

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Nine Points, LLC
161 Lakeland Ridge
Chelsea, AL 35043

STATE OF ALABAMA

)

GENERAL WARRANTY DEED

:

COUNTY OF SHELBY

)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Six Hundred Forty-Six Thousand Five Hundred Ninety Eight and 00/100 (\$646,598.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **IRA Innovations, LLC, an Alabama limited liability company, FBO, Robert Connor Farmer SEP, IRA, and Connor Farmer, a married man, and Round Too Investments, LLC, an Alabama limited liability company** (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Nine Points, LLC, an Alabama limited liability company** (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

Subject To:

Ad valorem taxes for 2020 and subsequent years not yet due and payable until October 1, 2020.

Existing covenants and restrictions, easements, building lines and limitations of record.

\$500,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

The property conveyed herein does not constitute the homestead of the grantor nor that of his spouse.

This instrument is executed as required by the Articles of Organization and Operational Agreement of said limited liability company and same have not been modified or amended.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, assigns, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; that GRANTORS have a good right to sell and convey the said Real Estate; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns forever against the lawful claims of all persons.



20191010000374390 1/6 \$686.00
Shelby Cnty Judge of Probate, AL
10/10/2019 11:46:08 AM FILED/CERT

Shelby County, AL 10/10/2019
State of Alabama
Deed Tax: \$647.00

CLAYTON T. SWEENEY, ATTORNEY AT LAW

IN WITNESS WHEREOF, said GRANTOR has through its duly authorized representative hereunto set its hand and seal this the 2nd day of October, 2019.

IRA Innovations, LLC FBO
Robert Connor Farmer SEP, IRA

By: [Signature]
William P. Gulas, Manager

STATE OF ALABAMA)

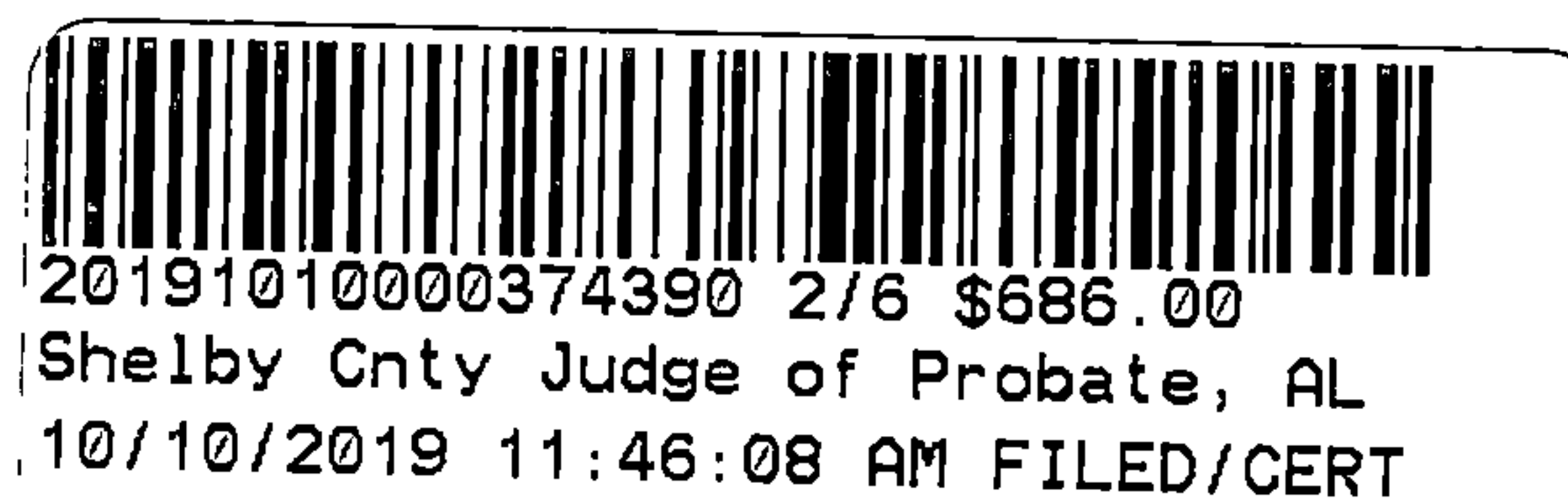
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that William P. Gulas, whose name as Manager of IRA Innovations, LLC, an Alabama limited liability company, FBO, Robert Connor Farmer SEP, Ira, is signed to the foregoing Instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he as such Officer and with full authority, signed the same voluntarily for and as the act of said limited liability company.

