

This instrument prepared by:
Schulten Ward Turner & Weiss, LLP
Attn: Brandon C. Hardy, Esq.
260 Peachtree Street, NW
Suite 2700

Atlanta, Georgia 30303


STATE OF ALABAMA

)

:

SHELBY COUNTY

)


20171218000449950 1/7 \$323.00
Shelby Cnty Judge of Probate, AL
12/18/2017 01:59:13 PM FILED/CERT

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and No/100 Dollars (\$10.00) in hand paid to **LORI S. GARDNER AND DANIEL GARDNER**, residing in the State of Alabama ("Grantor"), by **SUNRISE VALLEY, LLC**, a limited liability company organized under the laws of the State of Alabama ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantee, subject to the matters hereinafter set forth, the following described real estate situated in Franklin County, Alabama, to-wit:

Commence at a 1 ½" pipe in place being the Southeast corner of the Southwest one-fourth of the Southeast one-fourth of Section 2, Township 20 South, Range 2 East, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed South 88° 52' 57" West along the South boundary of said quarter-quarter section and along a wire fence for a distance of 1291.19 feet to a ½" rebar in place, said point being the Southwest corner of said quarter-quarter section; thence proceed North 00° 07' 23" East along a wire fence and along the West boundary of said quarter-quarter Section for a distance of 658.73 feet to a ½" rebar in place; thence proceed South 88° 55' 15" West along a wire fence for a distance of 1216.89 feet to a ½" rebar in place; thence proceed North 08° 43' 32" West along a wire fence for a distance of 676.02 feet to a ½" rebar in place; thence proceed North 46° 24' 54" East for a distance of 23.72 feet to an angle iron in place; thence proceed North 00° 09' 48" West for a distance of 1180.39 feet (set ½" rebar CA-0114-LS); thence proceed North 00° 09' 17" West along a wire fence for a distance of 333.31 feet to a 5/8" rebar in place; thence proceed North 89° 02' 24" East for a distance of 717.83 feet to a 5/8" capped rebar in place (PLS#23006); thence proceed North 89° 13' 42" East for a distance of 90.63 feet to a ½" rebar in place; thence proceed South 01° 19' 04" West for a distance of 155.14 feet to a ½" rebar in place; thence proceed South 89° 07' 07" East for a distance of 500.83 feet (set ½" rebar CA-0114-LS) to a point on the West boundary of a 30 foot easement as shown by instrument # 2001-00462 recorded in the Office of the Judge of

STATE OF ALABAMA
SHELBY COUNTY

I, Christopher M. Ray, a Registered Land Surveyor in the State of Alabama, hereby certify that all parts of this survey and plat (or drawing) have been completed in accordance with the requirements of the Standards for the Practice of Surveying in the State of Alabama, being more particularly described as follows, to-wit:

SUNRISE Commence at a 1 ½" pipe in place being the Southeast corner of the Southwest one-fourth of the Southeast one-fourth of Section 2, Township 20 South, Range 2 East, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed South 88° 52' 57" West along the South boundary of said quarter-quarter section and along a wire fence for a distance of 1291.19 feet to a ½" rebar in place, said point being the Southwest corner of said quarter-quarter section; thence proceed North 00° 07' 23" East along a wire fence and along the West boundary of said quarter-quarter Section for a distance of 658.73 feet to a ½" rebar in place; thence proceed South 88° 55' 15" West along a wire fence for a distance of 1216.89 feet to a ½" rebar in place; thence proceed North 08° 43' 32" West along a wire fence for a distance of 676.02 feet to a ½" rebar in place; thence proceed North 46° 24' 54" East for a distance of 23.72 feet to an angle iron in place; thence proceed North 00° 09' 48" West for a distance of 1180.39 feet (set ½" rebar CA-0114-LS); thence proceed North 00° 09' 17" West along a wire fence for a distance of 333.31 feet to a 5/8" rebar in place; thence proceed North 89° 02' 24" East for a distance of 717.83 feet to a 5/8" capped rebar in place (PLS#23006); thence proceed North 89° 13' 42" East for a distance of 90.63 feet to a ½" rebar in place; thence proceed South 01° 19' 04" West for a distance of 155.14 feet to a ½" rebar in place; thence proceed South 89° 07' 07" East for a distance of 500.83 feet (set ½" rebar CA-0114-LS) to a point on the West boundary of a 30 foot easement as shown by instrument # 2001-00462 recorded in the Office of the Judge of Probate of Shelby County, Alabama which is also the East boundary of the Northeast one-fourth of the Southwest one-fourth; thence proceed South 00° 05' 40" East along the West boundary of said easement and along a wire fence for a distance of 181.36 feet (set ½" rebar CA-0114-LS); thence proceed South 64° 37' 35" West for a distance of 338.65 feet (set ½" rebar CA-0114-LS); thence proceed North 51° 22' 18" West for a distance of 147.54 feet (set ½" rebar CA-0114-LS); thence proceed North 86° 01' 10" West for a distance of 128.47 feet (set ½" rebar CA-0114-LS); thence proceed South 09° 18' 52" East for a distance of 401.0 feet (set ½" rebar CA-0114-LS); thence proceed North 90° 00' 00" East for a distance of 165.00 feet (set ½" rebar CA-0114-LS); thence proceed North 01° 40' 15" East for a distance of 241.09 feet (set ½" rebar CA-0114-LS); thence proceed North 65° 17' 27" East for a distance of 344.06 feet (set ½" rebar CA-0114-LS) to a point on the West boundary of said easement and the East boundary of said quarter-quarter section; thence proceed South 00° 05' 40" East along the West boundary of said easement and along the East boundary of said quarter-quarter section for a distance of 1102.97 feet to an angle iron in place being the Southeast corner of the Northeast one-fourth of the Southwest one-fourth of said Section 2; thence proceed South 01° 02' 30" West along the East boundary of the Southeast one-fourth of the Southwest one-fourth for a distance of 12.25 feet to an angle iron in place; thence proceed South 88° 15' 57" East along a wire fence for a distance of 1299.11 feet to a fence post in place; thence proceed South 00° 27' 43" West along the East boundary of said quarter-quarter section and along a wire fence for a distance of 1268.28 feet to the point of beginning.



