

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Sommerville Family, L.L.C.
2390 Wilderness Trail
Shelby, AL 35143

STATE OF ALABAMA)
COUNTY OF SHELBY) **GENERAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Eight Hundred Ten Thousand and 00/100 (\$810,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Michael W. Taunton, a married man**, (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Sommerville Family, L.L.C., an Alabama limited liability company** (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

Subject To:
Ad valorem taxes for 2021 and subsequent years not yet due and payable until October 1, 2021.

Existing covenants and restrictions, easements, building lines and limitations of record.

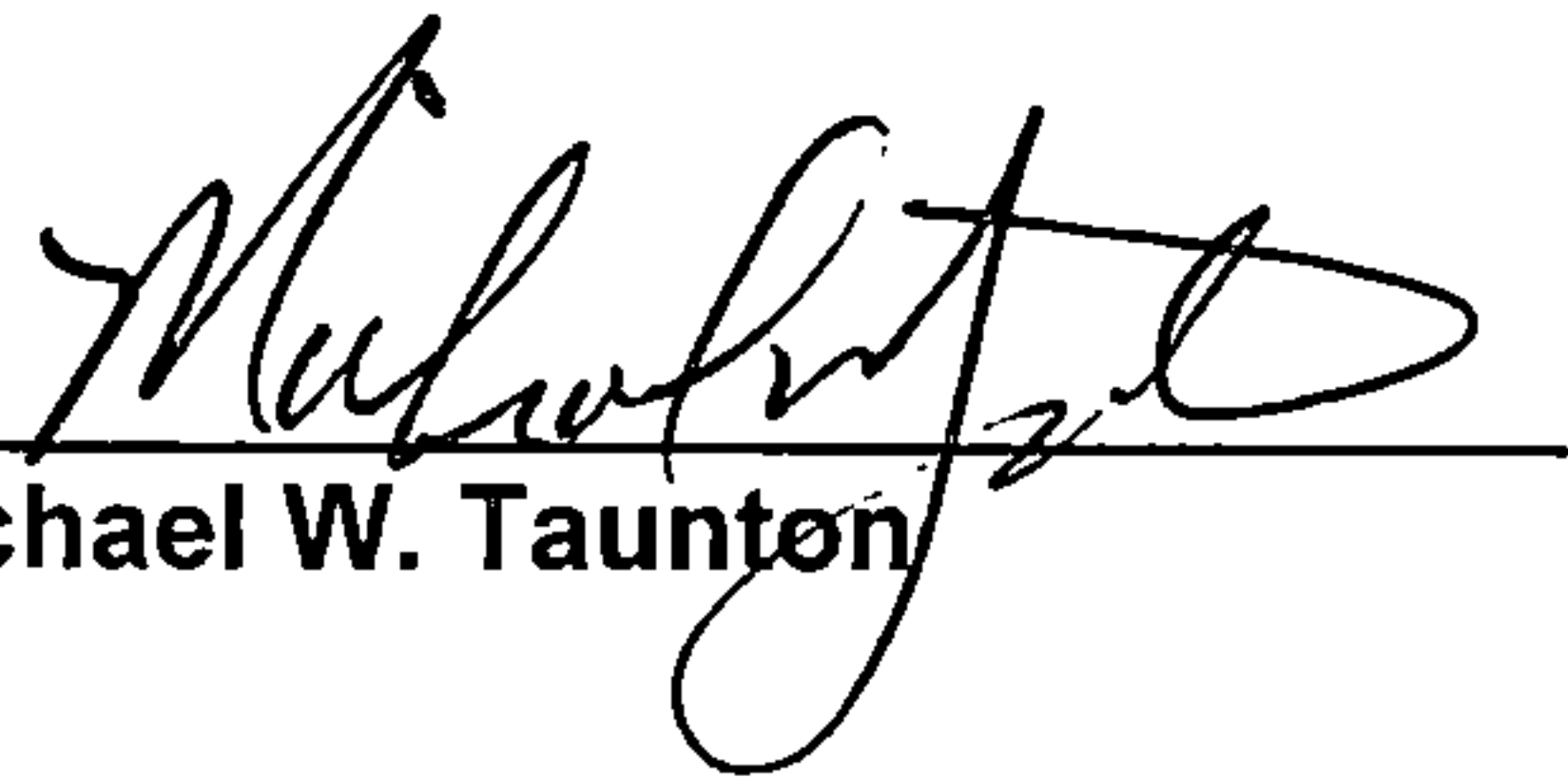
\$760,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

The property conveyed herein does not constitute the homestead of the grantor nor that of his spouse.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; that GRANTOR has a good right to sell and convey the said Real Estate; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the **5th** day of **May**, 2021.

