

STATE OF ALABAMA)  
COUNTY OF SHELBY)

WARRANTY DEED

20190708000242920 1/1 \$75.00  
Shelby Cnty Judge of Probate, AL  
07/08/2019 02:29:52 PM FILED/CERT

**KNOW ALL MEN BY THESE PRESENTS,** That for and in consideration of three hundred sixty thousand and no/100 (\$360,000.00) being the contract sales price, to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, Catanese Land, LLC an Alabama limited liability company (GRANTOR) whose address is 4643 Highway 280, Suite M, Birmingham, AL 35242 does grant, bargain, sell and convey unto FARM FOR HOPE, INC. a not for profit corporation (GRANTEE) whose address is 53707 Highway 25, Vandiver, Alabama 35176, in and to the following described real estate situated in Shelby County, Alabama to-wit:

LOT 1, ACCORDING TO THE SURVEY OF 29 DREAMS, AS RECORDED IN MAP BOOK 28, PAGE 38, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. AKA 53707 HIGHWAY 25, VANDIVER, ALABAMA 35176

**Subject to:**

Ad valorem taxes due October 1, 2019.

Minerals and mining rights not owned by Grantor

Rights of others in and to the use of the Easement in INST NO 2000-33755.

Matters as shown on record map, encroachment of Pittman Drive over the East side of captioned lands as shown on Tax Assessor's Map. .

**\$300,000.00 of the consideration was paid from the proceeds of a purchase money mortgage given to secure a vendor's lien.**

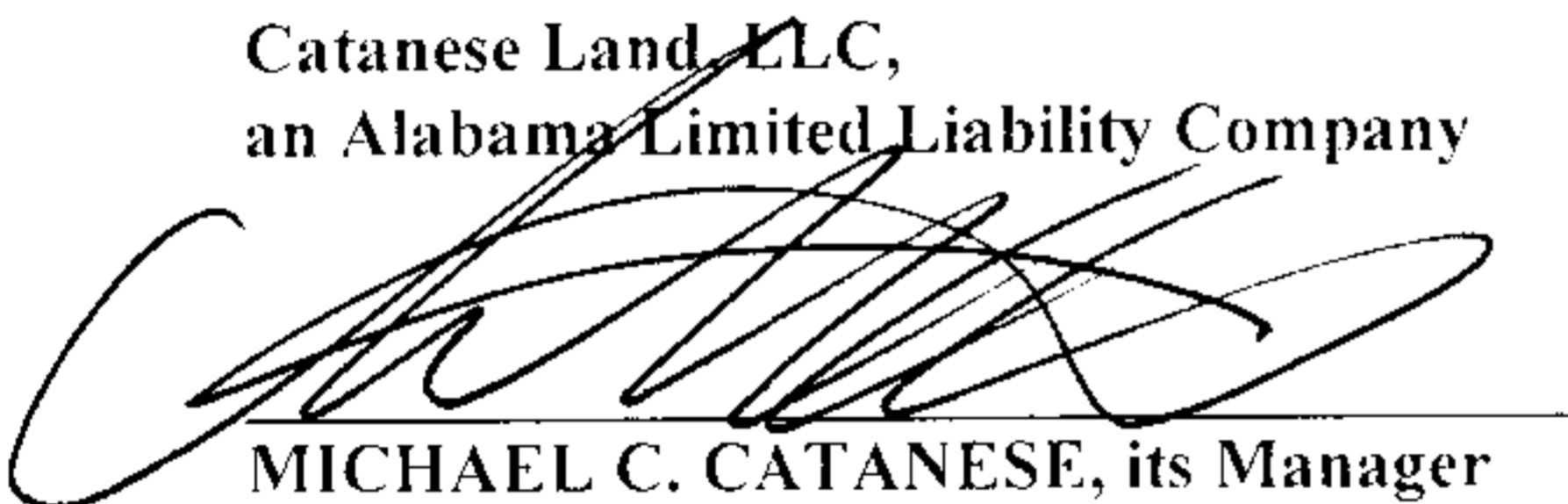
**GRANTOR is a single member limited liability company.**

**TO HAVE AND TO HOLD** unto the said GRANTEE its successors and assigns forever.

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

**IN WITNESS WHEREOF,** the said GRANTOR has caused this conveyance to be executed this the 3rd day of July, 2019.

**Catanese Land, LLC,  
an Alabama Limited Liability Company**

  
**MICHAEL C. CATANESE, its Manager**

State of Alabama)  
Jefferson County)

I, Gene W. Gray, Jr., a Notary Public, in and for said County in said State, hereby certify that Michael C. Catanese whose name as Manager of Catanese Land, LLC, an Alabama Limited Liability Company 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 said conveyance, he, as such officer, and with full authority, executed the same voluntarily for and as the act of said limited liability company.  
Given under my hand and official seal of office this 3rd day of July, 2019.

  
Gene W. Gray, Jr.  
Commission Expires: 11/09/22

This instrument prepared by:  
Gene W. Gray, Jr.  
2100 Southbridge Parkway, #338  
Birmingham, AL 35209  
File 219185  
205-879-3400

Send tax notice to:  
FARM FOR HOPE, INC.  
c/o TOM POWERS  
53707 Highway 25  
Vandiver, AL 35176  
04-2-10-0-001-031.011