

**THIS INSTRUMENT PREPARED BY:**

Lawrence C. Weaver  
Wilmer & Lee, P.A.  
P.O. Box 1429  
Decatur, Alabama 35602

  
20190807000284400 1/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
08/07/2019 10:26:41 AM FILED/CERT

**STATE OF ALABAMA**

**NO TITLE SEARCH REQUESTED**

**COUNTY OF SHELBY**

**NO TITLE OPINION GIVEN**

**STATUTORY WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:**

That for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration, to the undersigned grantor, Alabama Farmers Cooperative, Inc., an Alabama agricultural cooperative association (hereinafter referred to as "Grantor"), in hand paid by Talladega County Exchange, Inc., an Alabama agricultural cooperative association (hereinafter referred to as "Grantee"), the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto the said Grantee, the following described real estate (hereinafter referred to as the "Property"), situated in Shelby County, Alabama, to wit:

**Parcel One:**

Commence at the SE corner of Section 27, Township 21 South, Range 1 West; thence North along Section line a distance of 3688.08 feet to a point; thence West a distance of 1322.54 feet to a point; thence South 83 deg. 08' West a distance of 282.77 feet to a 6" x 6" concrete marker having a brass plate imbedded in the top; thence North 3 deg. 30' West a distance of 234.23 feet to a point on the North 40 foot right of way line of State Highway No. 70; thence turn an angle of 88 deg. 09' to the right and run a distance of 465.03 feet to point of beginning of parcel herein described; thence turn an angle of 88 deg. 35' to left and run in a Northerly direction a distance of 313.06 feet to a point; thence turn an angle of 90 deg. to the right and run in an Easterly direction 208.71 feet to a point; thence turn an angle of 90 deg. 00' to the right and run in a Southerly direction a distance of 313.06 feet to the point on North 40 foot right of way line of said State Highway 70; thence turn an angle of 90 deg. to right and run in a Westerly direction along said right of way line a distance of 208.71 feet to point of beginning, said parcel lying in the NE-1/4 of NE-1/4 and in SE-1/4 of NE-1/4 of Section 27, Township 21 South, Range 1 West, and containing 1.5 acres, more or less.

**Parcel Two:**

Commence at the SE corner of Section 27, Township 21 South, Range 1 West; thence North along Section line a distance of 3688.08 feet to a point; thence West a distance of 1322.54 feet to a point being marked by a 6" x 6" concrete monument with brass plate imbedded in top; thence South 83 deg. 08' West a distance of 282.77 feet to a 6" x 6" concrete marker having a brass plate imbedded on the top; thence North 3 deg. 30' West a distance of 234.23 feet to a point; on the North 40 foot right of way line of State Highway 70; thence turn an angle of 88 deg. 09' to the right and run a distance of

465.03' to a point; thence turn an angle of 88 deg. 35' to the left and run in a Northerly direction a distance of 313.06' to the point of beginning; thence continue in a Northerly direction a distance of 104.35' to a point; thence turn an angle of 90 deg. to the right and run in an Easterly direction a distance of 208.71' to a point; thence turn an angle of 90 deg. to the right and run in a Southerly direction a distance of 104.35' to a point; thence turn an angle of 90 deg. to the right and run in a Westerly direction a distance of 208.71 feet to the point of beginning. Said parcel of land is lying in NE-1/4 of NE-1/4, Sec. 27, Township 21 S, Range 1 West, and contains .5 acre.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns, forever.

The Grantor does for itself, its successors and assigns, covenant with the said Grantee, its successors and assigns, that the Grantor, its successors and assigns, shall warrant and defend the title to the Property hereby conveyed to the Grantee, its successors and assigns forever, against the lawful claims of all persons claiming by, through, or under the Grantor, but not further or otherwise.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

|                                     |                                     |
|-------------------------------------|-------------------------------------|
| Grantor's Name and Mailing Address: | Grantee's Name and Mailing Address: |
| Alabama Farmers Cooperative, Inc.   | Talladega County Exchange, Inc.     |
| Post Office Box 2227                | Post Office Box 816                 |
| Decatur, Alabama 35609              | Talladega, Alabama 35160            |

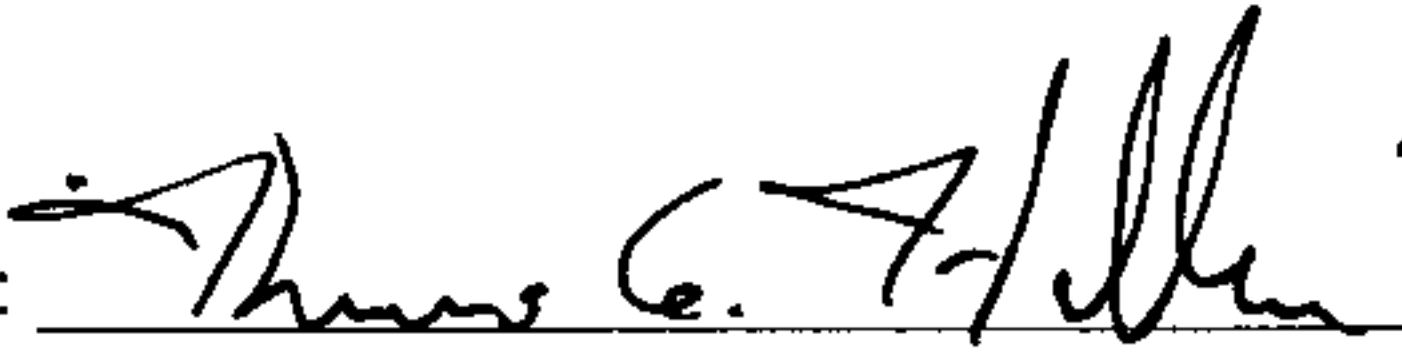
Property Address: 502 Highway 70, Columbiana, Alabama

