

20180507000155240
05/07/2018 01:39:14 PM
DEEDS 1/4

SEND TAX NOTICES TO:

Southern Organics, LLC
Attn: Stuart A. Raburn
120 Landfill Road
Columbiana, Alabama 35051

QUITCLAIM DEED

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Ten and 00/100 Dollars (\$10.00) to the undersigned grantor, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, BLACK BOX MANAGEMENT, LLC, an Alabama limited liability company (herein referred to as "Grantor"), hereby remises, releases, quit claims, grants, sells, and conveys unto SOUTHERN ORGANICS, LLC, an Alabama limited liability company (herein referred to as "Grantee"), the following described real estate situated in Jefferson County, Alabama, to wit:

Part of the Northeast quarter of the Southwest quarter and a part of the Northwest quarter of the Southeast quarter of Section 30, Township 21 South, Range 1 West, Shelby County, Alabama that lies to the North of the state highway #70 Northern right of way and to the East of the access road to the Shelby County highway #70 land fill. Said property contains twenty-two and twenty-six hundredth acres more or less (22.26 +/-) being more particularly described as follows:

Begin at an axle found and accepted as marking the Northeast corner of said Northeast quarter of the Southwest quarter and run Easterly along the Northern boundary of the Southeast quarter of said section 30 for 300.00 feet to a one half inch rebar, thence with an interior angle to the left of 87° 53' 50" run Southerly for 432.22 feet to a one half rebar on the Northern right of way for Alabama state highway 70 being 85 feet to the Northwest of and at a right angle to the center line thereof, thence with an interior angle to the left of 113° 15' 35" run Southwesterly along said right of way for 54.53 feet to a one half inch rebar 85 feet to the left and at a right angle to center line station 224 + 00, thence with an interior angle to the left of 270° 00' run Southeasterly 10.0 feet to a one half inch rebar 75 feet to the left of and at right angle to center line station 224 + 00, thence with an interior angle to the left of 90° 00' run Southwesterly along said right of way 1100.00 feet to a point 75 feet to the left of station at right angle to center line station 213 + 00, thence with an interior angle to left of 270° 00' run Southeasterly for 15.00 feet to a one half inch rebar, then with an interior angle of 90° 00' continue Southwesterly along said right of way for 325.00 feet to a one half inch rebar on the Eastern margin of the Shelby County highway #70 land fill access road, thence with an interior angle to the left of 116° 33' 50" run Northwesterly along said road margin for 44.72 feet to a one half inch rebar, thence with an interior angle to the left of 123° 50' 50" run Northeasterly along the Eastern margin of said land fill access road for 471.72 feet to a point of curve, thence with an interior angle to the left

to the chord of 187° 13' 20" continue along said road margin curving to the left with a radius of 625.00 feet and central angle delta to the left of 14° 26' 40" for a chord distance of 157.15 feet to a one half inch rebar, thence with an interior angle to the left from the chord of 183° 05' 50" run Northerly along said road margin for 120.63 feet to a one half inch rebar and point of non-tangent curve, thence with an interior angle to the left to the chord of 205° 42' 35" run Northwesterly along said road margin curving to the left with a radius of 645.00 feet and central angle delta to the left of 21° 40' 00" for a chord distance of 242.46 feet to a one half inch rebar on the Northern boundary of said Northeast quarter of the Southwest quarter, thence with an interior angle to the left from the chord of 62° 24' 10" run Easterly along said Northern boundary for 1163.54 feet to the POINT OF BEGINNING making an interior closing angle to the left of 180° 00' 00".

TO HAVE AND TO HOLD the described premises to Grantee, forever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 30th day of April, 2018.

