

This Instrument was Prepared by:

Send Tax Notice To: Coosa Valley Sod Farm LLC

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

714 Old Lokey Ferry Rd
Wilsonville, AL 35186

CORPORATION STATUTORY WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Fifteen Thousand Dollars and No Cents (\$15,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Town of Wilsonville**, (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 **Coosa Valley Sod Farm LLC**, (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

This conveyance is subject to outstanding ad valorem taxes for 2019 and subsequent years, statutory rights of redemption, restrictive covenants, rights of way, easement and reservations of record that apply to the herein above described real property.

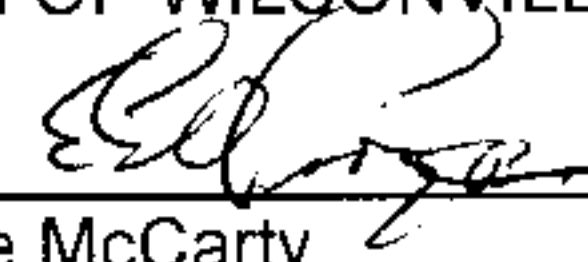
\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee, his, her or their heirs and assigns forever.

AND THE GRANTOR HEREBY COVENANT, with the Grantee, except as above noted, that at the time of the delivery of this Deed, the premises were free from all encumbrances made by it and that it will warranty and defend the same against the lawful claims and demands of all persons claiming, by, through or under it but against none other.


IN WITNESS WHEREOF, the said Grantor, by its Mayor, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 8th day of August, 2019.

