

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 grantee 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 grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

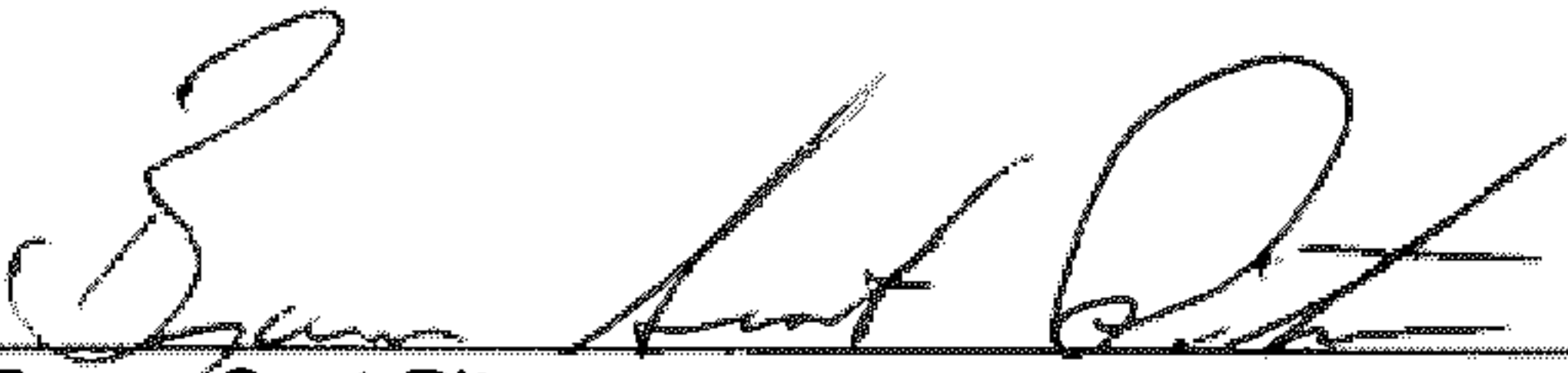
Begin al the Northwest corner of the East 1/2 of the NW 1/4 of the NW 1/4 of Section 23, Township 19 South, Range 2 West, Shelby County, Alabama; thence run East along the North line of said NW 1/4 of NW 1/4 of Section 23, a distance of 367.94 feet to a point in the center of an old road; thence turn 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 grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's 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 grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

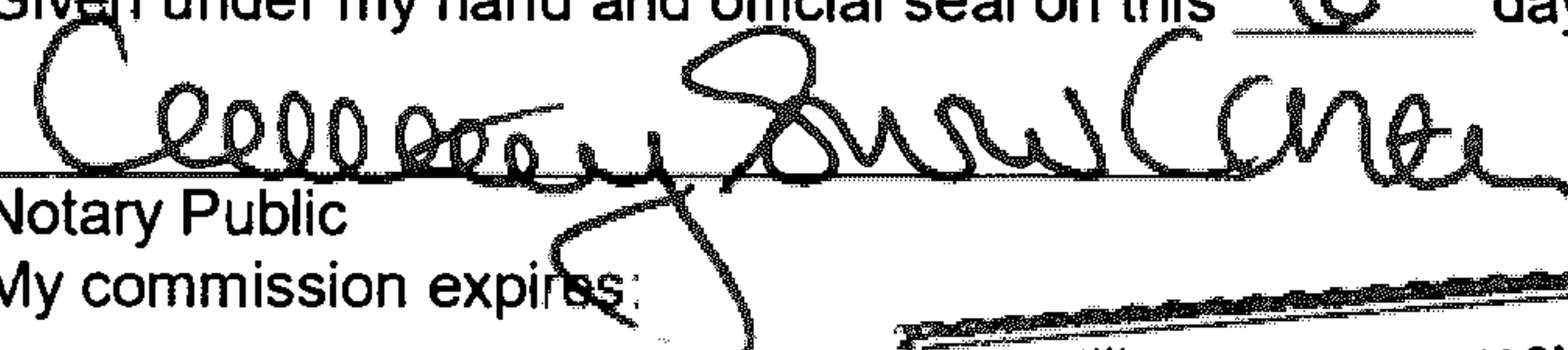
IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 6th day of November 20 20.


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 20 20.


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 35242	Mailing Address	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	\$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.

