

20210108000013870
01/08/2021 12:43:03 PM
DEEDS 1/5

This Instrument Was Prepared By:

Rodney S. Parker, Attorney at Law
2550 Acton Road, Suite 210
Birmingham, AL 35243

Send Tax Notice To:

Yellowleaf Farm, LLC
2183 Parkway Lake Drive
Hoover, AL 35244

(Grantees' Mailing Address)

GENERAL WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Ten and 00/100 Dollars (\$10.00)**, and other good and valuable consideration, in hand paid to the undersigned Grantor(s) herein, the receipt and sufficiency of which are hereby acknowledge, **STRONG CAPITAL PARTNERS, LLC, an Alabama limited liability company**, successor by conversion of Strong Capital Partners Ltd. (hereinafter referred to as "Grantor") do by these presents grant, bargain, sell, and convey unto **YELLOWLEAF FARM, LLC, an Alabama limited liability company** (hereinafter referred to as "Grantee"), the following described real estate situated in **Shelby County, Alabama**, to-wit:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO the permitted Exceptions as set out in Exhibit B Attached hereto.

TO HAVE AND TO HOLD unto said Grantee and its successors and assigns forever.

Grantor does, for its heirs, successors, executors, administrators, personal representatives and assigns, covenant with Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor does have good right to sell and convey the same as aforesaid; and that Grantor will and its heirs, successors, executors, administrators, personal representatives and assigns shall warrant and defend the same to Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has set his/her hand and seal, this 23rd day of December, 2020.

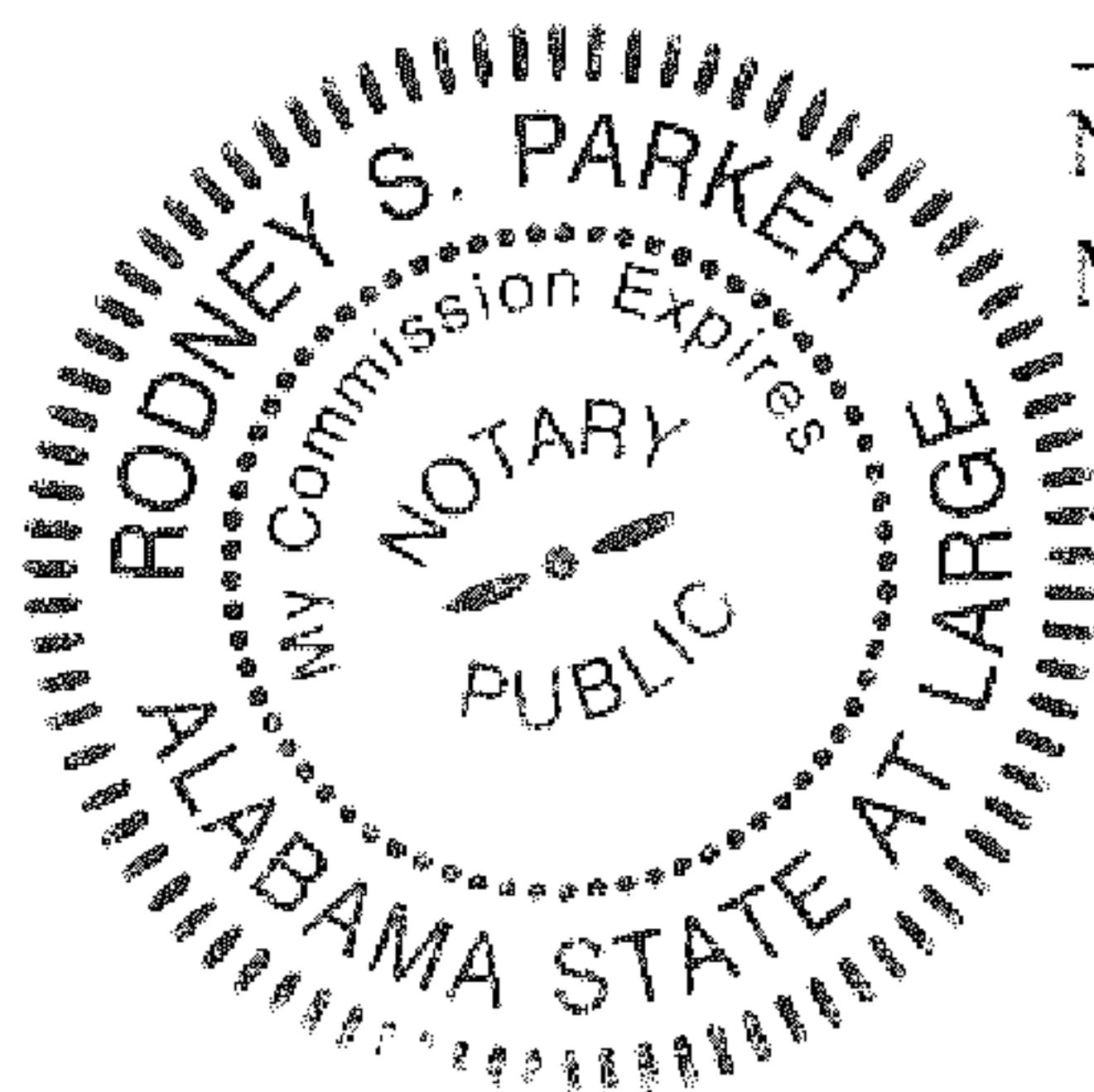
STRONG CAPITAL PARTNERS, LLC

 (Seal)
BY: Michael H. Strong
Its: Managing Member

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael H. Strong, whose name as Managing Member of **Strong Capital Partners, LLC**, an Alabama limited liability company, and who is known to me, acknowledged before me on this date that, being informed of the contents of said instrument, Michael H. Strong, with full authority as such Managing Member, executed the same voluntarily for and as the act of Strong Capital Partners, LLC, on the date the same bears date.

