

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

Shelby County, AL 12/27/2017
State of Alabama
Deed Tax: \$366.50

Atlanta, Georgia 30303


STATE OF ALABAMA

)

:

SHELBY COUNTY

)


20171227000460950 1/4 \$390.50
Shelby Cnty Judge of Probate, AL
12/27/2017 03:45:37 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 **SUNNYDALE SPRINGS, LLC**, a limited liability company organized under the laws of the State of Alabama ("Grantor"), by **4 MILE FARM, 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 Shelby County, Alabama, to-wit:

Commence at a 1" axle in place accepted as the Northwest corner of Section 3, Township 20 South, Range 2 East, Shelby County, Alabama; thence proceed South 89° 19' 36" East a distance of 1405.93 feet to a 1" rebar in place accepted as the Northeast corner of the Northwest one-fourth of the Northwest one-fourth of said Section 3; thence proceed South 00° 44' 41" West a distance of 1342.82 feet to a 3/4" rebar in place accepted as the Southeast corner of the Northwest one-fourth of the Northwest one-fourth of Section 3; thence proceed South 00° 46' 11" West a distance of 121.15 feet (set 1/2" rebar CA-0114-LS) said point being the point of beginning, From this beginning point continue South 00° 46' 11" West a distance of 1221.28 feet to a fence post in place accepted as the Southeast corner of the Southwest one-fourth of the Northwest one-fourth of Section 3; thence proceed North 89° 32' 00" West along the South boundary of said quarter-quarter section a distance of 1344.89 feet to a 5/8" rebar in place accepted as the Southeast corner of the Southeast one-fourth of the Northeast one-fourth of Section 4, Township 20 South, Range 2 East; thence proceed North 89° 30' 13" West along the South boundary of said Southeast one-fourth of the Northeast one-fourth of said Section 4 for a distance of 1344.71 feet to a 6" x 6" concrete monument in place accepted as the Southwest corner of the Southeast one-fourth of the Northeast one-fourth said Section 4; thence proceed South 89° 59' 36" West a distance of 705.48' to a 1/2" rebar in place on the Easterly right of way of Alabama Highway #25; thence proceed North 11° 09' 31" East along the Easterly right of way of said highway for a distance of 1244.39 feet (set 1/2" rebar CA-0114-LS); thence proceed South 89° 35' 54" East for a distance of 3170.65 feet to the point of beginning.

The above described land is located in the Southwest one-fourth of the Northwest one-fourth of Section 3 and the Southeast one-fourth of the Northeast one-fourth and the Southwest one-fourth of the Northeast one-fourth of Section 4, Township 20 South, Range 2 East, Shelby County, Alabama and contains 91.91 acres.

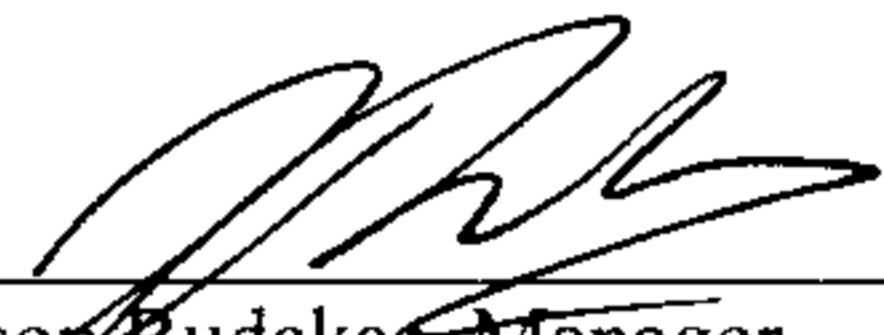
According to survey of Christopher M. Ray, Ala. Reg. No. 26017, dated the 13th day of December, 2017.

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 19th day of December, 2017.

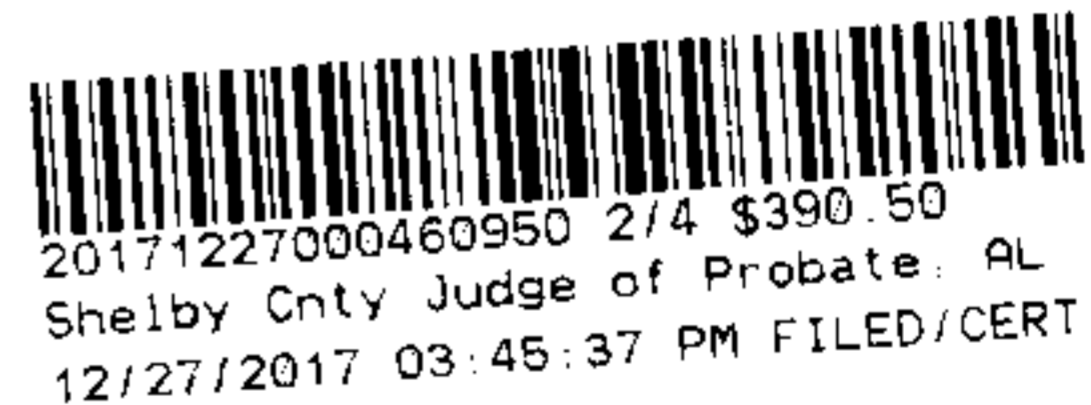
SUNNYDALE SPRINGS, LLC,
an Alabama limited liability company

By: Yellowhammer Developments, LLC
Its: Manager

By: 
Jason Rudakas, Manager

STATE OF ALABAMA)

COUNTY OF Shelby)



I, the undersigned, a notary public in and for said county in said state, hereby certify that Jason Rudakas, 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 19th day of December, 2017.


Notary Public

[NOTARIAL SEAL]

My commission expires: 8/1/19

Real Estate Sales Validation Form

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

Grantor's Name SUNNYDALE SPRINGS, LLC Grantee's Name 4 Mile Farm, LLC
Mailing Address 912 EDITION ST Mailing Address 912 Edition St
BIRMINGHAM, AL 35242 Bham, AL 35242

Property Address 0 Hwy 25 Date of Sale 12/19/17
HANPELVILLE, AL 35078 Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 366,100

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 ☒ Appraisal
☐ Sales Contract ☒ Other 1/2 apprais
☐ Closing Statement

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 12/19/17 Print Bryon C. Harty
Unattested Sign [Signature]
(verified by) (Grantor/Grantee/Owner/Agent) circle one



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Form RT-1

Send tax notice to:
4 Mile Farm, LLC
912 Edenton St.
Birmingham, Al 35242



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