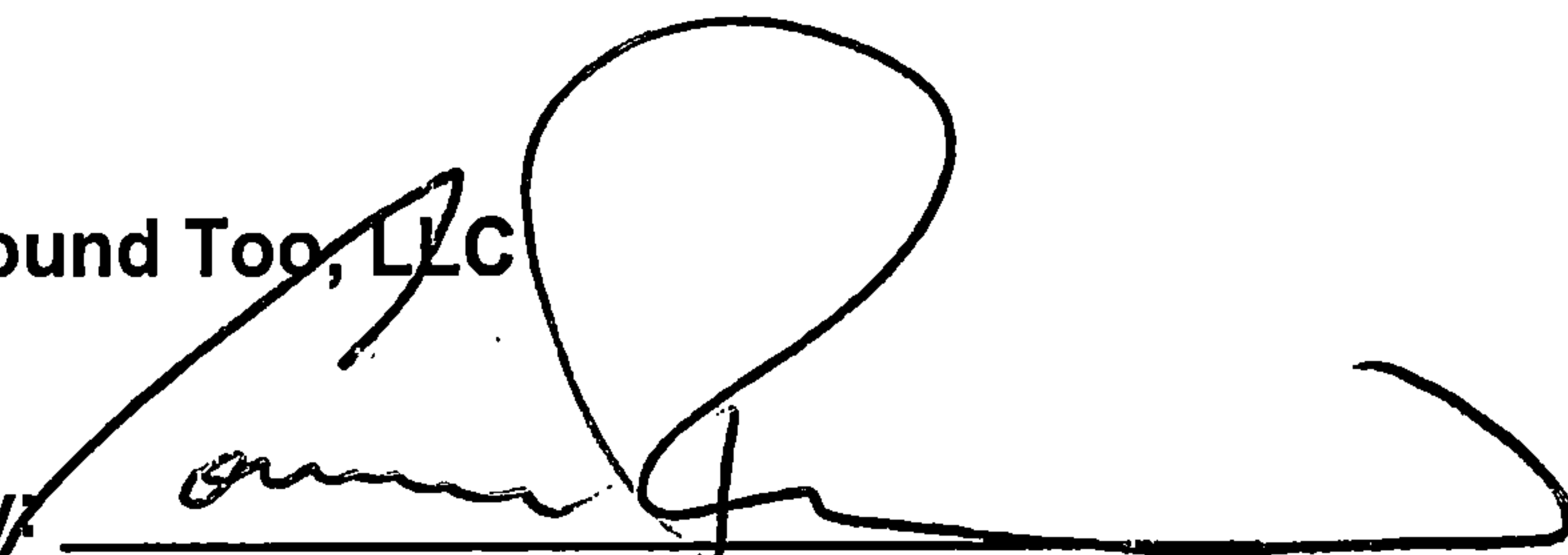
IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 2 day of October, 2019.

[Signature]
NOTARY PUBLIC
My Commission Expires: July 7, 2020

INGRID ELISHA HOLCOMBE
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
July 07, 2020



IN WITNESS WHEREOF, said GRANTOR has through its duly authorized representative hereunto set its hand and seal this the **2nd** day of **October, 2019**.