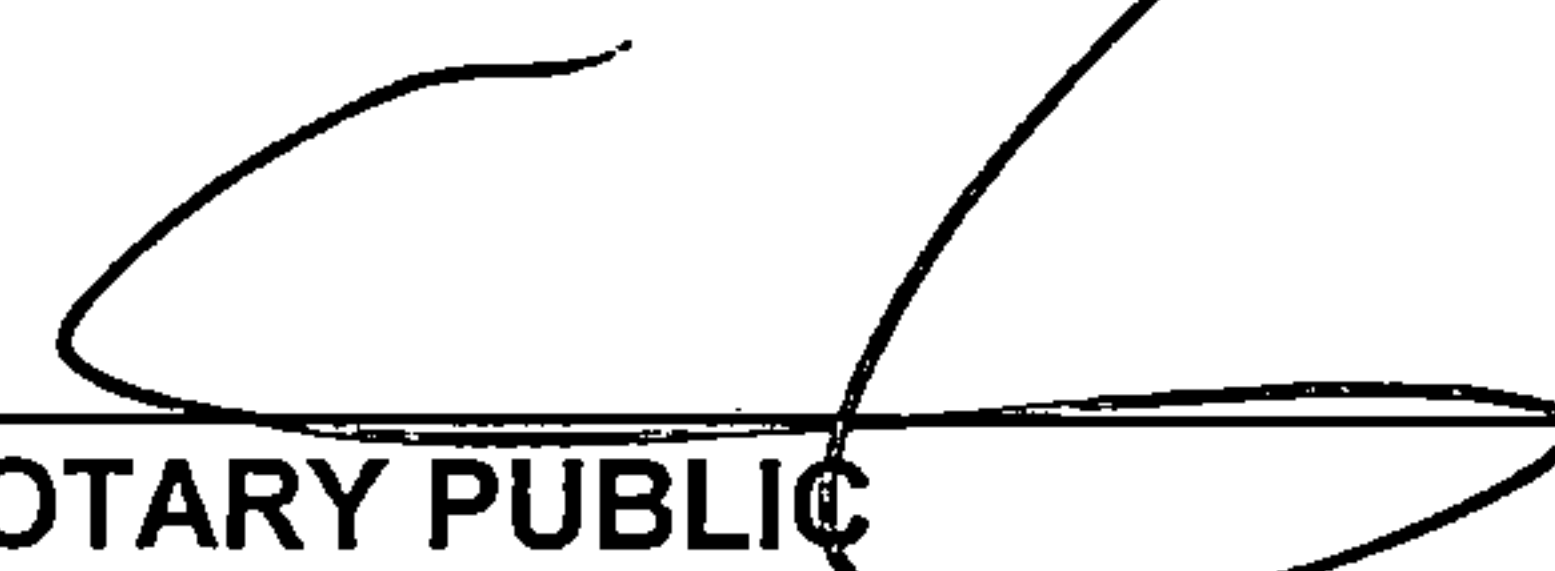

Michael W. Taunton

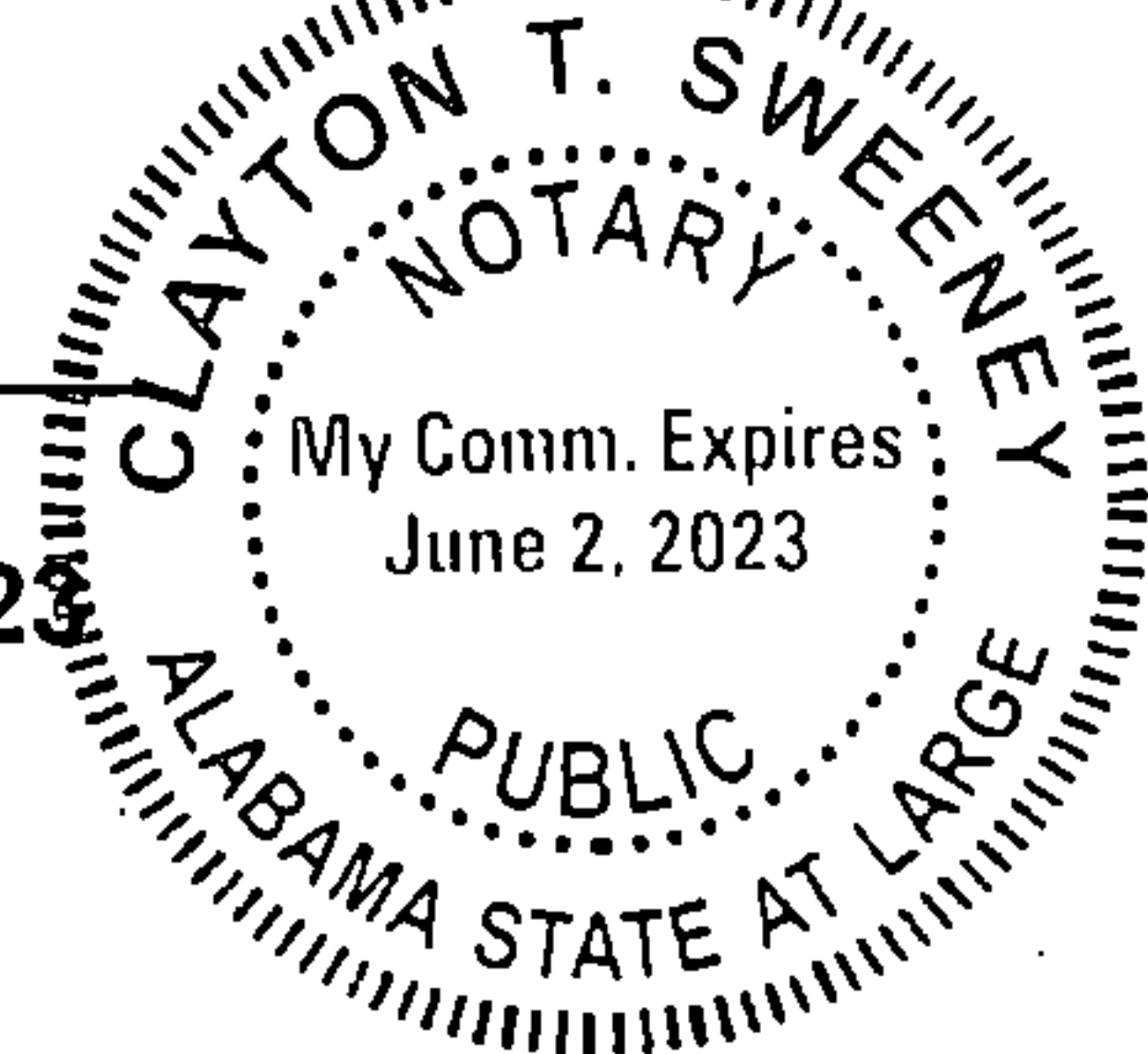
Shelby County, AL 05/06/2021
State of Alabama
Deed Tax: \$50.00

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Michael W. Taunton, a married man, 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 Instrument he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 5th day of May, 2021.


NOTARY PUBLIC
My Commission Expires: 06-02-2023



CLAYTON T. SWEENEY, ATTORNEY AT LAW



20210506000226450 2/3 \$78.00
Shelby Cnty Judge of Probate, AL
05/06/2021 11:48:19 AM FILED/CERT

EXHIBIT "A"
LEGAL DESCRIPTION

The West 1/2 of the West 1/2 of Section 17, Township 24 North, Range 15 East, in Shelby County, Alabama.

Also, the S1/2 of NE 1/4 of Section 17, Township 24 North, Range 15 East; SE 1/4 of NW 1/4 of Section 17, Township 24 North, Range 15 East; E 1/2 of SW 1/4 of Section 17, Township 24 North, Range 15 East; and SW 1/4 of SE 1/4 of Section 17, Township 24 North, Range 15 East, in the Probate Office of Shelby County, Alabama.

