

20210108000013890  
01/08/2021 12:45:04 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, **Michael H. Strong and Catherine M. Strong, husband and wife**, (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:

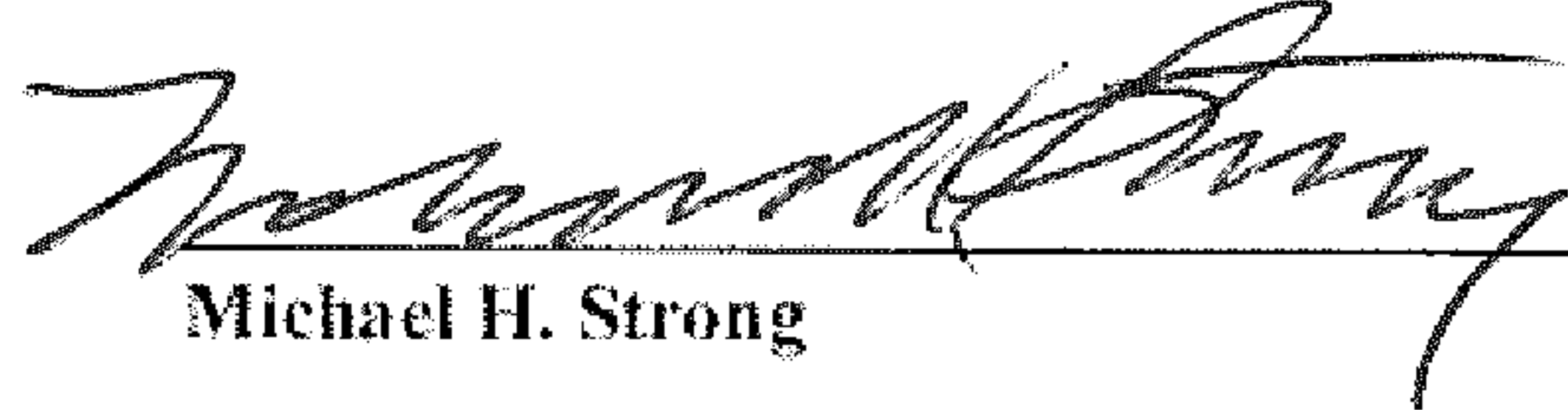
SEE ATTACHED EXHIBIT "A"

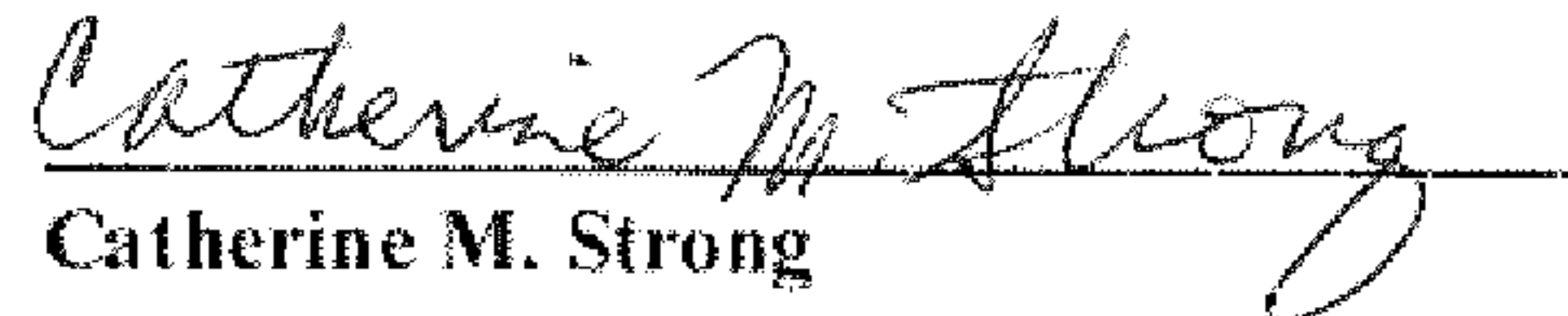
SUBJECT TO the Permitted Exceptions as set out in Exhibit B Attached hereto.

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 23<sup>rd</sup> day of December, 2020.

