

WARRANTY DEED

20210105000004790  
01/05/2021 10:00:28 AM  
DEEDS 1/3

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One and 00/100 Dollar and other valuable consideration to the Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, **FARM FOR HOPE, INC., a non-profit corporation** (herein referred to as "Grantor"), does hereby GRANT, BARGAIN, SELL and CONVEY unto **DYER HOLDINGS, LLC, an Alabama limited liability company** and **MRP, L.L.C., an Alabama limited liability company** (herein referred to as Grantee), its successors and assigns, the following described Real Estate, situated in the County of Shelby, and State of Alabama, to-wit:

Lot 1, according to the survey of 29 Dreams, as recorded in Map Book 29, Page 38, in the Probate Office of Shelby County, Alabama.

Subject to any easements, current taxes, restrictions, reservations, set-back lines and rights of way, if any of record. Mineral and mining rights not owned by Grantor. Rights of others in and to the use of the Easement in Instrument # 2000-33755. Matters as shown on record map, encroachment of Pittman Drive over the East side of captioned lands as shown on Tax Assessors Map.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns, together with every contingent remainder and right of reversion.

And Grantor does covenant with the said Grantee, its successors and assigns, that they are lawfully seized in fee simple of the aforementioned premises, that it is free from all encumbrances, except as hereinabove provided; that they has good right to sell and convey the same to the said Grantee, its successors and assigns, and that Grantor will warrant and defend the premises to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided:

1. ***Grantor' name and Mailing Address is:*** Farm for Hope, Inc., 53707 Highway 25, Vandiver, AL 35176.
2. ***Grantees' name and Mailing Address is:*** Dyer Holdings, LLC, 1512 Valley Place, Homewood, AL 35209; MRP, L.L.C., 3515 Thornhill Dr., Vestavia, AL 35243.
3. ***The property address of the property conveyed hereby is:*** 53707 Highway 25, Vandiver, AL 35176.
4. ***The Date of Sale is:*** December 31, 2020;
5. ***The Total Purchase Price is:*** \$225,000.00
6. ***The purchase price or actual value claimed on this form can be verified in the following documentary evidence:*** Sales Contract

\*\*\*\*\*SIGNATURE PAGE TO FOLLOW\*\*\*\*\*

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 31st day of December 2020.

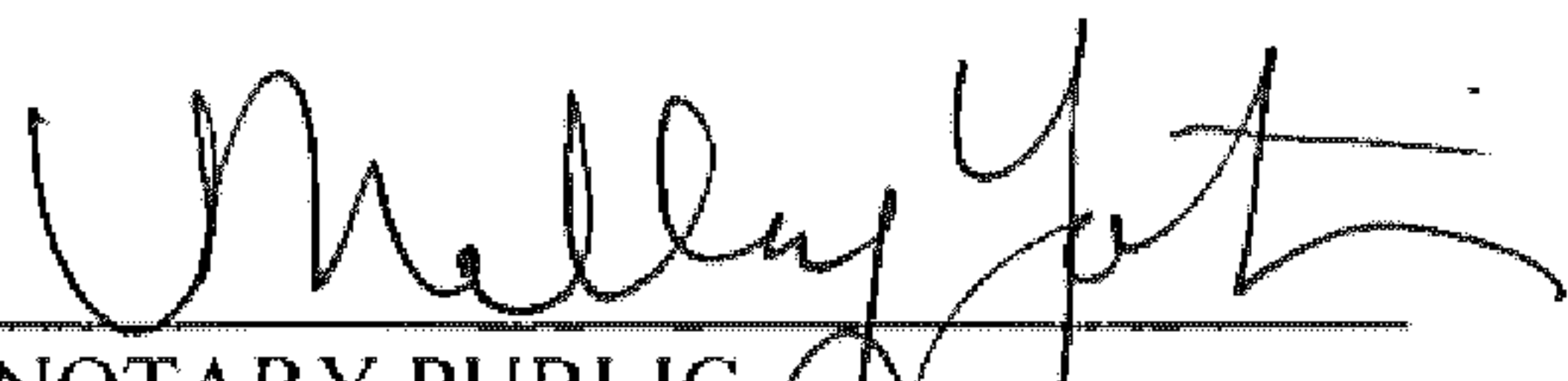
FARM FOR HOPE, INC.  
a non-profit corporation