An access easement being 80' in width described as follows:

Parcel 1: Begin at the Southeast corner of the Southeast 1/4 of the Southeast 1/4 of Section 17, Township 24 North, Range 15 East, that being the point of beginning; thence run Westerly and adjacent to the South line of the Southeast 1/4 of the Southeast 1/4 to the Southwest corner of the Southeast 1/4 of the Southeast 1/4; thence continue Westerly along the South line of the Southwest 1/4 of the Southeast 1/4 90 feet; thence turn left 90 degree(s) and run 80 feet South to a point; thence turn left 90 degree(s) and run East to a point 80 feet South of the Southeast corner of the Southeast 1/4 of the Southeast 1/4 thence turn North and run 80 feet to the point of beginning.

Parcel 2: Begin at the Southeast corner of the Southeast 1/4 of the Southeast 1/4 of Section 17, Township 24 North, Range 15 East, that being the point of beginning; thence run West 80 feet to a point; thence turn left 90 degree(s) and run in a Southerly direction to the RIGHT-OF-WAY of State Hwy 145; thence turn left and run Northeast along the RIGHT-OF-WAY of Highway 145 to the East line of the Northeast 1/4 of the Northeast 1/4 of Section 20, Township 24 North, Range 15 East; thence turn North and run along the East line of said Quarter Quarter Section to the point of beginning, Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name Michael W. Taunton

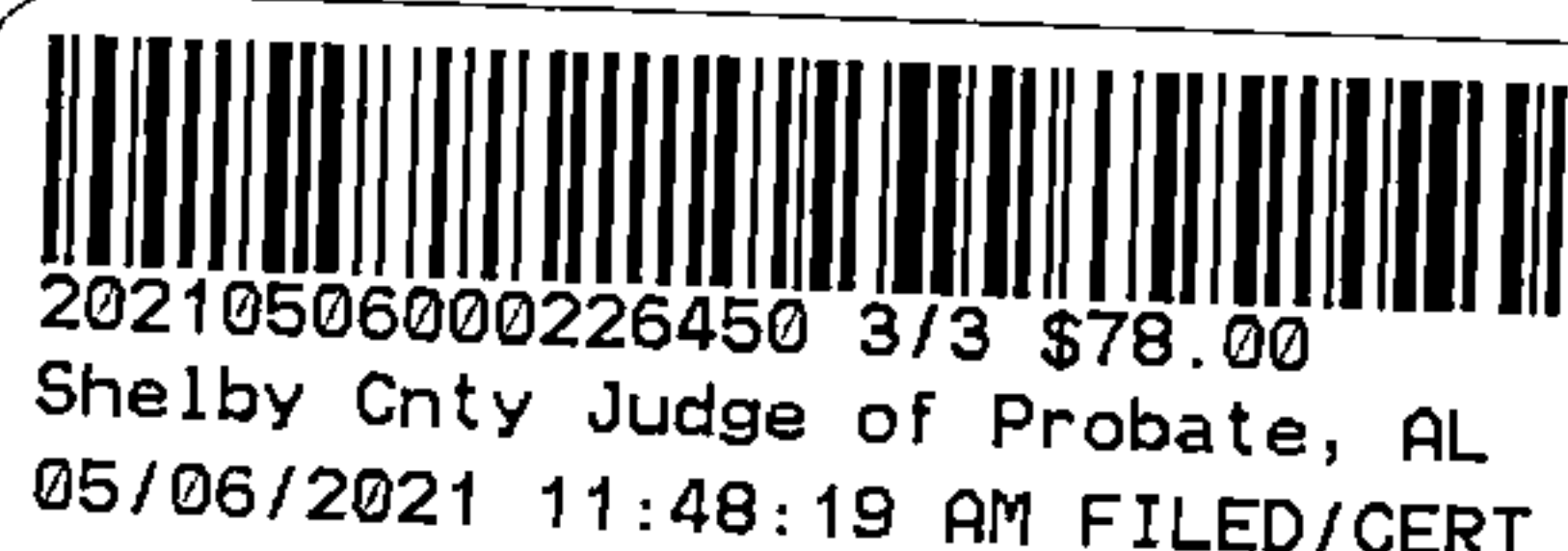
Grantee's Name Sommerville Family L.L.C.

Mailing Address 1152 Whisenhunt Road
Chelsea, AL 35043

Mailing Address 2390 Wilderness Trail
Shelby, AL 35143

Property Address 384 Acres
Shelby, AL 35143

Date of Sale May 5, 2021



Total Purchase Price \$ 810,000.00

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/ Assessor's Appraised Value

☐ Other - property tax redemption

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

Print Michael W. Taunton

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one