

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Rock Ridge Farms, LLC
3844 Timberline Way
Birmingham, AL 35243

STATE OF ALABAMA)
COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Eighty-Nine Thousand and 00/100 (\$89,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **James H. Benson, a married man** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Rock Ridge Farms, LLC**, an Alabama limited liability company(hereinafter referred to as GRANTEE), its successors s and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION

Subject To:

Ad valorem taxes for 2017 and subsequent years not yet due and payable until October 1, 2017. Existing covenants and restrictions, easements, building lines and limitations of record.


The property conveyed herein does not constitute the homestead of the grantor nor that of his spouse.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the **28th** day of **July**, **2017**.


James H. Benson


20170802000278170 1/3 \$110.00
Shelby Cnty Judge of Probate: AL
08/02/2017 12:13:25 PM FILED/CERT

Shelby County, AL 08/02/2017
State of Alabama
Deed Tax: \$89.00

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **James H. Benson, a married man** , whose name 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 Instrument he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the **28th** day of **July**, 2017.

NOTARY PUBLIC
My Commission Expires: 06/02/2019

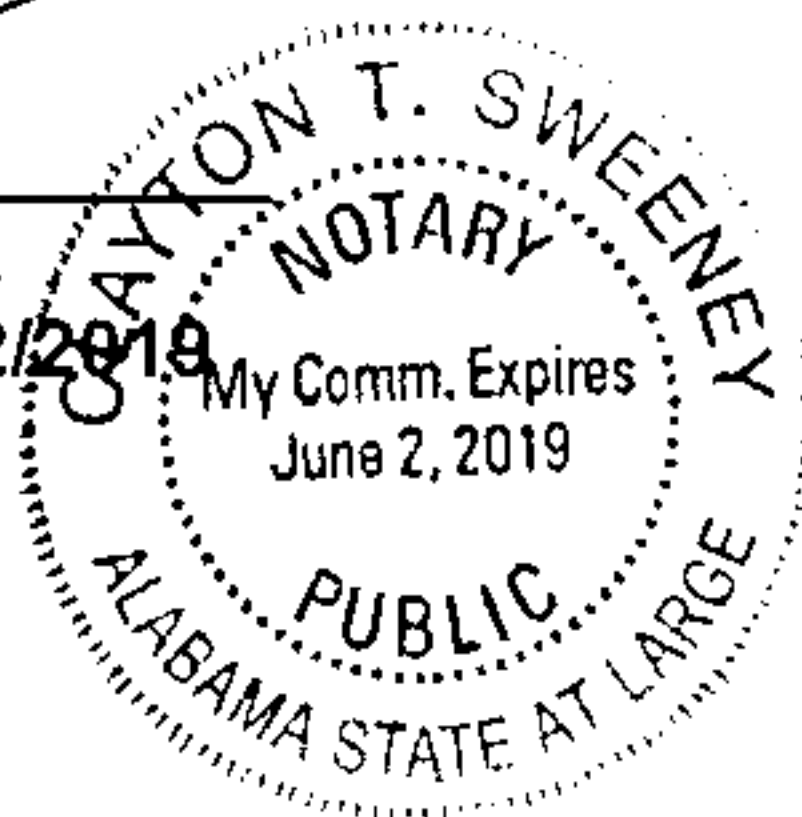



EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in Section 36, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northeast corner of the Northwest Quarter of the Northwest Quarter of said Section 36; thence run South 00 degrees 47 minutes 15 seconds East for a distance of 519.52 feet; thence run South 89 degrees 12 minutes 45 seconds West for a distance of 1367.14 feet; thence run North 01 degrees 53 minutes 01 seconds West for a distance of 126.86 feet to a point on the Southerly right of way line of Firetower Road (County Highway 331), 60-foot right of way; thence run North 67 degrees 55 minutes 54 seconds East for a distance of 143.49 feet to the point of curvature of a curve to the left, said curve having a radius of 186.23 feet; thence run Northeasterly along the arc of said curve for an arc length of 23.53 feet (delta angle of 7 degrees 14 minutes 26 seconds, chord length of 23.52 feet, chord bearing of North 64 degrees 18 minutes 43 seconds East) to a point of tangency of said curve; thence run North 60 degrees 41 minutes 33 seconds East for a distance of 172.94 feet to a point on a curve to the right, said curve having a radius of 267.60 feet; thence run Northeasterly along the arc of said curve for an arc length of 86.86 feet (delta angle of 18 degrees 35 minutes 48 seconds, chord length of 86.48 feet, chord bearing of North 69 degrees 59 minutes 29 seconds East) to the point of reverse curvature with a curve to the left, said curve having a radius of 1058.45 feet; thence run Northeasterly along the arc of said curve for an arc length of 69.87 feet (delta angle of 03 degrees 46 minutes 56 seconds, chord length of 69.86 feet, chord bearing of North 77 degrees 23 minutes 56 seconds East) to the point of reverse curvature of a curve to the right, said curve having a radius of 213.97 feet; thence run Northeasterly along the arc of said curve for an arc length of 59.65 feet (delta angle of 15 degrees 58 minutes 19 seconds, chord length of 59.45 feet, chord bearing North 83 degrees 29 minutes 37 seconds East) to the point of reverse curvature with a curve to the left, said curve having a radius of 156.81 feet; thence run Northeasterly along the arc of said curve for an arc length of 96.13 feet (delta angle of 35 degrees 07 minutes 25 seconds, chord length of 94.63 feet, chord bearing of North 73 degrees 55 minutes 05 seconds East) to the point of reverse curvature of a curve to the right, said curve having a radius of 332.20 feet; thence run Northeasterly along the arc of said curve for an arc length of 39.53 feet, delta angle of 06 degrees 49 minutes 04 seconds, chord length of 39.51 feet, chord bearing North 53 degrees 49 minutes 14 seconds East) to the point of reverse curvature with a curve to the left, said curve having a radius of 52.54 feet; thence run Northerly along the arc of said curve for an arc length of 96.60 feet (delta angle of 105 degrees 20 minutes 25 seconds, chord length of 83.56 feet, chord bearing of North 00 degrees 13 minutes 32 seconds East) to the point of tangency with said curve; thence run North 51 degrees 29 minutes 46 seconds West along said tangent for a distance of 24.34 feet to point of curvature of a curve to the left, said curve having a radius of 152.63 feet; thence run Northwesterly along the arc of said curve for an arc length of 40.03 feet (delta angle of 15 degrees 03 minutes 36 seconds, chord length of 39.92 feet, chord bearing of North 59 degrees 00 minutes 32 seconds West) to the point of tangency of said curve; thence run North 66 degrees 31 minutes 17 seconds West for a distance of 119.87 feet to a point on the North line of said Section 36; thence run South 89 degrees 39 minutes 08 seconds East for a distance of 890.64 feet to the Point of Beginning. According to survey of Rodney Y Shiflett, RLS # 21784. Situated in Shelby County, Alabama.


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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 James H. Benson

Grantee's Name Rock Ridge Farms, LLC

Mailing Address 5030 Hwy 47
Shelby, AL 35143

Mailing Address 3844 Timberline Way
Birmingham, AL 35243

Property Address 12.69 acres Hwy 331
Metes and bounds

Date of Sale July 27, 2017

Total Purchase Price \$ 89,000.00

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/ Assessor's Appraised Value
☐ Other - property tax redemption

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

Print James H. Benson

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one



20170802000278170 3/3 \$110.00
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