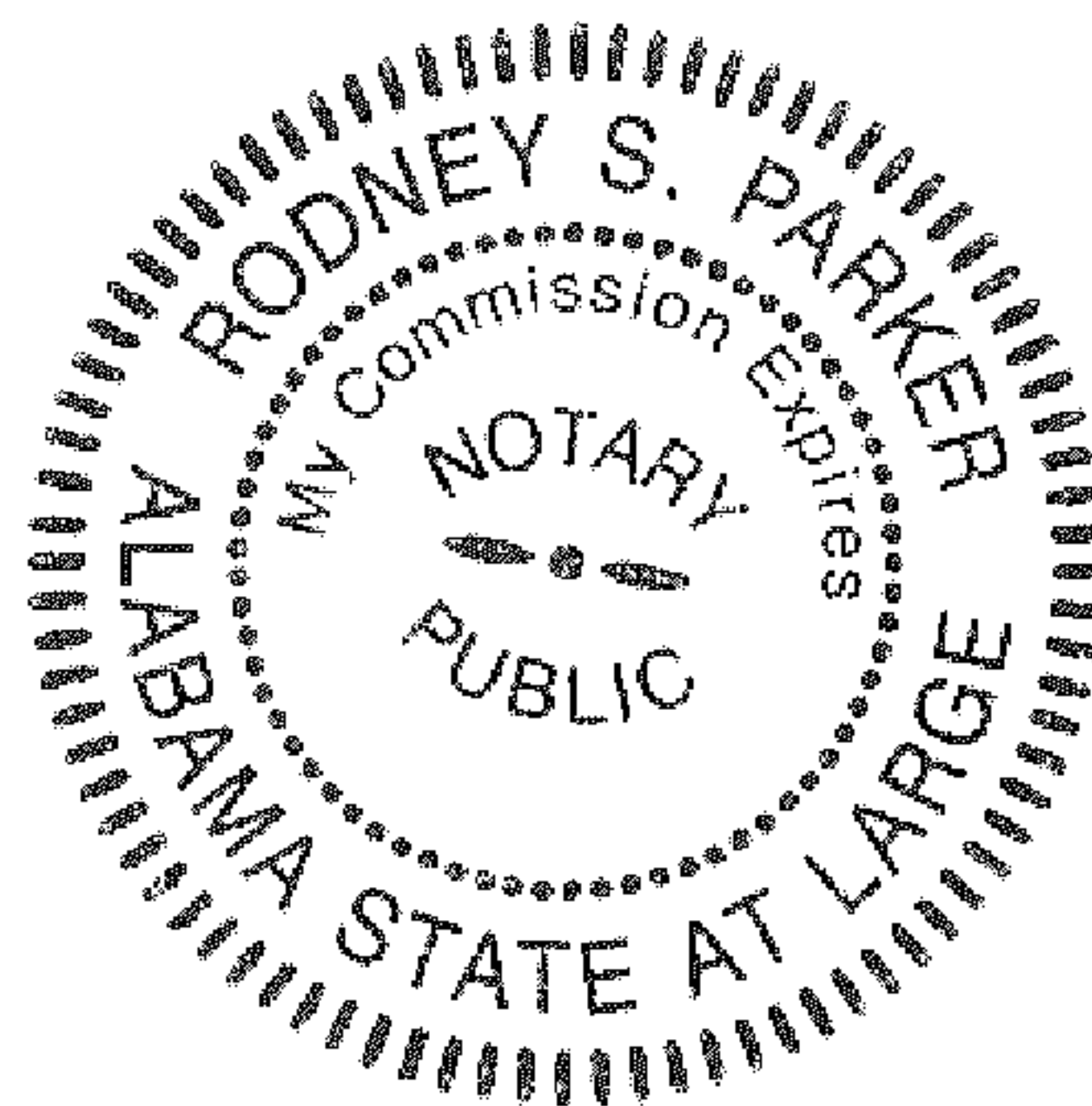
 (Seal)  
Michael H. Strong

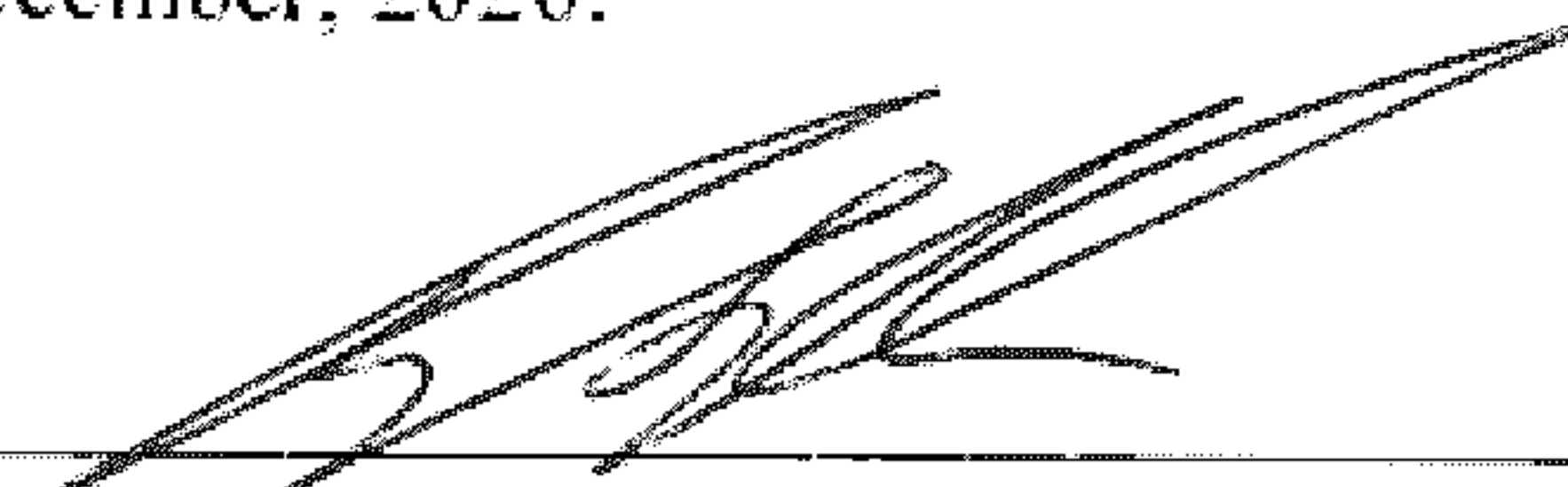
 (Seal)  
Catherine M. Strong

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, and Catherine M. Strong, who are known to me, acknowledged before me on this date that, being informed of the contents of said instrument, they executed the same voluntarily on the date the same bears date.

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



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

## Exhibit A

A parcel of land in the North ½ of Section 20, Township 20 South, Range 1 West, Shelby County, Alabama, more particularly described as follows:

From the Northwest corner of Section 20, Township 20 South, Range 1 West; run thence East along the true North boundary of said Section 20 a distance of 1992.73 feet; thence turn 81 degrees 57 minutes 03 seconds right and run 557.88 feet to a point on the southerly boundary of County Highway #74 (80 foot right of way); being the point of beginning of herein described lot; thence continue along said course a distance of 509.06 feet; thence turn 38 degrees 37 minutes 53 seconds left and run 33.61 feet; thence turn 18 degrees 20 minutes 30 seconds left and run 78.67 feet; thence turn 67 degrees 48 minutes 50 seconds left and run 106.07 feet; thence turn 103 degrees 20 minutes 50 seconds right and run 179.89 feet; thence turn 11 degrees 10 minutes 20 seconds left and run 150.31 feet; thence turn 14 degrees 40 minutes 40 seconds left and run 96.02 feet; thence turn 23 degrees 57 minutes 20 seconds left and run 93.24 feet; thence turn 20 degrees 58 minutes 50 seconds left and run 251.35 feet; thence turn 22 degrees 44 minutes 55 seconds left and run 132.79 feet; thence turn 65 degrees 01 minutes 32 seconds left and run 135.71 feet to a point on the southerly boundary of aforementioned County Highway #74; thence turn 71 degrees 59 minutes 05 seconds left