

No warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed is made by the Grantor other than that the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, its successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal on December 31, 2020.

Linda Brackin
Linda Brackin

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Linda Brackin, a widow, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand on December 31, 2020.



Amelia K. Hudson
Notary Public

Amelia K. Hudson
Printed Name

My Commission Expires: 7/10/2024

Exhibit "A"

A Parcel of land situated in Sections 20, 28 & 29, all in Township 21 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the SW Corner of the SE 1/4 of the SE 1/4 of Section 20, Township 21 South, Range 2 West, Shelby County, Alabama; thence N00°33'47''E for a distance of 255.94' to the POINT OF BEGINNING and a curve to the right, having a radius of 330.00', and subtended by a chord bearing N58°11'38''E, and a chord distance of 439.36'; thence along the arc of said curve for a distance of 480.76'; thence S80°04'14''E for a distance of 363.35'; thence N65°16'00''E for a distance of 32.12' to a curve to the right, having a radius of 100.00', and subtended by a chord bearing S71°25'10''E, and a chord distance 137.20'; thence along the arc of said curve for a distance of 151.20' to the Westerly R.O.W. line of U.S. Highway 31; thence S28°07'42''E and along said R.O.W. line for a distance of 995.83' to a curve to the right, having a radius of 2950.00', and subtended by a chord bearing S22°17'06''E, and a chord distance of 600.65'; thence along the arc of said curve and said R.O.W. line for a distance of 601.69'; thence S16°26'31''E and along said R.O.W. line for a distance of 35.82'; thence N87°58'21''W and leaving said R.O.W. line for a distance of 1477.30'; thence N02°13'00''W for a distance of 85.81'; thence N87°34'45''W for a distance of 316.39'; thence N04°03'13''E for a distance of 670.61'; thence N16°27'29''E for a distance of 531.19' to the POINT OF BEGINNING.

Said Parcel containing 46.23 acres, more or less.

Real Estate Sales Validation Form

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

Grantor's Name Linda Brackin
Mailing Address 100 Thompson Road
Alabaster, AL 35007

Grantee's Name POCOBO Farms Alabaster, LLC
Mailing Address 100 Thompson Road
Alabaster, AL 35007
#22-9-29-0-000-001.000

Property Address #22-9-29-0-000-001.000
#22-9-29-0-000-024.000
#22-9-29-0-000-003.000

Date of Sale 12/31/2020
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 1,722,460

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
- ☒ Appraisal
- ☐ Sales Contract
- ☐ Other
- ☐ Closing Statement

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

Unattested

Print Linda Brackin

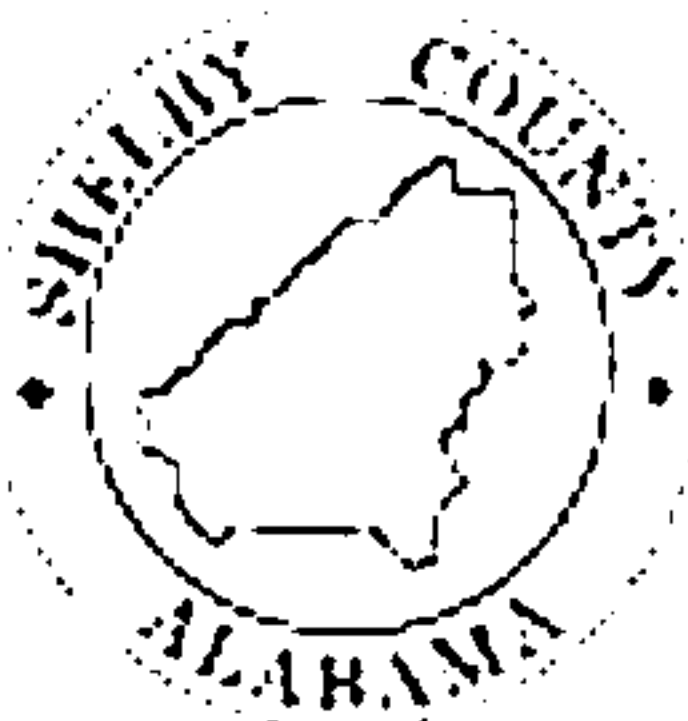
Sign Linda Brackin

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/05/2021 09:33:52 AM
\$1753.50 CHERRY
2021010500004650

Allen S. Bayl