

This instrument prepared by:
Michael Galloway
300 Office Park Drive, Suite 310
Birmingham, AL 35223

SEND TAX NOTICE TO:
Shannon Family Farm, LLC
230 Swann Drive
Birmingham, AL 35242

GENERAL WARRANTY DEED

20201109000511430
11/09/2020 11:46:17 AM
DEEDS 1/3

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Six Thousand And No/100 Dollars (\$206,000.00) to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged, I/we, Bryan Scot Pitman, an married man, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Shannon Family Farm, LLC (hereinafter grantees, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

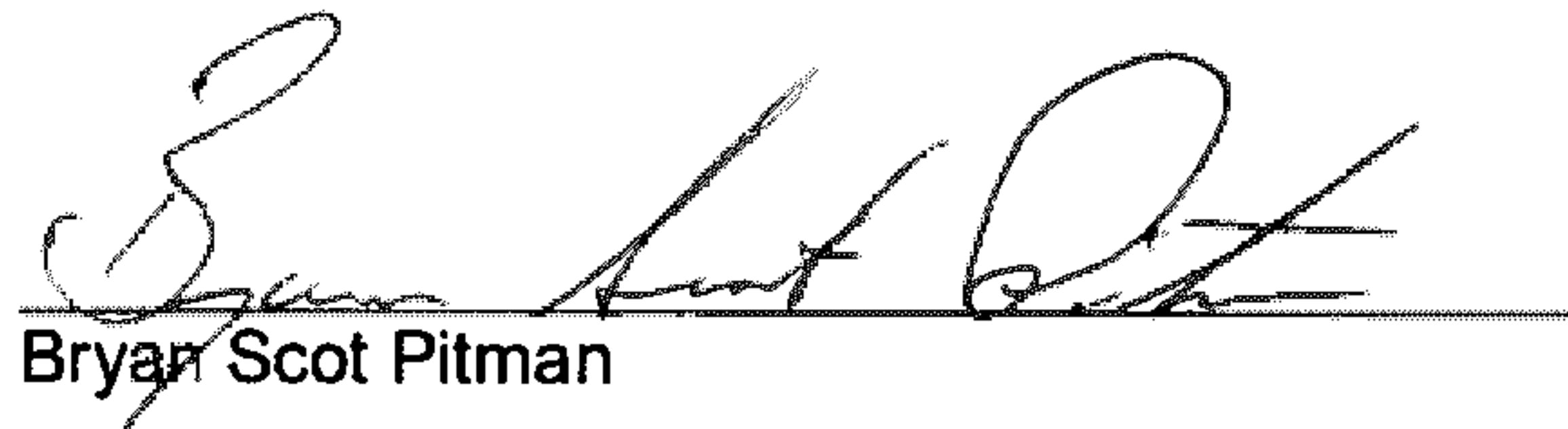
Begin al the Northwest corner of the East 1/2 of the NW 1/4 of the NW 1/4 of Section 23, Township 19 South, Range 2 West, Shelby County, Alabama; thence run East along the North line of said NW 1/4 of NW 1/4 of Section 23, a distance of 367.94 feet to a point in the center of an old road; thence turn right 40° 44' and run Southeasterly along the center of said road a distance of 140.18 feet; thence turn right 80° 00' and run Southwesterly a distance of 267.64 feet; thence turn right 103° 03' and run Northwesterly a distance of 466.45 feet to the Point of Beginning.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

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

TO HAVE AND TO HOLD unto the said grantees, and grantees heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantees, and grantees heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantees, and grantees heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 6th day of November 2020.