Round Too, LLC
By: 
Connor Farmer, Manager

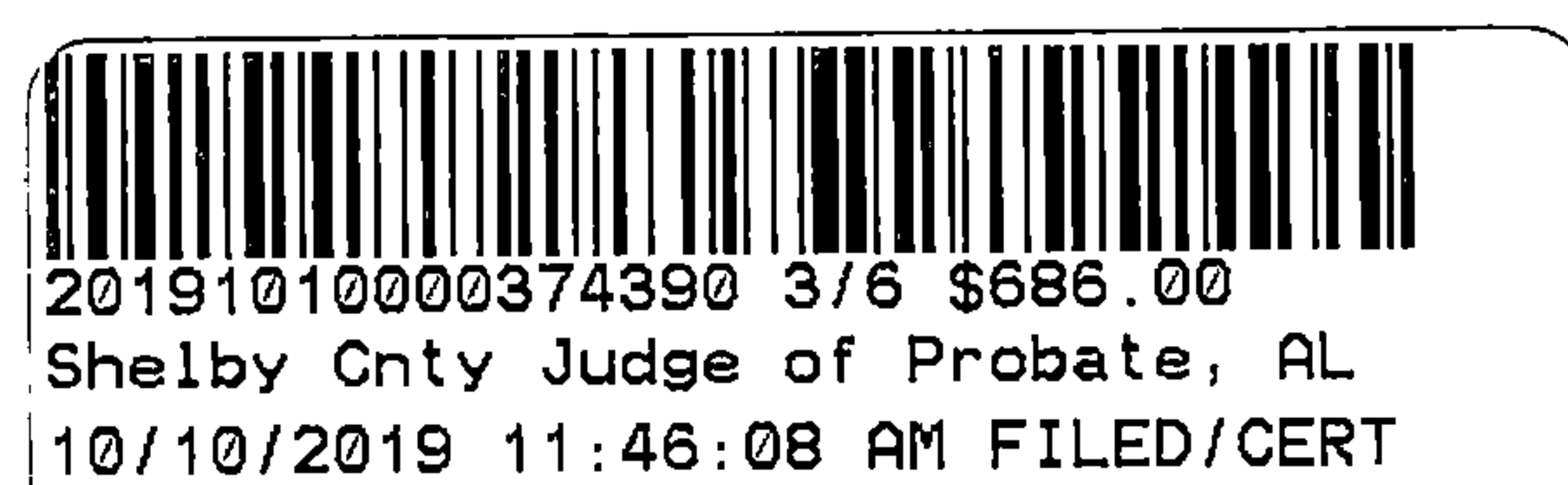
STATE OF ALABAMA)

COUNTY OF JEFFERSON)

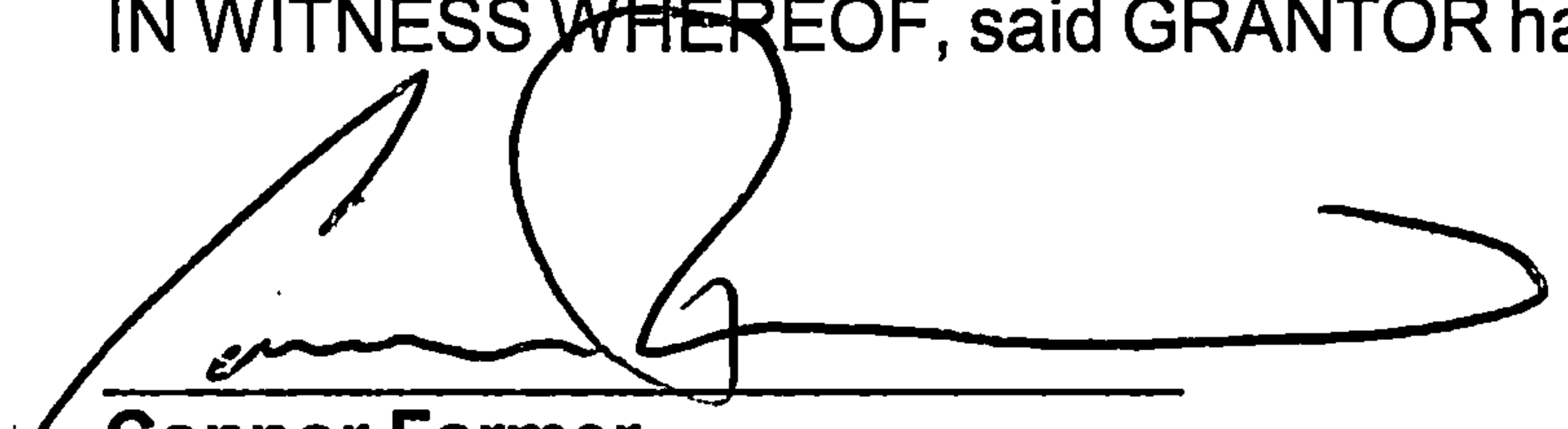
I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Connor Farmer, whose name as Manager of Round Too, LLC, an Alabama limited liability company, is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he as such Officer and with full authority, signed the same voluntarily for and as the act of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 2nd day of October, 2019.


