

This instrument was prepared by:	Send Tax Notice To:	
Clayton T. Sweeney, Attorney	Magnolia Hills Equine, LLC	
2700 Highway 280 East, Suite 160	1243 Hughes Road	
Birmingham, AL 35223	Columbiana, AL 35051	

STATE OF ALABAMA)	
	•	GENERAL WARRANTY DEEL
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 TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns in fee simple, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors and assigns, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; that GRANTOR has a good right to sell and convey said Real Estate to said Grantee; and that GRANTOR will, and GRANTOR'S successors and assigns shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has through its duly authorized trustee hereunto set his hand and seal this the 14th day of August, 2018.

Robert Stephens Grant, as Trustee of the Florence G. Grant Amended and Restated Revocable Trust Dated January 11, 2016

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Robert Stephens Grant, whose name as Trustee of the Florence G. Grant Amended and Restated Revocable Trust Dated January 11, 2016, 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 as such Trustee and with full authority, signed the same voluntarily for and as the act of said trust.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 14th day of August, 2018.

NOTARY PUBLIC

My Commission Expires: 06/02/2019

(Affix

iy Comm, Expires June 2, 2019

WIMMINING THE PARTIES.

20180831000314000 2/3 \$346.00 Shelby Coty Judge of Probate Of

Shelby Cnty Judge of Probate, AL 08/31/2018 09:23:49 AM FILED/CERT

CLAYTON T. SINEENEY, ATTORNEY A! LAW

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		
20180831000314000 3/3 \$346.00		Actual Value	\$	
		or		
Shelk 98/31	Conty Judge of Probate, AL / 1/2018 09:23:49 AM FILED/CERT	Assessor's Market Value	\$	
		, tooooo o mantot valao	<u>Ψ</u>	
•	r actual value claimed on this form can be dation of documentary evidence is not rec		ntary evidence:	
☐ Bill of Sale ☐ Appraisal/ Assessor's Appraised Value ☐ Sales Contract ☐ Other – property tax redemption ☐ Closing Statement				
If the conveyance doos is not required.	cument presented for recordation contain	s all of the required information re	ferenced above, the filing of this form	
	<u></u>	nstructions		
Grantor's name and mailing address.	mailing address - provide the name of		g interest to property and their current	
Grantee's name and	mailing address - provide the name of the	e person or persons to whom inter-	est to property is being conveyed.	
Property address - the property was conveyed	ne physical address of the property being ed.	g conveyed, if available. Date of	Sale - the date on which interest to the	
Total purchase price offered for record.	- the total amount paid for the purchase	of the property, both real and pers	onal, being conveyed by the instrument	
Actual value - if the postered for record. The	property is not being sold, the true value of the instant is may be evidenced by an appraisal con	of the property, both real and persiducted by a licensed appraiser or	onal, being conveyed by the instrument the assessor's current market value.	
the property as deter	d and the value must be determined, the mined by the local official charged with the be penalized pursuant to <u>Code of Alabar</u>	he responsibility of valuing propert	alue, excluding current use valuation, of by for property tax purposes will be used	
I attest, to the best of that any false statem (h).	my knowledge and belief that the informents claimed on this form may result in the	ation contained in this document is he imposition of the penalty indica	s true and accurate. I further understand ted in <u>Code of Alabama 1975</u> § 40-22-1	
•		Florence G. Grant Ame		
Date		Revocable Trust Dated Print_By: Robert Stephens G		
Unattested		Sign /		

(verified by)

(Grantor/Grantee/Owner/Agent) circle one