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The above described land is located in the Southwest one-fourth of the Southeast one-fourth, the Southeast one-fourth of the Southwest one-fourth and the Northeast one-fourth of the Southwest one-fourth of Section 2, Township 20 South, Range 2 East Shelby County, Alabama and contains 100.00 acres.

According to my survey this the 7th day of November, 2017.

Christopher M. Ray, Ala. Reg. No. 26017

Ray and Gilliland, P. C., Ala. Board Cert. No. CA-0114-LS

Note: No title search of the public records has been performed by this firm and land shown hereon was not abstracted for easements and /or rights-of-way, recorded or unrecorded. The parcel shown hereon is subject to setbacks, easements, zoning, and restrictions that may be found in the public records of said county and/or city. Underground portions of foundations and footings and/or other underground structures, utilities, cemeteries or burial sites were not located unless otherwise noted. We do not look for underground sewer or flip manhole covers



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Send tax notice to:

Sunrise Valley, LLC

912 Gdarta St

Birmingham, AL 35242



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Probate of Shelby County, Alabama which is also the East boundary of the Northeast one-fourth of the Southwest one-fourth; thence proceed South 00° 05' 40" East along the West boundary of said easement and along a wire fence for a distance of 181.36 feet (set ½" rebar CA-0114-LS); thence proceed South 64° 37' 35" West for a distance of 338.65 feet (set ½" rebar CA-0114-LS); thence proceed North 51° 22' 18" West for a distance of 147.54 feet (set ½" rebar CA-0114-LS); thence proceed North 86° 01' 10" West for a distance of 128.47 feet (set ½" rebar CA-0114-LS); thence proceed South 09° 18' 52" East for a distance of 401.0 feet (set ½" rebar CA-0114-LS); thence proceed North 90° 00' 00" East for a distance of 165.00 feet (set ½" rebar CA-0114-LS); thence proceed North 01° 40' 15" East for a distance of 241.09 feet (set ½" rebar CA-0114-LS); thence proceed North 65° 17' 27" East for a distance of 344.06 feet (set ½" rebar CA-0114-LS) to a point on the West boundary of said easement and the East boundary of said quarter-quarter section; thence proceed South 00° 05' 40" East along the West boundary of said easement and along the East boundary of said quarter-quarter section for a distance of 1102.97 feet to an angle iron in place being the Southeast corner of the Northeast one-fourth of the Southwest one-fourth of said Section 2; thence proceed South 01° 02' 30" West along the East boundary of the Southeast one-fourth of the Southwest one-fourth for a distance of 12.25 feet to an angle iron in place; thence proceed South 88° 15' 57" East along a wire fence for a distance of 1299.11 feet to a fence post in place; thence proceed South 00° 27' 43" West along the East boundary of said quarter-quarter section and along a wire fence for a distance of 1268.28 feet to the point of beginning.

The above described land is located in the Southwest one-fourth of the Southeast one-fourth, the Southeast one-fourth of the Southwest one-fourth and the Northeast one-fourth of the Southwest one-fourth of Section 2, Township 20 South, Range 2 East Shelby County, Alabama and contains 100.00 acres.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns forever; subject, however, to (i) unpaid ad valorem taxes and governmental assessments, if any; (ii) all easements, restrictions, right-of-way, covenants and other matters of record; and (iii) any matters which would be shown by an accurate survey or inspection of the premises. The conveyance of real estate described herein includes the conveyance, by Grantor to Grantee, of all of Grantor's right, title, and interest in and to the minerals and mineral rights that exist thereon.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed for and in their names on or as of the 4 day of Dec., 2017.


LORI S. GARDNER [SEAL]

Daniel Gardner [SEAL]
DANIEL GARDNER

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Daniel Gardner, whose name is signed to the foregoing instrument 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 as Grantor on this date.


Given under my hand and official seal this the 4 day of Dec, 2017.

Kelli Yester
Notary Public

[NOTARIAL SEAL]

My commission expires: 1-26-21

STATE OF ALABAMA)
COUNTY OF Shelby)


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I, the undersigned, a notary public in and for said county in said state, hereby certify that Lori S Gardner, whose name is signed to the foregoing instrument 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 as Grantor on this date.

Given under my hand and official seal this the 4 day of Dec, 2017.

Kelli Yester
Notary Public

[NOTARIAL SEAL]

My commission expires: 1-26-21

Real Estate Sales Validation Form

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

Grantor's Name Daryl Gardner
Mailing Address 912 Edmon St
Birmingham AL 35212

Grantee's Name Sunrise Valley, LLC
Mailing Address 912 Edmon St
Birmingham AL 35212

Property Address _____


Shelby County, Alabama

Date of Sale 12/18/17
Total Purchase Price \$ 250,000
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 12/18/17

Print Daryl Gardner

Unattested _____
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one