NOTARY PUBLIC
My Commission Expires: 06-02-2023



IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the **2nd** day of **October, 2019**.


Connor Farmer

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Connor Farmer, a married man, whose name 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 Instrument he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 2nd day of October, 2019.


NOTARY PUBLIC
My Commission Expires: 06-02-2023

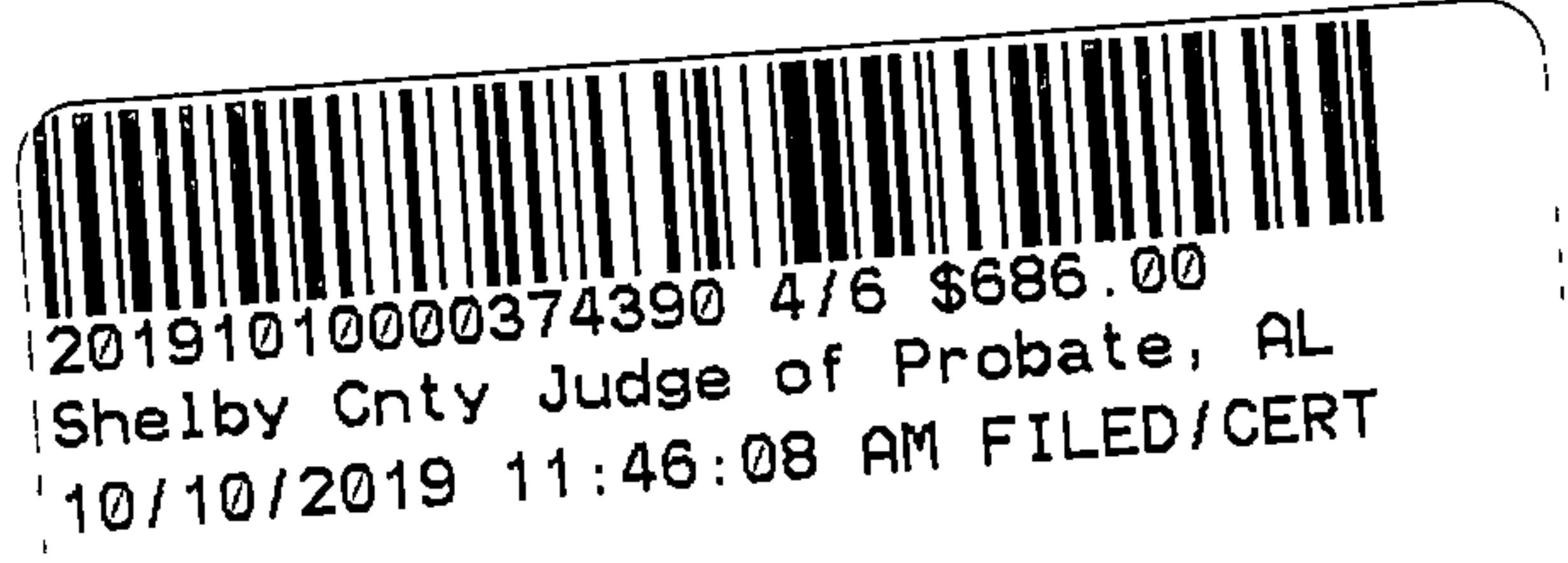
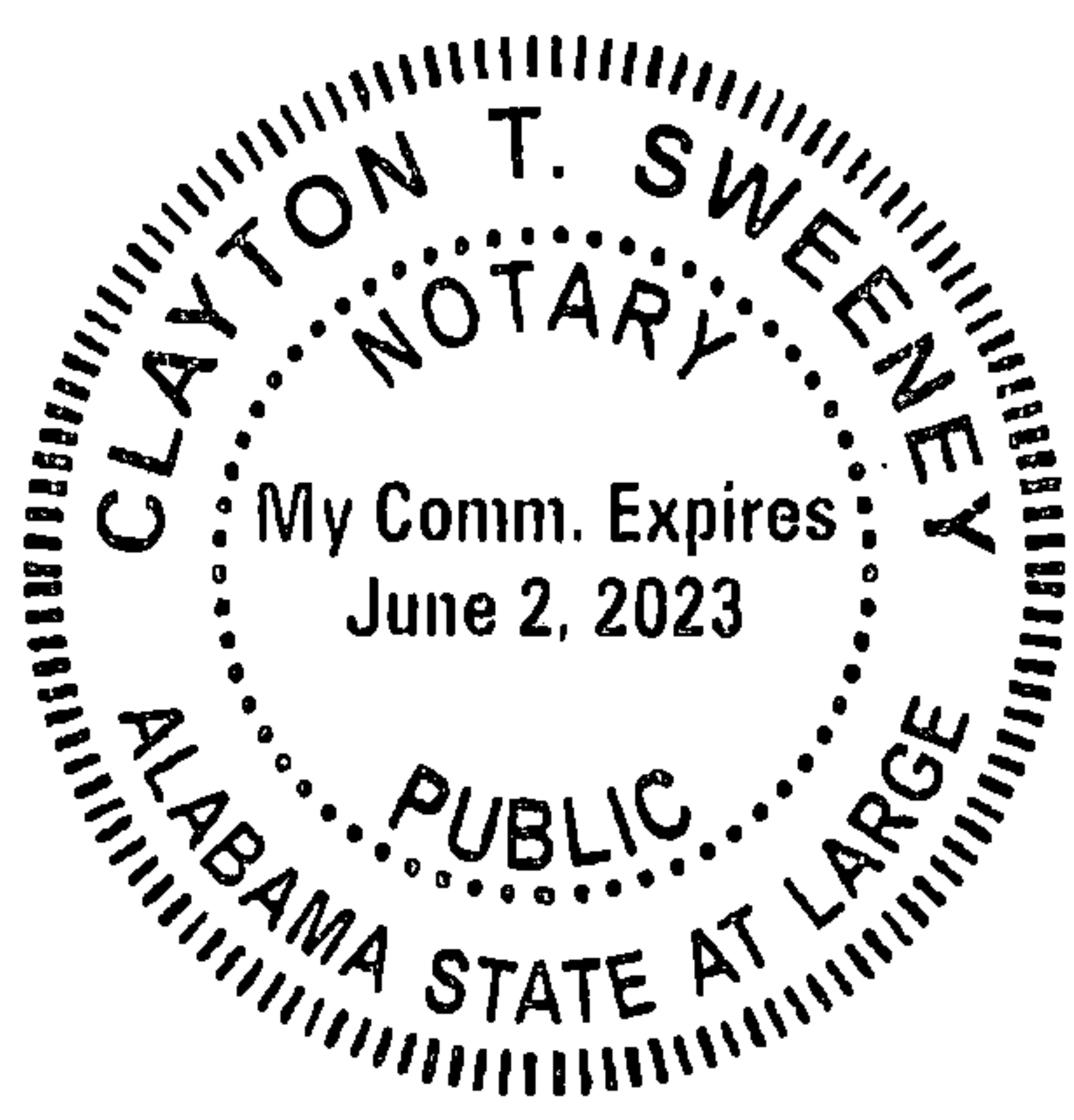