and run 110.76 feet along said highway boundary and the following courses: 08 degrees 49 minutes 30 seconds right for 108.79 feet; 06 degrees 05 minutes 15 seconds right for 111.11 feet; thence 03 degrees 24 minutes 12 seconds right for 101.89 feet; 02 degrees 31 minutes 29 seconds right for 105.95 feet; 03 degrees 22 minutes 42 seconds right for 104.56 feet; 02 degrees 27 minutes 28 seconds right for 103.16 feet; 02 degrees 04 minutes 04 seconds right for 102.32 feet; 03 degrees 23 minutes 57 seconds right for 100.34 feet; thence turn 01 degrees 14 minutes 27 seconds right and continue 179.21 feet along said highway boundary to the point of beginning of herein described lot; being situated in Shelby County, Alabama.

EXHIBIT B

Permitted Exceptions

1. **Taxes and assessments for the year 2021 and all subsequent years.**
2. **Transmission Line Permit(s) granted to Alabama Power Company as shown by instrument(s) recorded in Deed Book 220, page 44 and Deed Book 240, page 75, in the Probate Office.**
3. **Easement granted to Alabama Power Company as set out in Deed Book 273, page 154, in the Probate Office.**
4. **Title to minerals within and underlying the premises, together with mining rights and other rights, privileges and immunities relating thereto, as set out in Deed Book 331, page 170, in Probate Office.**

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

Grantor's Name Michael H. Strong and Catherine M. Strong Grantee's Name Yellowleaf Farm, LLC  
Address 509 Highway 74 Address 2183 Parkway Lake Drive  
Chelsea, AL 35043 Birmingham, AL 35244

Property Address: 509 Highway 74 Date of Sale 12/23/2020  
Chelsea, AL 35043  
Total Purchase Price \$ 1,250,000.00  
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

☐ Unattested

Print Rebecca J. Turner

Sign *Rebecca J. Turner*

(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 12:45:04 PM  
\$1284.00 CHERRY  
20210108000013890

*Allen S. Bayl*