

This Instrument was prepared by:
Gregory D. Harrelson, Esq
Harrelson Law Firm, LLC
15 Southlake Lane, Ste 130
Hoover, AL 35244

Send Tax Notice To:
Steve Mott
Judy Mott
420 Taylor Way
Helena, AL 35080

WARRANTY DEED



20170509000161120 1/3 \$81.00
Shelby Cnty Judge of Probate, AL
05/09/2017 12:57:39 PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Ten and 00/100 Dollars (\$10.00)** to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, **Mott Farm, LLC, an Alabama limited liability company**, (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto **Steve Mott and Judy Mott, husband and wife**, (herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

See Attached Exhibit "A" Legal Description

Subject to:

- 1. Ad valorem taxes due and payable October 1, 2017 and all subsequent years thereafter;**
- 2. Mineral and Mining Rights not owned by Grantor;**
- 3. All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record.**

\$0.00 of the purchase price was paid from the proceeds of a Purchase Money Mortgage closed simultaneously herewith.

NO TITLE OPINION REQUESTED OR PREPARED. The preparer of this document acted as scrivener only, no representation is made as to the total amount of acreage or the accuracy of the legal description

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, forever.
And the Grantor does for itself and for its successors and assigns covenant with the said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantor, by its Manager who is authorized to execute this conveyance has hereunto set its hand and seal this 9th day of May, 2017.

Mott Farm, LLC

By: W. Stephen Mott III
Its: Manager / 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 W. Stephen Mott III, whose name as Manager / Member of Mott Farm, LLC 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, he as such Member and with full authority executed the same voluntarily for and as the act of Mott Farm, LLC on the day the same bears date.

Given under my hand, this 9th day of May, 2017.

NOTARY PUBLIC
My Commission Expires: 8-25-19

EXHIBIT "A"


20170509000161120 2/3 \$81.00
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Legal Description:

A parcel of land situated in the NE 1/4 of Section 17, Township 21 South, Range 4 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a 3" capped pipe at the SW corner of the SW 1/4 of the NE 1/4 of Section 17, Township 21 South, Range 4 West, Shelby County, Alabama; thence N 0°42'58" W along the west line of said 1/4-1/4 section a distance of 119.12 feet to rebar capped EDG, said point being the POINT OF BEGINNING; thence continue along last described course a distance of 197.10 feet to a rebar capped EDG; thence S 89°43'45" E leaving said 1/4-1/4 line a distance of 2,294.55 feet to a rebar capped EDG on the centerline of Taylor Way, said point also being a point on a curve to the right having a central angle of 5°18'07" and a radius of 325.00 feet, said curve subtended by a chord bearing S 39°24'29" E and a chord distance of 30.06 feet; thence along the arc of said curve and along said centerline a distance of 30.07 feet to a rebar capped EDG; thence S 42°03'33" W along said centerline a distance of 105.57 feet to a rebar capped EDG at the point of curve to the left having a central angle of 19°49'40" and a radius of 325.00 feet, said curve subtended by a chord bearing S 32°08'43" W and a chord distance of 111.91 feet; thence along the arc of said curve and along said centerline a distance of 112.47 feet to a rebar capped EDG; thence N 89°43'45" W leaving said centerline a distance of 2,142.73 feet to the POINT OF BEGINNING. Said parcel of land contains 10.00 acres, more or less.

Real Estate Sales Validation Form

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

Grantor's Name Mott Farm LLC
Mailing Address 420 TAYLOR WAY
HELONA, AL
35080

Grantee's Name STEVE & JUDY MOTT
Mailing Address 420 TAYLOR WAY
HELONA, AL
35080

Property Address See Legal Description

Date of Sale _____
Total Purchase Price \$ 40,000
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


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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 5/3/17

Print W. STEPHEN MOTT

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one