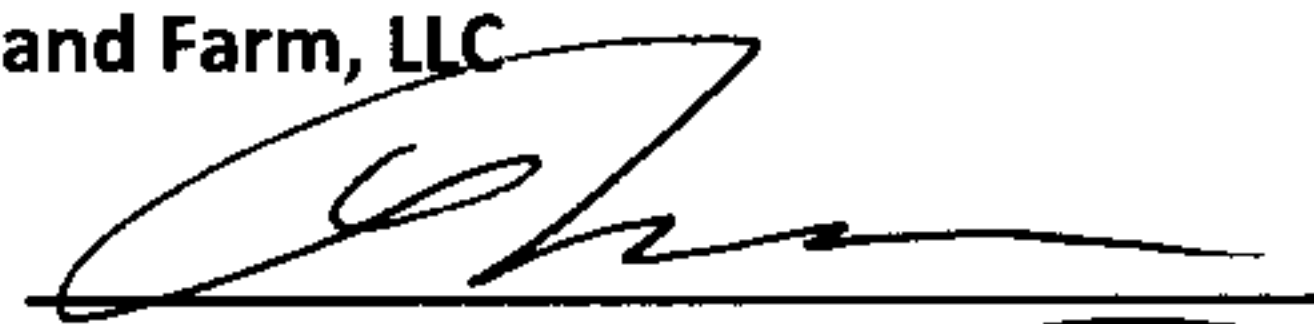
And Grantor does for itself, its successors and assigns, covenant with Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will, and its successors and assigns shall, warrant and defend the same to the Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this the 30th day of December, 2016.


20170109000007130 2/4 \$124.00
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Oak Island Farm, LLC

By:


Larry House, as its Member

By:


Cindy House, as its Member

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Larry House and Cindy House, whose names as Members of Oak Island Farm, 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 conveyance, they, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this 30th day of December, 2016.



Notary Public

My Commission Expires: 2/10/2019

EXHIBIT "A"

A Parcel of land being part of Lot 3 of Paradise Cove, as recorded in Map Book 15, Page 77, in the Office of the Judge of Probate of Shelby County, Alabama, and a portion of the North 1/2 of Section 26, Township 21 South, Range 1 East, lying adjacent to Lot 3, being more particularly described as follows:

BEGIN at the NE Corner of above said Lot 3, said point being the POINT OF BEGINNING; thence S59°06'04"E, a distance of 221.39'; thence S65°26'09"E, a distance of 215.55'; thence N24°34'00"E, a distance of 9.27' to a retaining wall and the edge of water, all further calls will be along said wall and water until otherwise noted; thence S74°34'06"E, a distance of 18.75'; thence S36°32'55"E, a distance of 16.43'; thence S22°33'37"E, a distance of 15.92'; thence S05°18'14"E, a distance of 56.66'; thence S03°36'40"W, a distance of 232.55'; thence S31°56'09"W, a distance of 47.49'; thence S43°32'29"W, a distance of 16.15'; thence S62°37'25"W, a distance of 16.22'; thence S73°46'59"W, a distance of 32.21'; thence N83°21'37"W, a distance of 16.66'; thence N70°10'35"W, a distance of 112.49'; thence N59°22'00"W, a distance of 129.08'; thence N68°06'48"W, a distance of 16.09'; thence N84°08'40"W, a distance of 36.93'; thence N17°02'00"W and leaving said wall and water, a distance of 63.95'; thence N67°23'34"E, a distance of 77.29'; thence N20°58'09"W, a distance of 87.32'; thence N67°23'34"E, a distance of 92.61'; thence N21°36'23"W, a distance of 139.09'; thence N59°06'04"W, a distance of 165.21' to the Southerly R.O.W. line of Paradise Cove Lane, 60' R.O.W., and the beginning of a non-tangent curve to the left, having a radius of 327.16, a central angle of 10°38'10", and subtended by a chord which bears N39°15'36"E, and a chord distance of 60.64'; thence along the arc of said curve and said R.O.W. line, a distance of 60.73' to the POINT OF BEGINNING.


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Real Estate Sales Validation Form

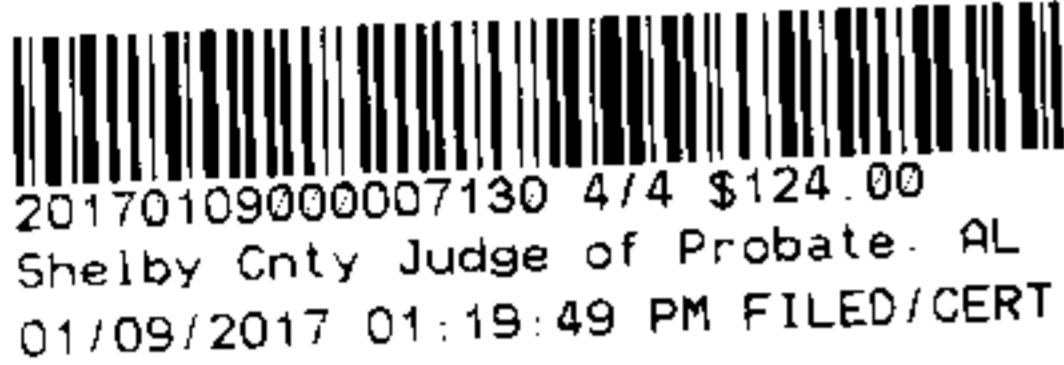
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Oak Island Farm, LLC
Mailing Address 7 Montague Way
Birmingham, AL 35242

Grantee's Name Bobby Lee Properties, LLC
Mailing Address 16200 Highway 61
Wilsonville, AL 35186

Property Address Lot 3, Paradise Cove, MB 15, Page 77
Wilsonville, Shelby County, Alabama

Date of Sale December 30, 2016
Total Purchase Price \$ 100,000.00



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
☐ 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 12/30/2016

Print OAK ISLAND FARM LLC
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Unattested
(verified by)

Form RT-1