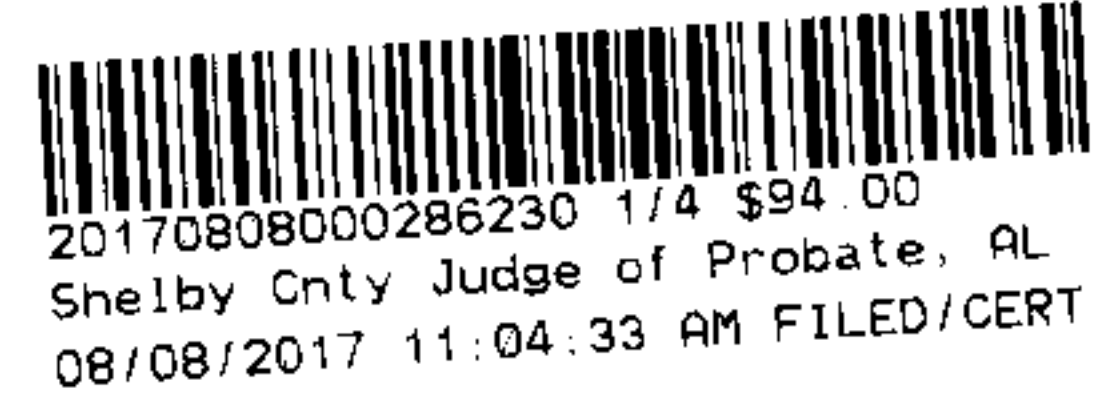


**THIS INSTRUMENT PREPARED BY:**  
**James J. Odom, Jr.**  
**P.O. Box 11244**  
**Birmingham, AL 35202-1244**

**SEND TAX NOTICE TO:**  
**Stancil Handley**  
**Post Office Box 828**  
**Columbiana, AL 35051**

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

**WARRANTY DEED**



**KNOW ALL MEN BY THESE PRESENTS THAT** in consideration of Three Hundred Fifty Thousand and No/100 Dollars (\$350,000.00), and other good and valuable consideration, paid to the undersigned grantor, Oak Island Farm, LLC, an Alabama limited liability company ("Grantor"), by Stancil Handley ("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:

Lot 3A - 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 being more particularly described as follows:

Commence at the NE Corner of above said Lot 3; thence along a chord heading S39°15'36"W, and a chord distance of 60.64' to the POINT OF BEGINNING; thence S59°06'04"E, a distance of 165.21'; thence S21°36'23"E, a distance of 139.09'; thence S67°23'34"W, a distance of 92.61'; thence S20°58'09"E, a distance of 87.32'; thence S67°23'34"W, a distance of 77.29' thence S17°02'00"E, a distance of 63.95' to a retaining wall and the edge of water, all further calls will be along said wall and water until otherwise noted; thence S N84°08'40"W, a distance of 19.50'; thence S85°52'35"W, a distance of 64.47'; thence S78°41'56"W, a distance of 32.19'; thence S69°53'56"W, a distance of 16.05'; thence S59°08'55"W, a distance of 24.21'; thence S65°33'43"W, a distance of 16.12'; thence S85°41'52"W, a distance of 24.05'; thence S79°08'37"W, a distance of 20.13'; thence S75°27'06"W, a distance of 71.14'; thence N03°17'21"W and leaving said wall and water's edge, a distance of 382.81' to the Southerly R.O.W. line of Paradise Cove Lane, 60' R.O.W. and also the beginning of a non-tangent curve to the left, having a radius of 327.16, a central angle of 42°07'58", and subtended by a chord which bears N65°38'40"E, and a chord distance of 235.19'; thence along the arc of said curve and said R.O.W. line, a distance of 240.58' to the POINT OF BEGINNING.

\$280,000.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

**SUBJECT TO:** (1) Current Taxes; (2) Mineral and mining rights not owned by Grantor;


(3) Right of way to South Central Bell, as recorded in Volume 343, Page 766, in the Probate Office of Shelby County, Alabama; (4) Title to minerals underlying caption lands with mining rights and privileges belonging thereto as reserved in deed recorded in Deed Book 337, Page 673, in the Probate Office of Shelby County, Alabama; (5) Flood rights in favor of Alabama Power Company as shown in instrument recorded in Instrument #241, Page 838, and Deed Book 246, Page 714, in the Probate Office of Shelby County, Alabama; (6) Easements to Alabama Power Company as recorded in Instrument #1992-11229; and Instrument #1999-17332, in the Probate Office of Shelby County, Alabama; (7) Permit to Alabama Power Company recorded in Deed Book 155, Page 444, and Real Book 37, Page 229, in the Probate Office of Shelby County, Alabama; (8) Restrictive Covenants as shown on recorded map and in Real Book 365, Page 667, in the Probate Office of Shelby County, Alabama; (9) Riparian rights incident to the Premises; (10) Any adverse claim based on changes in boundary line of caption lands 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, his heirs and assigns, forever.