By:   
James Thomas Powers  
Its: President

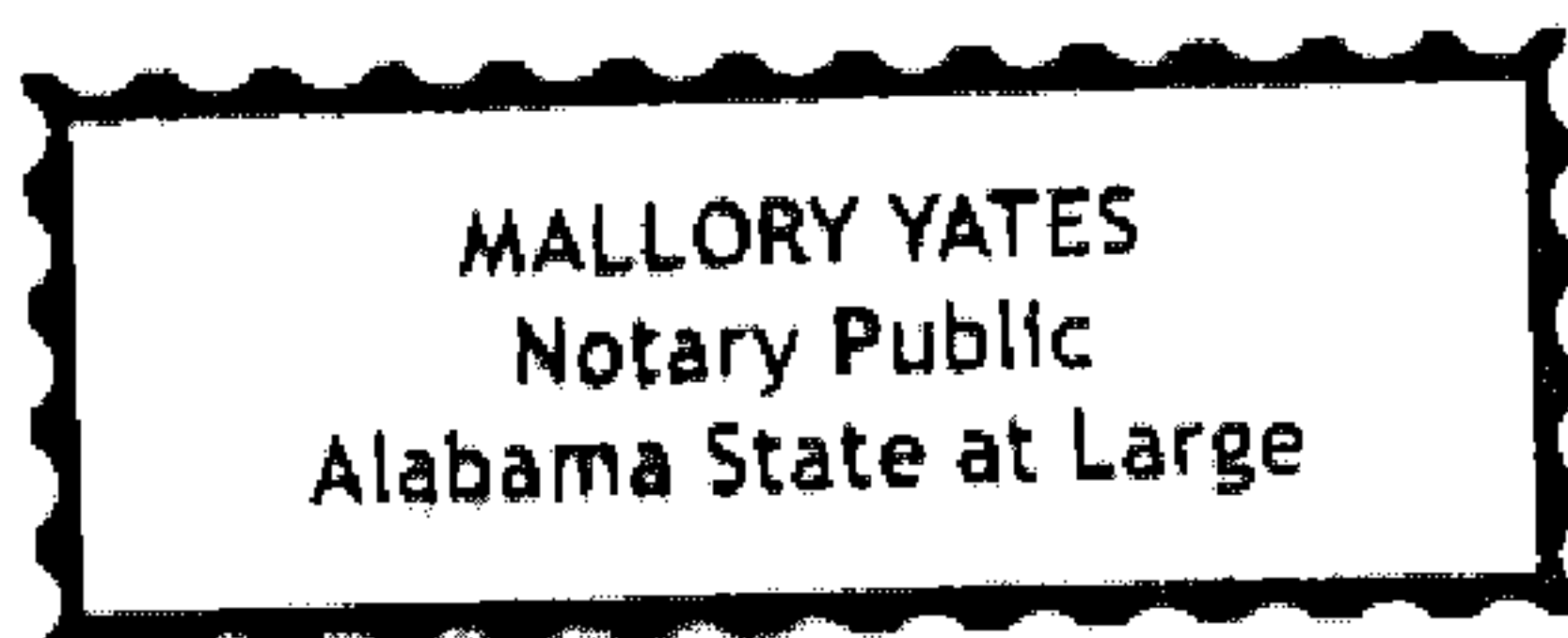
STATE OF ALABAMA  
COUNTY OF Shelby

I HEREBY CERTIFY, that on this 31st day of December 2020 before me, a Notary Public in and for the aforementioned jurisdiction, personally appeared James Thomas Powers, whose name as the President of Farm for Hope, Inc., a non-profit corporation, is signed to the foregoing Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he in his capacity as President executed the same voluntarily and with full authority on the day the same bears date.

AS WITNESS my hand and Notary seal the day and year first above written.

  
NOTARY PUBLIC  
My Commission Expires: 9.1.24

[NOTARIAL SEAL]



This Deed prepared by:  
John P. Yates  
Yates Law, LLC  
2320 Highland Ave. S., Ste. 290B  
Birmingham, AL 35205

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*  
PS-1-P

WILLORY YATES  
Notary Public  
Alabama State of Large



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/05/2021 10:00:28 AM  
\$253.00 CHERRY  
20210105000004790

*Allen S. Byrd*