Given under my hand and official seal, this 23rd day of December, 2020.



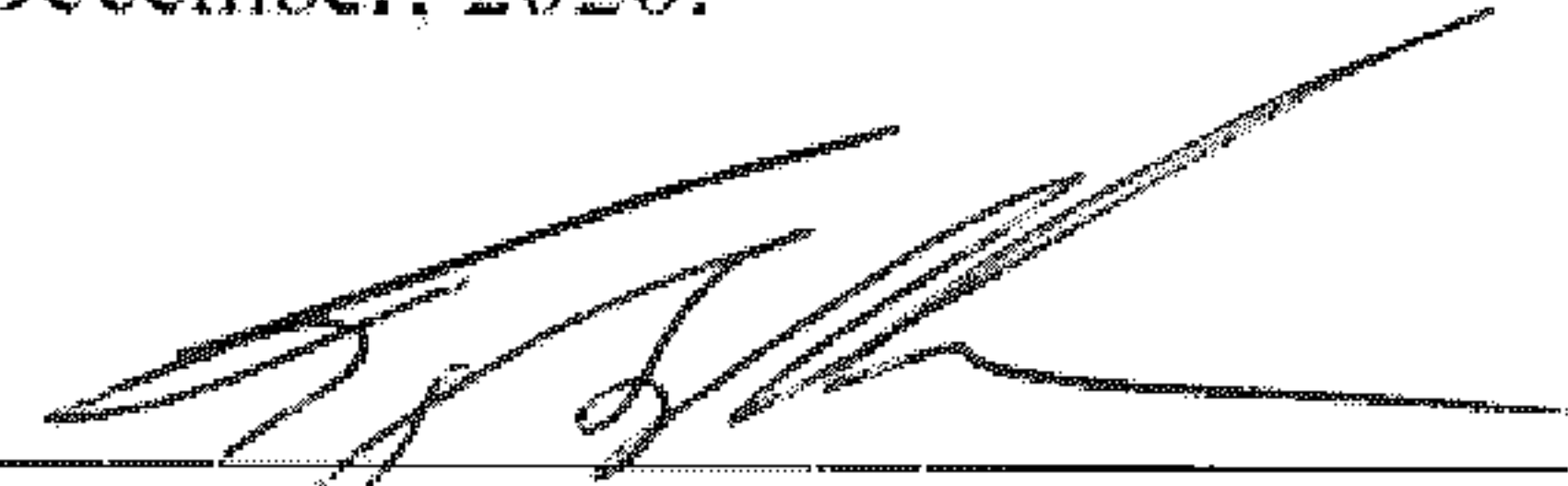

Notary Public Rodney S. Parker
My Commission Expires: 12/4/2023

Exhibit A

The East $\frac{1}{2}$ of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 20, Township 20 South, Range 1 West, Shelby County, Alabama.

Also, the following nonexclusive easement:

A 30 foot easement as set out in Real 326, page 629, in the Probate Office of Shelby County, Alabama, more particularly described as follows: commence at the Northeast corner of the West $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 20, Township 20 South, Range 1 West; run thence in a southerly direction along the East line of said West $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 20, for a distance of 530 feet, more or less, to a point in the center line of an existing traveled roadway, said point being the point of beginning of said 30 foot easement, said easement lying 15 feet on either side of the following described center line of an existing traveled roadway for a distance of 750 feet, more or less, to its intersection n with the west line of said Section 20, said point being approximately 210 feet southerly from the Northeast corner of the Southwest $\frac{1}{4}$ of said Section 20, and said point being the end of said center line; being situated in Shelby County, Alabama.

EXHIBIT B

Permitted Exceptions

1. Transmission Line Permit(s) granted to Alabama Power Company as shown by instrument(s) recorded in Deed Book 238, page 36, in Probate Office.
2. Title to minerals within and underlying the premises, together with mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 327, page 402 and Deed Book 338, page 922, in Probate Office.
3. Less and except and party lying within roadway.
4. Rights of others to use of the non-exclusive easement as set out by Deed Book 326, page 629 and Inst. No. 1995-24265, in Probate Office.

Real Estate Sales Validation Form

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

Grantor's Name Strong Capital Partners, LLC
 Mailing Address 509 Highway 74
 Chelsea, AL 35043

Grantee's Name Yellowleaf Farm, LLC
 2183 Parkway Lake Drive
 Birmingham, AL 35244

Property Address: 509 Highway 74
 Chelsea, AL 35043

Date of Sale 12/23/2020

Total Purchase Price \$ 350,000.00

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 evidenced: (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 12/23/2020

Print Rebecca J. Turner

Unattested

Sign 

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/08/2021 12:43:03 PM
 \$384.00 CHERRY
 20210108000013870

Allen S. Boyd