TOWN OF WILSONVILLE


By Lee McCarty
Mayor

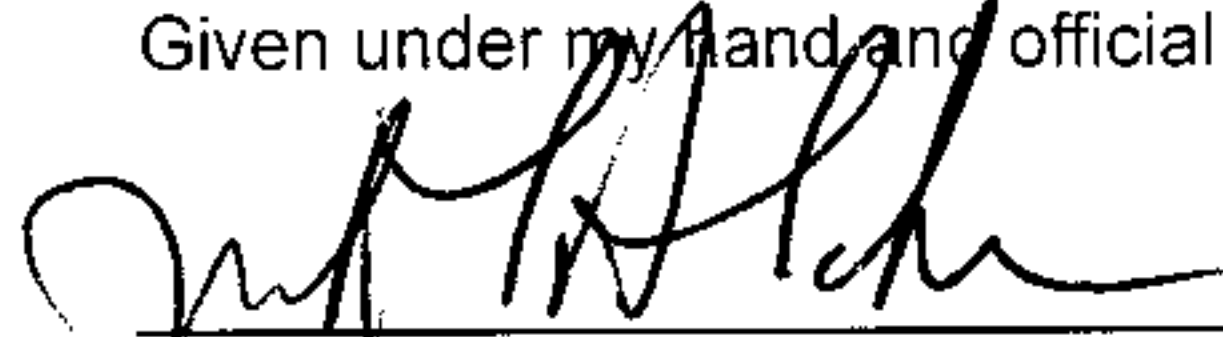
State of Alabama

County of Shelby

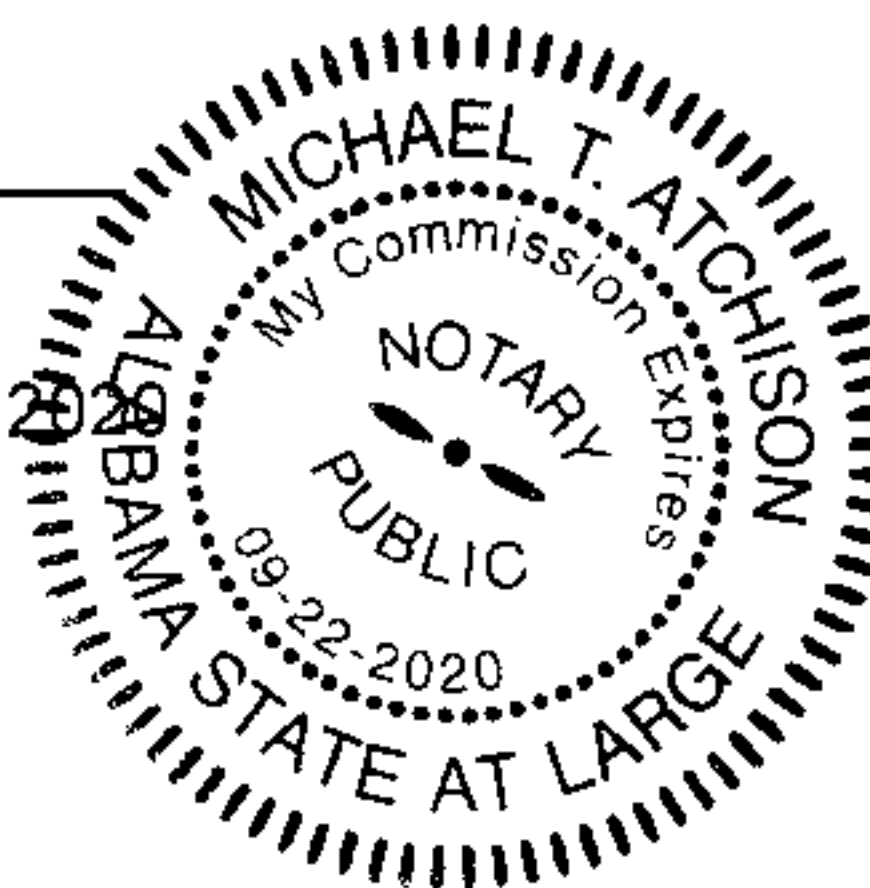

20190813000292600 1/3 \$36.00
Shelby Cnty Judge of Probate, AL
08/13/2019 09:52:01 AM FILED/CERT

I, Mike T. Atchison, a Notary Public in and for said County in said State, hereby certify that Lee McCarty as Mayor of Town of Wilsonville 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 8th day of August, 2019.


Notary Public, State of Alabama
Mike T. Atchison

My Commission Expires: September 22, 2020




Shelby County, AL 08/13/2019
State of Alabama
Deed Tax: \$15.00

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the Northeast corner of Section 14, Township 21 South, Range 1 East; thence run southerly along the east boundary of said Section 14 for 957.86 feet; thence turn an deflection angle of 90 deg. 00 min. to the right and run westerly for 1438.49 feet to the point of intersection with the west right of way line of Alabama Highway 145, being an iron and the point of beginning of the parcel of land herein described; thence turn a deflection angle of 37 deg. 40 min. to the right and leaving said right of way run 160.00 feet to an iron; thence turn an deflection angle of 90 deg. 00 min. to the left and run 200.00 feet to an iron; thence turn an deflection angle of 90 deg. 00 min. to the left and run 160.00 feet to an iron, being a point on the said west right of way line of Alabama Highway 145; thence turn a deflection angle of 89 deg. 29 min. 40 sec. to the left and run along said right of way along a curve to the left having a radius of 11334.16 feet and a central angle of 1 deg. 00 min. 40 sec., for an arc distance of 200.00 feet to the point of beginning. Said parcel is lying in the NW 1/4 of the NE 1/4, Section 14, Township 21 South, Range 1 East, and contains 0.73 acre.

10-foot wide easement: Commence at the Northeast Corner of Section 14, Township 21 South, Range 1 East; thence run southerly along the east boundary of said Section 14 for 957.86 feet; thence turn an deflection angle of 90 deg. 00min. to the right and run westerly for 1438.49 feet to the point of intersection with the west right of way line of Alabama Highway 145, and being the point of beginning of the easement herein described; thence run northerly along said right of way along a curve to the left, having a radius of 11334.16 feet, for an arc distance of 643 feet to the PT of a curve, being at Station 673+34; thence continue northerly along said west right of way line for 1366 feet to Station 687+00; thence turn a deflection angle of 5 deg. 42 min. 38 sec. to the left and continue along said right of way line for 100.50 feet to Station 688+00; thence turn a deflection angle of 5 deg. 42 min. 38 sec. to the right and continue along said right of way and along a tangent section for 370 feet, more or less, to the point of ending of property owned by James Walker Ingram, said point being the southwest property corner of a parcel owned by R. C. & K. H. Crossland, and being the point of ending of said easement. Said easement is 10 feet in width with the above described right of way line being the east boundary of said easement. It is the intent of this easement description to be a 10 foot strip running along and parallel to the west right of way boundary line of Alabama Highway 145 from the 0.73 acre parcel described above and the end of Ingram property lying along Alabama Highway 145 to the north.


20190813000292600 2/3 \$36.00
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Real Estate Sales Validation Form

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

Grantor's Name Town of Wilsonville
Mailing Address PO Box 70
Wilsonville AL 35186

Grantee's Name Coosa Valley Sod Farm LLC
Mailing Address 714 Old Lake Ferry Rd
Wilsonville AL 35186

Property Address VACANT
Wilsonville, AL 35051

Date of Sale August 08, 2019
Total Purchase Price \$15,000.00
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
☒ 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 August 06, 2019

Print Town of Wilsonville

Unattested

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

20190813000292600 3/3 \$36.00
Shelby Cnty Judge of Probate, AL
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Form RT-1