

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: S-19-25294

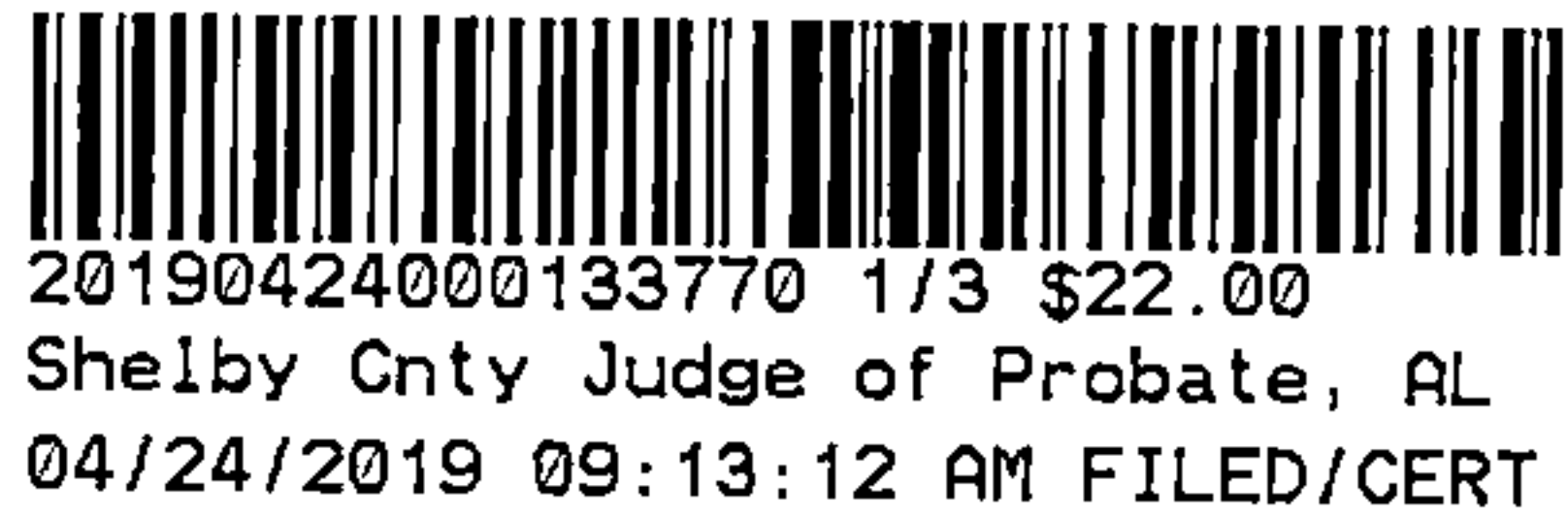
Send Tax Notice To: Julie K. Wakefield
AL
252 Ranch Rd
Harpersville, AL 35078

CORPORATION FORM WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby



That in consideration of the sum of **Thirty Thousand Dollars and No Cents (\$30,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Sun Valley Farms, LLC**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Julie K. Wakefield**, (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

\$213,323.00 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 Grantee, his, her or their heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its member, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 18th day of April, 2019.

SUN VALLEY FARMS, LLC

By Ginger Carpenter
Managing Member

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for said County in said State, hereby certify that Ginger Carpenter as Managing Member of Sun Valley Farms, LLC is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 18th day of April, 2019.

Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 22, 2020



EXHIBIT "A"
LEGAL DESCRIPTION

A parcel in the Northeast Quarter of the Northwest Quarter and part of the Southeast Quarter of the Northwest Quarter of Section 2, Township 20 South, Range 2 East in Shelby County, Alabama and being more particularly described as follows:

Commence at an existing concrete monument at the Northwest corner of said section and run North 87 degrees 11 minutes 40 seconds East along the North line of said section for 491.39 feet to an existing 1/2 inch rebar on the South right of way of U.S. Highway 280; thence South 55 degrees 05 minutes 50 seconds East along said South right of way 1860.13 feet to an existing concrete monument at the Point of Beginning; thence (leaving right of way) run South 34 degrees 43 minutes 50 seconds West for 419.97 feet to an existing 1/2 inch solid iron; thence South 55 degrees 18 minutes 10 seconds East for 210.05 feet to an existing 2 inch pipe; thence North 34 degrees 43 minutes 20 seconds East for 419.17 feet to an existing 1/2 inch rebar on the South right of way of U.S. Highway 280; thence North 55 degrees 05 minutes 05 seconds West along said right of way for 210.00 feet to the Point of Beginning.



20190424000133770 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
04/24/2019 09:13:12 AM FILED/CERT



20190424000133770 3/3 \$22.00
Shelby Cnty Judge of Probate, AL
04/24/2019 09:13:12 AM 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
Mailing Address 1396 Sun Valley Rd
Harpersville, AL 35078

Grantee's Name Julie K. Wakefield
Mailing Address 252 Ranch Rd
Harpersville AL 35078

Property Address 3089 Highway 280
Harpersville, AL 35078

Date of Sale April 18, 2019
Total Purchase Price \$30,000.00
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	☐ Appraisal
☒ Sales Contract	☐ Other
☐ 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 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 April 18, 2019

Print Sun Valley Farms, LLC

Unattested

Sign

Debra Carpenter
(Grantor/Grantee/Owner/Agent) circle one

(verified by)