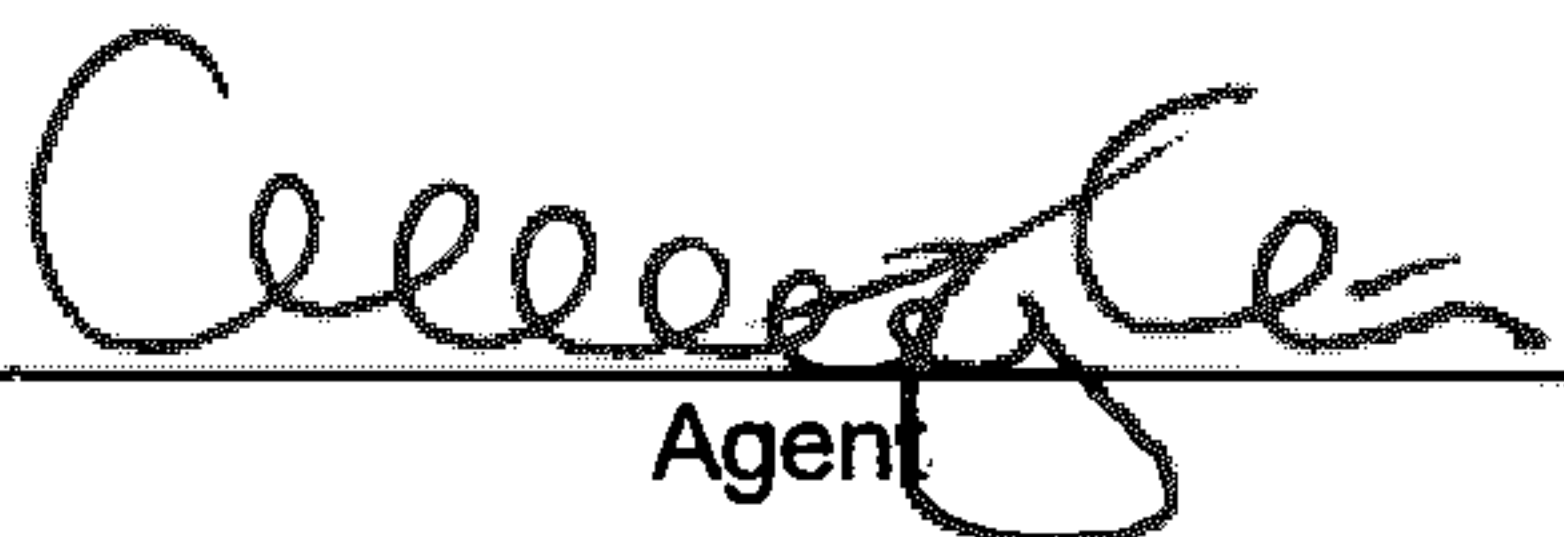
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

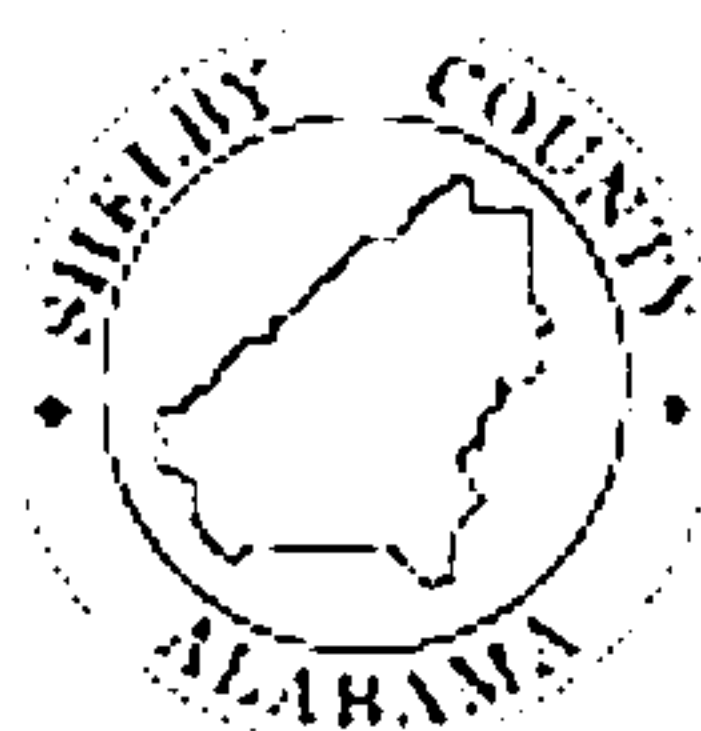
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 
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

Allen S. Bayl