

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Magnolia Hills Equine, LLC
1243 Hughes Road
Columbiana, AL 35051

STATE OF ALABAMA)

:

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Three Hundred Forty Thousand and 00/100 (\$340,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Robert Stephens Grant as Trustee of the Florence G. Grant Amended and Restated Revocable Trust Dated January 11, 2016, and any amendments thereto**, (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Magnolia Hills Equine, LLC**, an Alabama limited liability company (hereinafter referred to as GRANTEE, whether one or more), its successors and assigns in fee simple, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

A parcel of land situated in the NE 1/4 of section 26, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

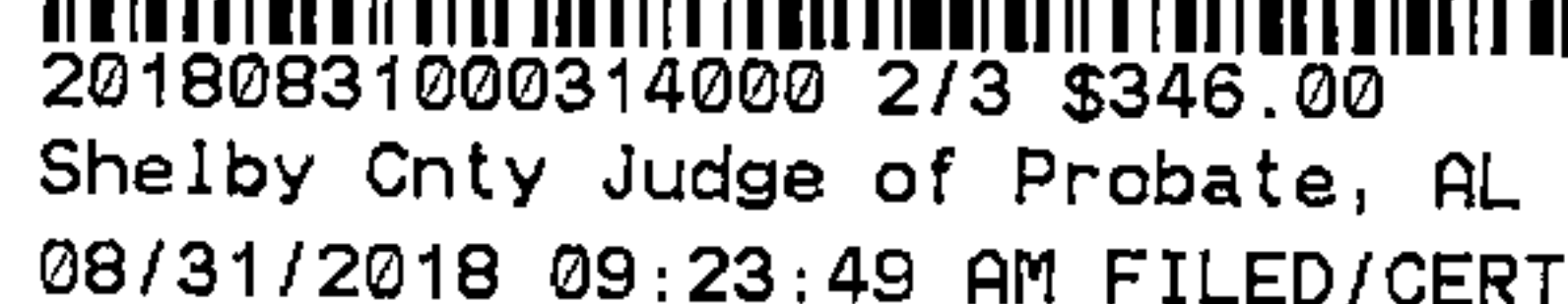
Begin at a four inch by four inch concrete monument found, locally accepted to be the NW corner of the NW 1/4 of the NE 1/4 of said Section 26; thence run South 87°41'36" East along the North line of said 1/4 1/4 section for a distance of 1300.14 feet (1300.00' deed) to an iron pin found with SCS cap; thence run South 00°41'50" East for a distance of 1400.00 feet to an iron pin found with SCS cap; thence run North 87°40'12" West for a distance of 1300.01 feet to 1/2 inch rebar found; thence run North 00°41'15" West for a distance of 1399.46 feet (1400.00 feet deed) to the point of beginning.

Subject To:

1. Ad valorem taxes for 2018 and subsequent years not yet due and payable until October 1, 2018.
2. Existing covenants and restrictions, easements, building lines and limitations of record.
3. Less and except any portion of subject property lying within a road right-of-way.
4. Any Mineral and Mining Rights not owned by Grantor.
5. Right-of-Way granted to Alabama Power Company recorded in Volume 139, Page 231.
6. Easement for road recorded in Volume 309, Page 251.
7. 30 foot right-of-way recorded in Volume 255, Page 440.
8. 60 foot ingress, egress and utility easement recorded in Instrument No. 20140325000083680 and Instrument No. 20140560000135060.

\$15,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Shelby County, AL 08/31/2018
State of Alabama
Deed Tax: \$325.00



Real Estate Sales Validation Form

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

Grantor's Name Florence G. Grant Amended and
Restated Revocable Trust Dated
January 11, 2016

Grantee's Name Magnolia Hills Equine, LLC

Mailing Address P.O. Box 381584
Birmingham, AL 35238

Mailing Address 1243 Hughes Road
Columbiana, AL 35051

Property Address 1154 Griffin Road
Chelsea, AL 35043

Date of Sale August 14, 2018

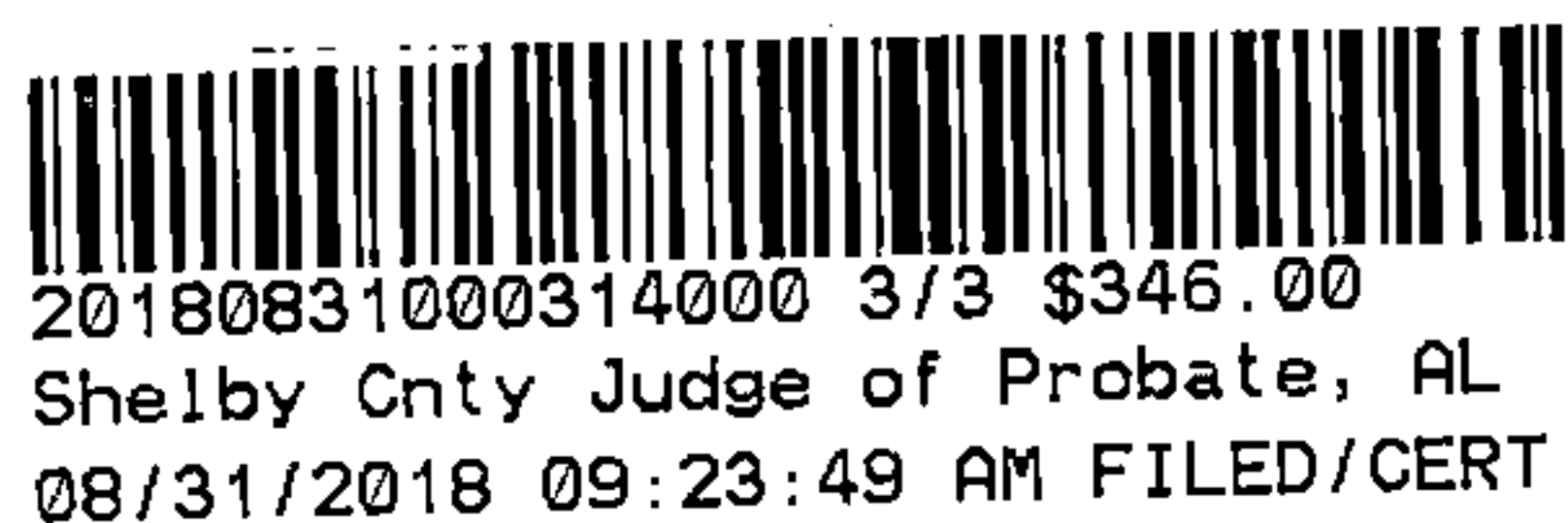
Total Purchase Price \$ 340,000.00

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/ Assessor's Appraised Value
☐ Other – property tax redemption

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 _____

Florence G. Grant Amended and Restated
Revocable Trust Dated January 11, 2016
Print By: Robert Stephens Grant, Trustee

Unattested

(verified by)

Sign _____

(Grantor/Grantee/Owner/Agent) circle one