EXHIBIT "A"

PARCEL 1:

Tract of land Situated in the Southwest 1/4 of Section 36, Township 19 South, Range 1 West, Shelby County, Alabama being more particularly described as follows:

Legal Description written from Survey by Hickey Land Surveying, Inc. dated April 22, 2002.

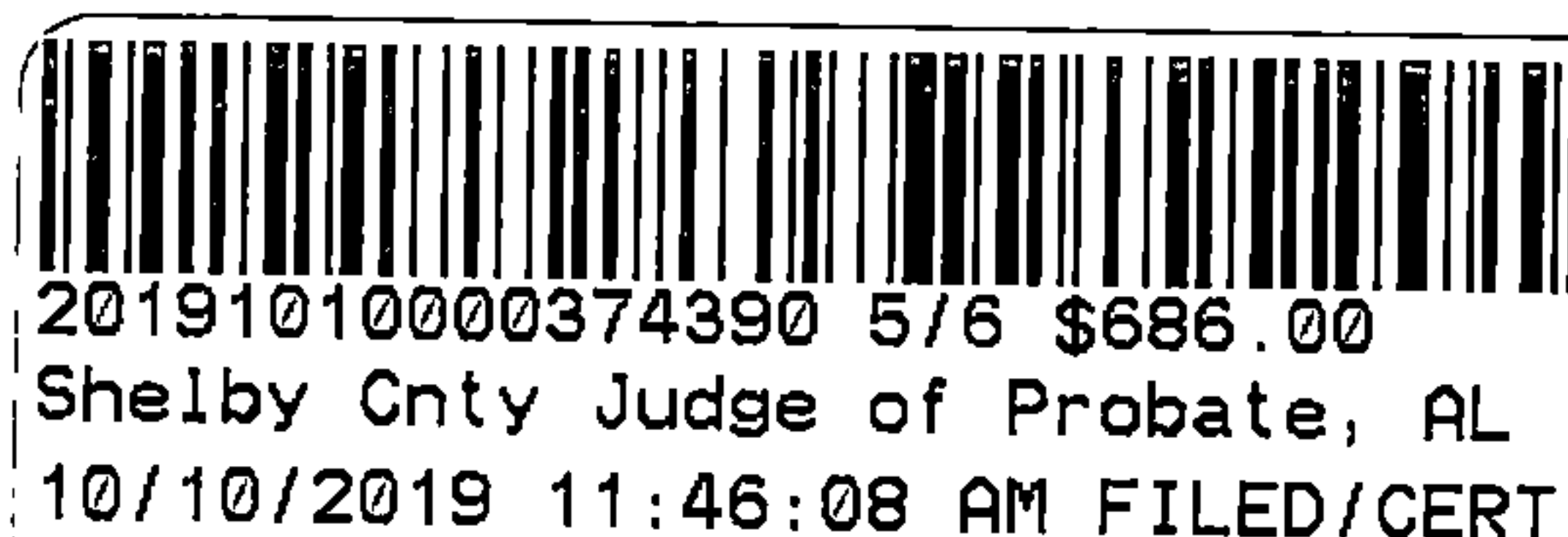
COMMENCE at the Southwest corner of the Southwest 1/4 of the Southwest 1/4 of Section 36, Township 19 South, Range 1 West, Shelby County, Alabama; Thence run North 89°00'05" East along the south line of said 1/4 - 1/4 section a distance of 984.17 feet to a point on the west bank of Little Creek and the POINT OF BEGINNING of the land herein described; Thence run North 89°00'05" East along the south line of said 1/4 - 1/4 section a distance of 1615.93 feet to the Southeast corner of the Southeast 1/4 of the Southwest 1/4 of said section; Thence run North 02°54'25" West along the east line of said 1/4 - 1/4 section a distance of 1061.98 feet to a point; Thence leaving the east line of said 1/4 - 1/4 section run North 89°27'04" West along an accepted property line a distance of 444.65 feet to a point; Thence run North 02°40'55" East along an accepted property line a distance of 229.26 feet to a point; Thence run South 89°17'40" West along an accepted property line a distance of 350.18 feet to a point; Thence run North 00°39'13" East along an accepted property line a distance of 1330.38 feet to a point on the south line of Lot 3, according to the survey of Mitchem Family Subdivision, as recorded in Map Book 27, Page 119, in the Probate Office of Shelby County, Alabama; Thence run South 87°01'14" West along the south line of Lot 3 a distance of 582.75 feet to the southwest corner of said Lot 3; Thence run North 00°43'02" East along the west line of said Lot 3 a distance of 155.86 feet to a point lying on the centerline of Little Creek; Thence run along the centerline of Little Creek having a chord bearing of South 20°58'20" West a distance of 1570.35 feet to a point lying on the north line of the Southwest 1/4 of the Southwest 1/4 of Section 36; Thence leaving the centerline of Little Creek run South 89°39'09" West along the north line of said 1/4 - 1/4 section a distance of 17.20 feet to the west bank of Little Creek; Thence leaving the north line of said 1/4 - 1/4 line run along the west bank of Little Creek having a chord bearing of South 15°39'18" East a distance of 1357.51 feet to a point on the south line of Section 36 and the POINT OF BEGINNING.

