

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

File No.: S-19-25200

Send Tax Notice To: Brandon Gardner  
Morgan Alexandra Crosby

159 Hwy 83  
Harpersville, AL 35078

## WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Twenty Four Thousand Eight Hundred Dollars and No Cents (\$224,800.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Sun Valley Farms, LLC, an Alabama Limited Liability Company**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Brandon Gardner and Morgan Alexandra Crosby**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

**Property may be subject to taxes for 2019 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

**\$191,080.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.


TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 31st day of January, 2019.

SUN VALLEY FARMS, LLC, AN ALABAMA LIMITED  
LIABILITY COMPANY

  
By Ginger S. Carpenter  
Managing Member

  
20190201000034030 1/3 \$246.00  
Shelby Cnty Judge of Probate, AL  
02/01/2019 01:21:20 PM FILED/CERT

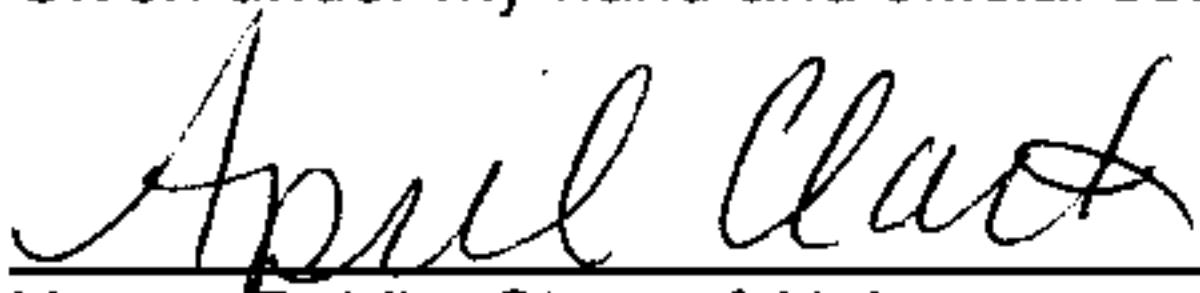
Shelby County, AL 02/01/2019  
State of Alabama  
Deed Tax: \$225.00

State of Alabama

County of Shelby

I, April Clark, a Notary Public in and for the said County in said State, hereby certify that Ginger S. Carpenter as Managing Member of Sun Valley Farms, LLC, an Alabama Limited Liability Company, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31st day of January, 2019.

  
Notary Public, State of Alabama  
April Clark  
My Commission Expires: September 22, 2020




**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Commence at a 1/2" rebar in place being the Northwest corner of the Northwest one-fourth of the Southwest one-fourth of Section 2, Township 20 South, Range 2 East, Shelby County, Alabama; thence proceed South 00°53'21" East along the West boundary of the Northwest one-fourth of the Southwest one-fourth of said Section for a distance of 105.84 feet to a 1/2" rebar in place; thence proceed South 00°50'38" East along the West boundary of said quarter-quarter Section for a distance of 150.14 feet to a 1/2" rebar in place, said point being the point of beginning. From this beginning point proceed North 89°50'07" East for a distance of 1216.57 feet (set 1/2" rebar CA-0114-LS); thence proceed South 00°40'32" West for a distance of 1231.91 feet; thence proceed South 60°21'33" West for a distance of 41.39 feet (set 1/2 " rebar CA-0114-LS); thence proceed South 66°27'28" West for a distance of 87.26 feet (set 1/2 " rebar CA-0114-LS); thence proceed South 73°30'02" West for a distance of 78.80 feet (set 1/2 " rebar CA-0114-LS); thence proceed South 79°02'13" West for a distance of 157.00 feet (set 1/2 " rebar CA-0114-LS); thence proceed North 12°01'05" West for a distance of 25.06 feet (set 1/2 " rebar CA-0114-LS); thence proceed South 73°07'31" West for a distance of 103.13 feet (set 1/2 " rebar CA-0114-LS); thence proceed South 64°17'07" West for a distance of 84.99 feet (set 1/2 " rebar CA-0114-LS); thence proceed South 48°31'47" West for a distance of 118.26 feet (set 1/2 " rebar CA-0114-LS); thence proceed South 76°23'27" West for a distance of 71.15 feet (set 1/2 " rebar CA-0114-LS); thence proceed South 82°56'45" West for a distance of 200.64 feet (set 1/2 " rebar CA-0114-LS); thence proceed South 67°48'27" West for a distance of 50.25 feet (set 1/2 " rebar CA-0114-LS) to a point on the Easterly right-of-way of Sun Valley Road; thence proceed North 28°57'06" West along the Easterly right-of-way of said road for a distance of 535.32 feet to a 1/2" rebar in place being its point of intersection with the West boundary of said Northwest one-fourth of the Southwest one-fourth; thence proceed North 00°43'48" West along the West boundary of said quarter-quarter Section for a distance of 1048.54 feet to the point of beginning.

The above described land is located in the West 1/2 of the Southwest one-fourth of Section 2, Township 20 South, Range 2 East, Shelby County, Alabama.

According to the survey of Christopher M. Ray, Ala. Reg. No. 26017, dated December 5, 2018.

  
20190201000034030 2/3 \$246.00  
Shelby Cnty Judge of Probate, AL  
02/01/2019 01:21:20 PM FILED/CERT

## Real Estate Sales Validation Form

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

Grantor's Name Sun Valley Farms, LLC, an Alabama  
Limited Liability Company

Mailing Address 1396 Sun Valley Rd

Property Address 1494 Sun Valley Rd.  
Harpersville, AL 35078

Grantee's Name Brandon Gardner  
Morgan Alexandra Crosby

Mailing Address 159 Hwy 83  
Harpersville, AL 35078

Date of Sale January 31, 2019  
Total Purchase Price \$224,800.00

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  
☐ Other

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 of 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 January 28, 2019

Print Sun Valley Farms, LLC, an Alabama Limited Liability  
Company

Unattested

Sign Dan S Carpenter  
(Grantor/Grantee/Owner/Agent) circle one

(verified by)



20190201000034030 3/3 \$246.00  
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Form RT-1