

THIS INSTRUMENT WAS PREPARED BY:

SEND TAX NOTICE TO:

Marjorie O. Dabbs
Attorney at Law
King, Drummond & Dabbs, LLC
4000 Eagle Point Corporate Drive, Suite 180
Birmingham, AL 35242

Zeke Eldridge

217 Cahaba Oaks Trail
Indian Springs, AL 35124

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)



20170823000306630 1/3 \$115.50
Shelby Cnty Judge of Probate, AL
08/23/2017 09:47:25 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and No/100 Dollars (\$10.00) to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, Donovan H. Gravlee, III and Johnathon Bly Gravlee, Co-Trustees of the Donovan H. Gravlee 2012 Irrevocable Trust, Manager of Battery Row Farm, LLC (herein collectively referred to as "Grantor"), grant, bargain, sell and convey, subject to the matters set forth below, unto Zeke Eldridge (herein referred to as "Grantee"), the real estate situated in Shelby County, Alabama described as Lot 4, according to the survey of River Oaks, as recorded in Map Book 18, Page 70, in the Probate Office of Shelby County, Alabama, together with all improvements and fixtures thereon and all easements and other appurtenances thereto (the "Property").

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

The Property is conveyed to the Grantee subject to the following:

1. General and special taxes or assessments for 2017 and subsequent years not yet due and payable.
2. Mineral, mining, and oil and gas rights not owned by the Grantor, if any.
3. Matters which would be disclosed by a true and accurate survey of the Property.
4. Riparian and littoral rights of third parties, if any.
5. Rights of third parties, including the public at large, with respect to any portion of the Property located in a public right of way, if any.
6. Easements, covenants, reservations, conditions and restrictions of record.
7. Any easement for any utility serving the Property whether of record or not.

Shelby County, AL 08/23/2017
State of Alabama
Deed Tax: \$93.50

IN WITNESS WHEREOF, Grantor has hereunto set their hands and seals as Trustees of the Donovan H. Gravlee 2012 Irrevocable Trust, Manager of Battery Row Farm, LLC, effective as of the 16th day of August, 2017.

BATTERY ROW FARM, LLC

By: DONOVAN H. GRAVLEE 2012
IRREVOCABLE TRUST, Its Manager


By: [Signature]
Donovan H. Gravlee, III, Trustee

[Signature]
Witness
[Signature]
Witness

By: [Signature]
Johnathon Bly Gravlee, Trustee

STATE OF ALABAMA)

COUNTY OF SHELBY)

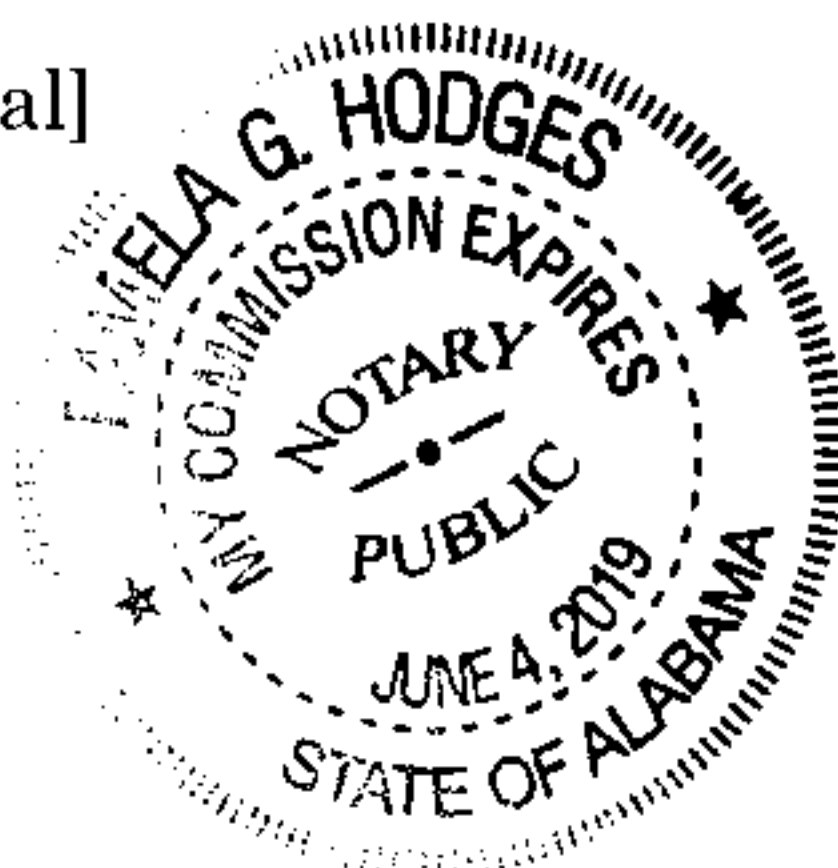

20170823000306630 2/3 \$115.50
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I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Donovan H. Gravlee, III and Johnathon Bly Gravlee, whose names as Co-Trustees of the Donovan H. Gravlee 2012 Irrevocable Trust, the Manager of Battery Row Farm, LLC, an Alabama limited liability company, are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, in their capacities as Trustees of the Manager of the limited liability company, executed the same voluntarily for and as the act of said Trust in its capacity as Manager for and on behalf of the limited liability company.

Given under my hand this 16th day of August, 2017.

[Signature]
NOTARY PUBLIC

[Notarial Seal]



My Commission expires: June 4, 2019

Real Estate Sales Validation Form

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

Grantor's Name Battery Low Farm LLC
Mailing Address 2200 Resource Drive
Birmingham, AL 35212

Grantee's Name Zeke Eldridge
Mailing Address 217 Cahaba Oaks Trail
Indian Springs, AL 35124


Property Address 185 Battery Rd
Wilsonville, AL 35186

Date of Sale 8-17-17
Total Purchase Price \$ 500,000.00
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


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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 8-17-17

Print Greg Hamel

☐ Unattested

Sign



(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1