PARCEL 2:

Lot 3, Mitchem Family Subdivision, as recorded in Map Book 27, Page 119, in the Probate Office of Shelby County, Alabama.

PARCEL 3:

Beginning at the SE corner of the Northwest 1/4 of Section 36, Township 19 South, Range 1 West; thence run South along the 1/4-1/4 Section line to a point on the West right of way line of Weldon Road; thence run East and Northeast along the right of way of said Weldon Road, following the meanderings thereof, to a point where the West right of way of said road intersects the East boundary of the Northwest 1/4 of said Section; thence South along the East boundary of said Northwest 1/4, 270.53 feet, more or less, to the point of beginning.



Real Estate Sales Validation Form

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

Grantor's Name Round Too Investments, LLC and
IRA Innovations, LLC FBO
Robert Conner Farmer SEP, IRA
and Connor Farmer, Individually

Grantee's Name Nine Points, LLC

Mailing Address 120 Bishop Circle, Pelham, AL 35124
P.O. Box 360750
Birmingham, AL 35236

Mailing Address 161 Lakeland Ridge
Chelsea, AL 35043

Property Address 500 Liberty Road
Chelsea, AL 35043

Date of Sale October 2, 2019

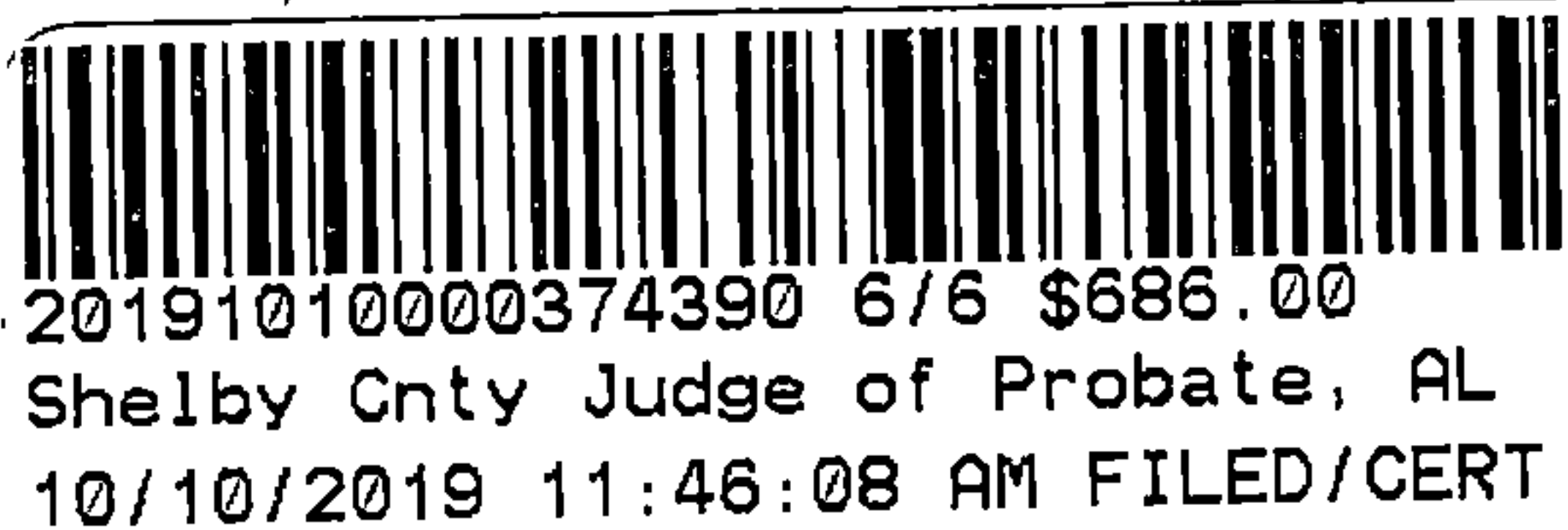
Total Purchase Price \$ 646,598.00

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)

- | | |
|--|--|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input type="checkbox"/> Other – Tax assessor's market value |
| <input type="checkbox"/> Closing Statement | <input type="checkbox"/> Deed |

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 or 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

Round Too Investments, LLC
Print By: Connor Farmer, Manager

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one