Purchase Price: \$222,148.48

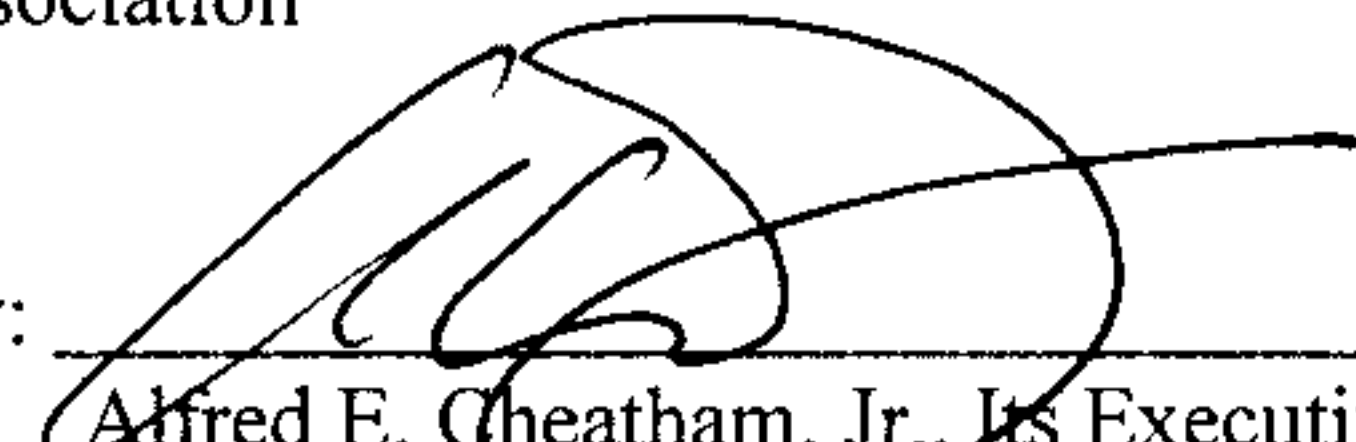
The Purchase Price of the Property can be verified by the closing statement.

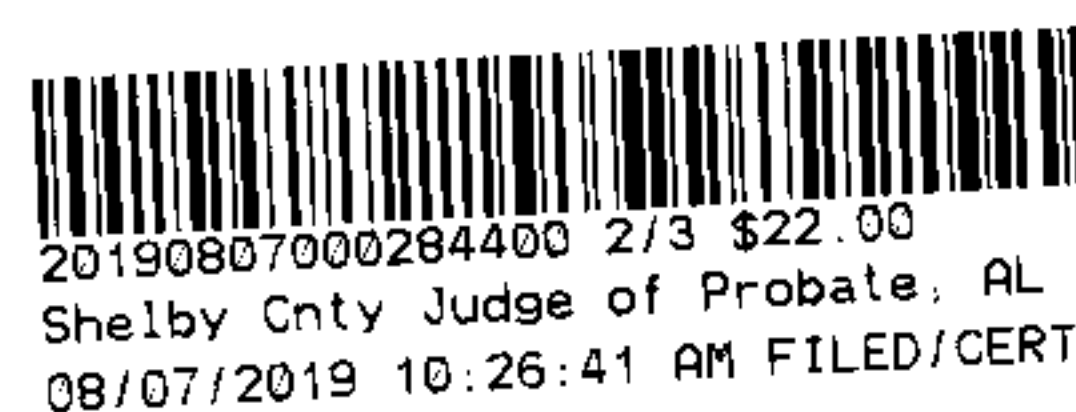
IN WITNESS WHEREOF, the said Alabama Farmers Cooperative, Inc. has caused this document to be executed by its executive vice president, Alfred E. Cheatham, Jr., and its secretary, Thomas G. Hallin, who are thereunto duly authorized, on this the \_\_\_\_ day of June, 2019.

ATTEST:

By:   
Thomas G. Hallin, Its Secretary

Alabama Farmers Cooperative, Inc.,  
an Alabama agricultural cooperative  
association

By:   
Alfred E. Cheatham, Jr., Its Executive  
Vice President

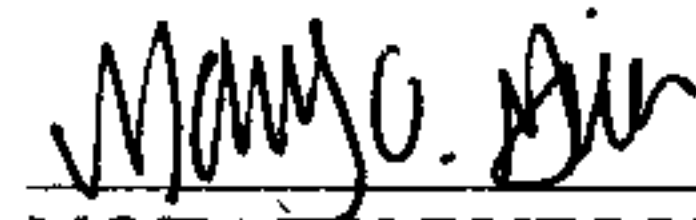


**STATE OF ALABAMA**

**COUNTY OF MORGAN**

I, the undersigned, a Notary Public in and for aforesaid state and county, hereby certify that Alfred E. Cheatham, Jr. and Thomas G. Hallin, whose names as executive vice president and secretary, respectively, of Alabama Farmers Cooperative, Inc., an Alabama agricultural cooperative association, are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, they, as such officers and with full authority, executed the same voluntarily for and as the act of said association on the day the same bears date.

Given under my hand and official seal of office this 19 day of June, 2019.



NOTARY PUBLIC

My Commission Expires: July 31, 2019

**Grantee's Address:**

Talladega County Exchange, Inc.  
P.O. Box 816  
Talladega, Alabama 35060

\\AFC\\Talladega County Exchange\\Purchase of Mid-State Property from AFC\\Deed from AFC to Talladega - Mid-State property rev.doc

  
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