And Grantor does for itself, its successors and assigns, covenant with Grantee, his heirs 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, his heirs 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 \_\_\_\_\_ day of August, 2017.

  
20170808000286230 2/4 \$94.00  
Shelby Cnty Judge of Probate, AL  
08/08/2017 11:04:33 AM FILED/CERT

**Oak Island Farm, LLC**


By:   
**Larry House, as its Member**

By:   
**Cindy House, as its Member**

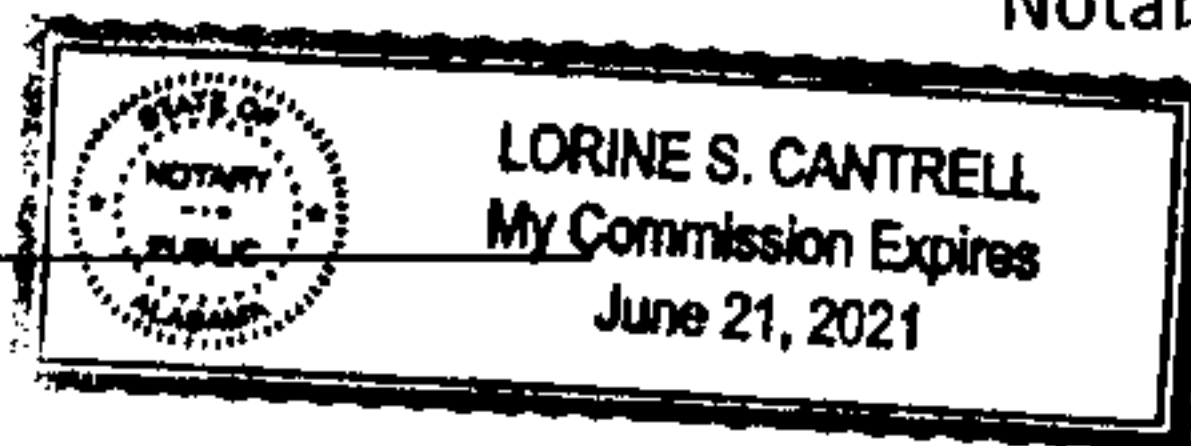
STATE OF ALABAMA           )  
COUNTY OF SHELBY        )


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, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they, as such Members 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 3<sup>rd</sup> day of August, 2017.

  
Notary Public

My Commission Expires:



  
20170808000286230 3/4 \$94.00  
Shelby Cnty Judge of Probate: AL  
08/08/2017 11:04:33 AM 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 Oak Island Farm, LLC  
Mailing Address 7 Montagal Way  
Birmingham, AL 35242

Grantee's Name Stancil Handley  
Mailing Address Post Office Box 828  
Columbiana, AL 35051

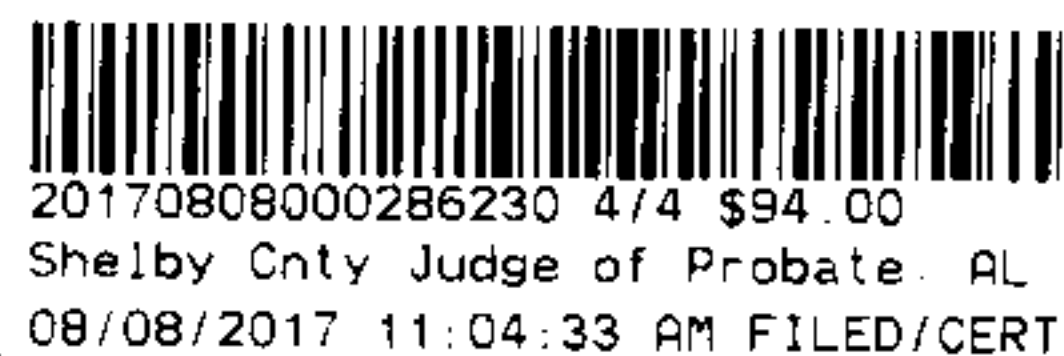
Property Address Lot 3-A, being a part of Lot 3 of  
Paradise Cove, as recorded in MB 15,  
Page 77 - Shelby County, Alabama

Date of Sale August \_\_, 2017  
Total Purchase Price \$ 350,000.00  
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 7/14/2017

☐ Unattested

(verified by)

Print Larry House, Member of Oak Island Farm, LLC

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1