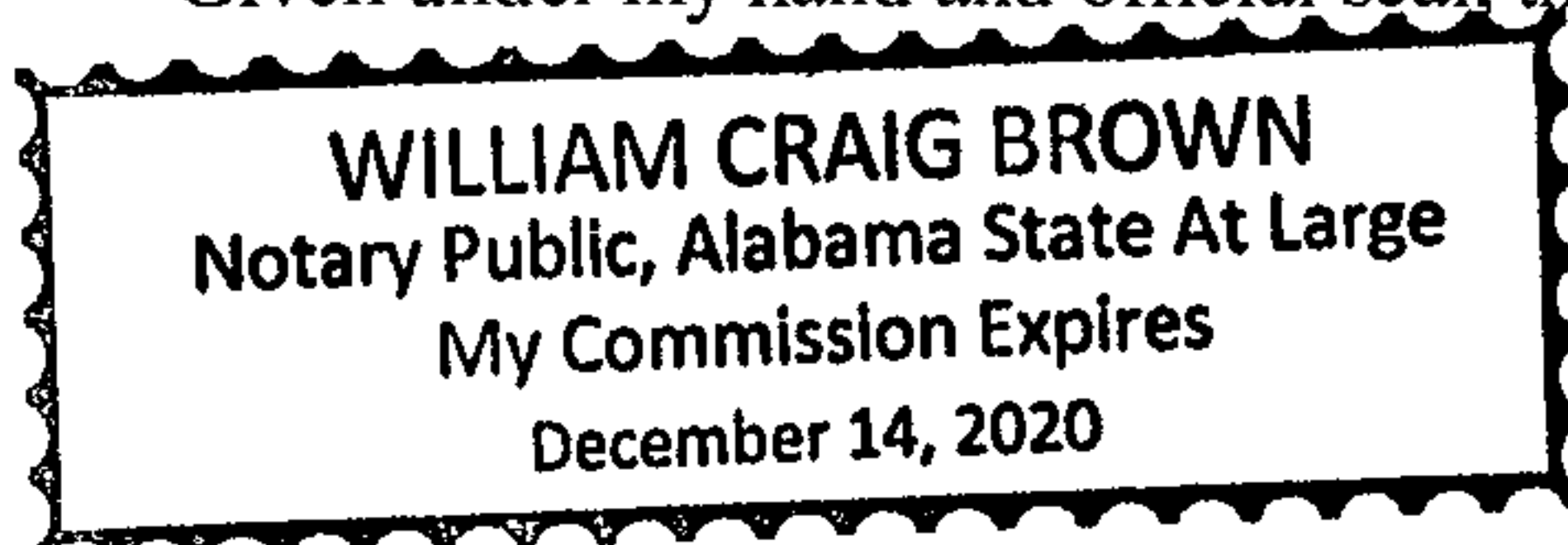
BLACK BOX MANAGEMENT, LLC

By: [Signature]
 Print Name: Stuart A. Raburn
 Title: Manager

STATE OF ALABAMA
 SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stuart A. Raburn, whose name as Manager of Black Box Management, LLC, 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 this instrument, he as such manager for the limited liability company, executed the same voluntarily, in its capacity as aforesaid on the day the same bears date.

Given under my hand and official seal, this the 30th day of April, 2018.



[Signature]
 NOTARY PUBLIC
 My Commission Expires: 12/14/2020

THIS INSTRUMENT PREPARED BY AND AFTER
 RECORDATION SHOULD BE RETURNED TO:
 William C. Brown
 Engel, Hairston, & Johanson P.C.
 P.O. Box 11405
 Birmingham, AL 35202
 (205) 328-4600

REAL ESTATE SALES VALIDATION FORM*[This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1]*

Grantor's Name:	<u>Black Box Management, LLC</u>	Grantee's Name:	<u>Southern Organics, LLC</u>
Mailing Address:	<u>120 Landfill Road</u> <u>Columbiana, AL 35051</u>	Mailing Address:	<u>120 Landfill Road</u> <u>Columbiana, AL 35051</u>
Property Address:	<u>120 Landfill Road</u> <u>Columbiana, AL 35051</u>	Date of Sale:	<u>May 1, 2018</u>
		Total Purchase Price:	<u>N/A</u>
		Or	
		Actual Value:	<u>N/A</u>
		Or	
		Assessor's Market Value:	<u>\$908,370.00</u>

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: <u>tax assessor's value</u>
☐	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).

[SIGNATURES AND ACKNOWLEDGMENTS CONTAINED ON FOLLOWING PAGE(S).]

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 § 40-22-1(h).

Date: _____

_____ Unattested _____ (verified by)

BLACK BOX MANAGEMENT, LLC
(Grantor)

By: _____
Print Name: Stuart A. Raburn
Title: Manager



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/07/2018 01:39:14 PM
\$932.50 CHERRY
20180507000155240

A handwritten signature in black ink, likely belonging to Judge James W. Fuhrmeister, is written over the official text.