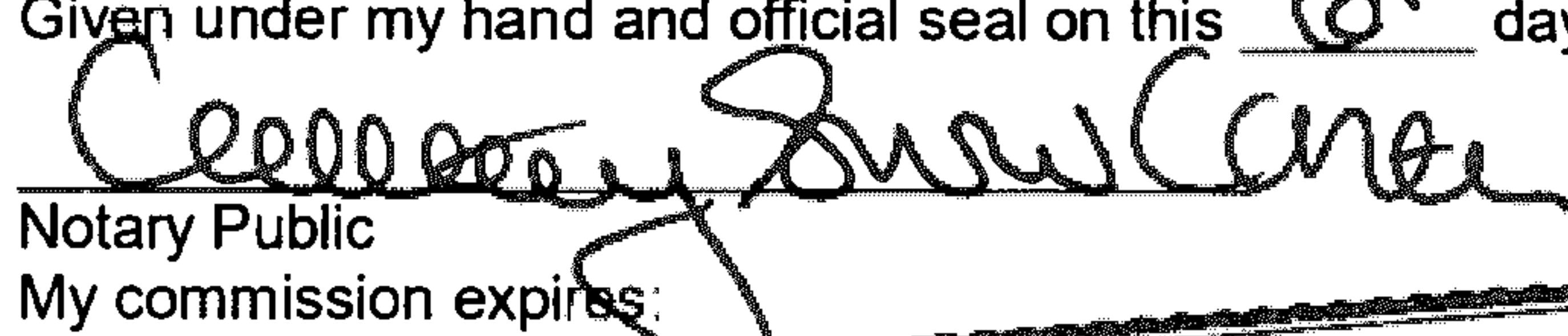


Bryan Scot Pitman

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bryan Scot Pitman 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 conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 6th day of November 2020.



Notary Public
My commission expires:



Real Estate Sales Validation Form

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

Grantor's Name Bryan Scot Pitman

Grantee's Name Shannon Family Farm, LLC

Mailing Address 5354 Meadow Brook Rd
Birmingham, AL 35242Mailing Address 230 Swann Drive
Birmingham, AL 35242Property Address 36 and 48 Swann Dr
Birmingham, AL 35242Date of Sale November 6, 2020
Total Purchase Price \$206,000.00
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 - Bryan Scot Pitman, 5354 Meadow Brook Rd, Birmingham, AL 35242.

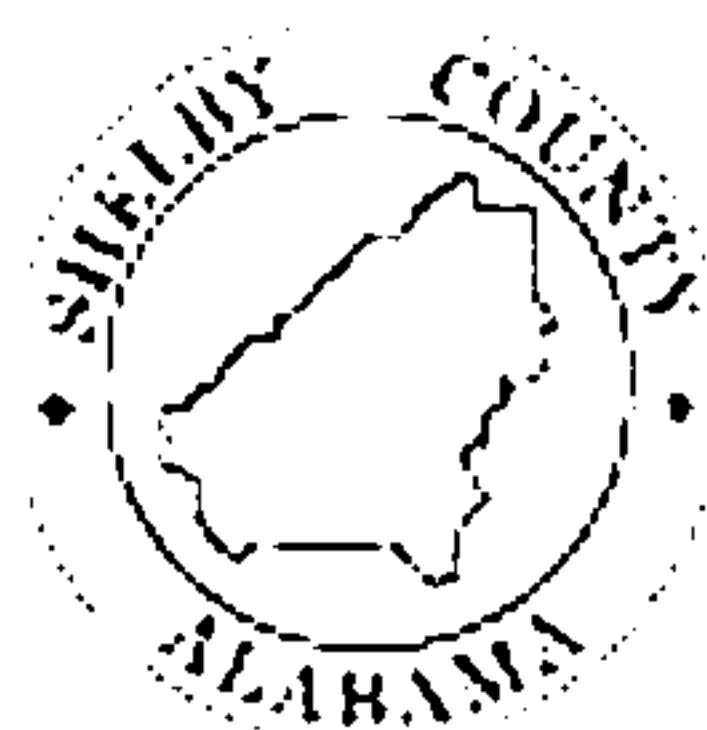
Grantee's name and mailing address - Shannon Family Farm, LLC, 230 Swann Drive, Birmingham, AL 35242.

Property address - 36 and 48 Swann Dr, Birmingham, AL 35242

Date of Sale - November 6, 2020.

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: November 6, 2020

Sign Celloglen
Agent

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/09/2020 11:46:17 AM
\$234.00 JESSICA
20201109000511430

Allison S. Bayard