

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Bond & Harkins Properties, LLC
1052 Greystone Cove Drive
Birmingham, Alabama 35242

WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **One Hundred Seventy-Three Thousand and 00/100 Dollars (\$173,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged,

Farmland Investments, LLC

(hereinafter referred to as "Grantor") does grant, bargain, sell and convey unto

Bond & Harkins Properties, LLC

(hereinafter referred to as "Grantee") the following described real estate situated in **Shelby** County, Alabama to-wit:

Lot 66, according to the Survey of Villas Belvedere, as recorded in Map Book 29, Page 27 A & B, in the Probate Office of Shelby County, Alabama

This deed has been prepared without the benefit of a title examination. The preparer makes no warranty regarding the grantor's quality of title, if any, nor the signatory's authority to act for the grantor.

Subject to: (1) 2018 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantor; and
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD UNTO Grantee, its successors and assigns, forever;

And Grantor does for itself and for its successors and assigns covenant with Grantee, its successors 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 Grantee, its successors and assigns forever, against the lawful claims of all persons.

27 IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this
day of November, 2017.

Farmland Investments, LLC

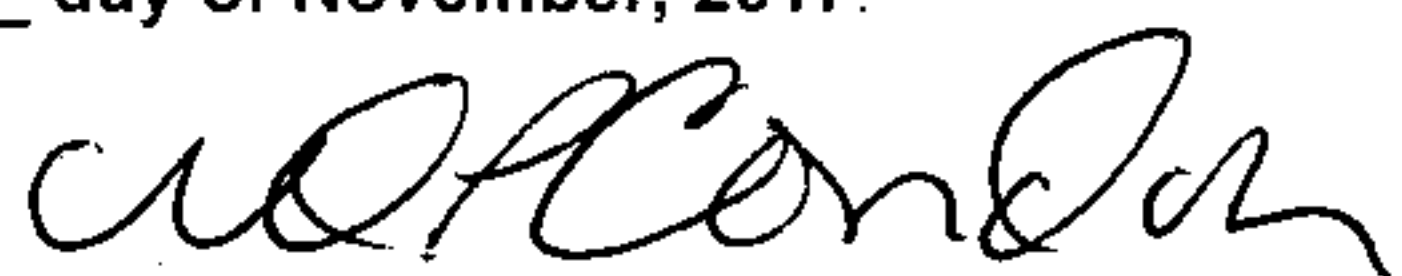
(Seal)

BY: Tom Harkins
ITS: Sole Member


**STATE OF ALABAMA
JEFFERSON COUNTY**

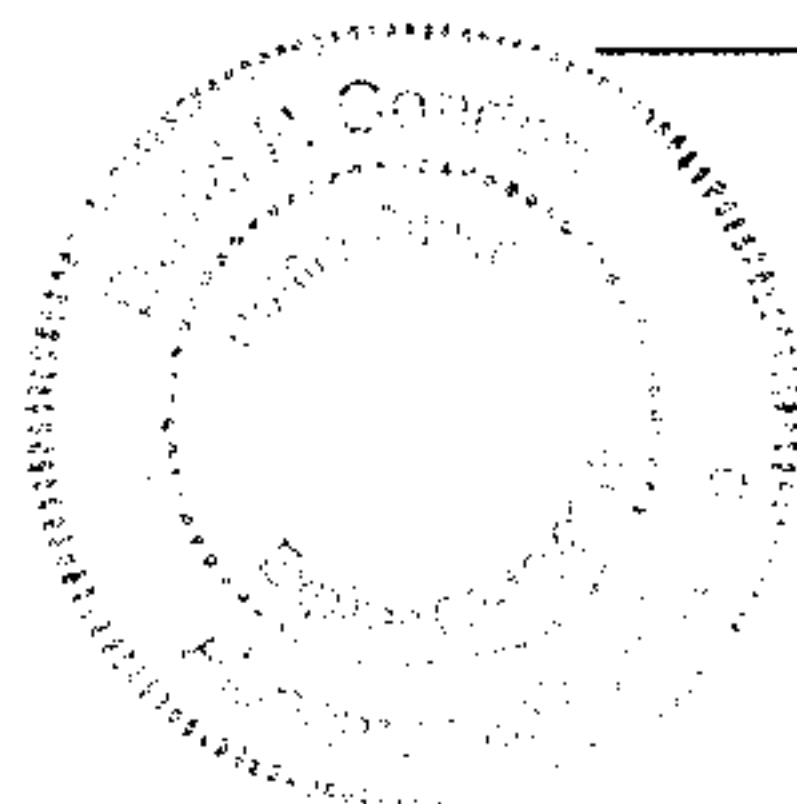
I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Tom Harkins** as **Sole Member** of **Farmland Investments, LLC** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance and with full authority as such **Sole Member** he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27 day of November, 2017.



Notary Public: David P. Condon
My Commission Expires: 02/12/2018


20171128000426910 1/2 \$191.00
Shelby Cnty Judge of Probate, AL
11/28/2017 02:32:47 PM FILED/CERT



Shelby County, AL 11/28/2017
State of Alabama
Deed Tax: \$173.00

Real Estate Sales Validation Form

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

Grantor's Name FARMLAND INVESTMENTS LLC
Mailing Address 1052 GRIFFINSTONE COVE DR
BIHAM AL 35242

Grantee's Name BOND + HARKINS PROPERTIES LLC
Mailing Address 1052 GRIFFINSTONE COVE DRIVE
BIHAM AL 35242

Property Address 273 VINEYARD LANE
BIRMINGHAM AL 35242

Date of Sale 11/27/17
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 173,000

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

*no purchase, conveying from one entity to another

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 11/28/17

Print Tom Harkins

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20171128000426910 2/2 \$191.00
Shelby Cnty Judge of Probate, AL
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