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DEEDS 1/3

This Instrument Was Prepared By:

Rodney S. Parker, Attorney at Law
2550 Acton Road, Suite 210
Birmingham, AL 35243
File No. 2021-11-6464
Documentary Evidence: Sales Contract

Send Tax Notice To:

JRock Farms, LLC
308 Lauren Circle
Hoover, AL 35244

(Grantees' Mailing Address)

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Five Hundred Thousand and 00/100 Dollars (\$500,000.00)**, which is the total purchase price, in hand paid to the undersigned Grantor(s) herein, the receipt and sufficiency of which are hereby acknowledge, **STARNES & YEAROUT FARMS, INC., an Alabama corporation**, (hereinafter referred to as "Grantor") do by these presents grant, bargain, sell, and convey unto **JRock Farms, 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

Property Address: Highway 441, Wilsonville, AL 35186

\$400,000.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith


SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens and other rights, if any, of record and not of record.

TO HAVE AND TO HOLD, the Property, together with all improvements, easements, and appurtenances thereunto appertaining, unto said Grantee, and its assigns.

Grantors make no warranty or covenant respecting the nature of the quality of the title to the Property herein conveyed other than that the Grantors have neither permitted or suffered any lien, encumbrance, or adverse claim to the Property described herein since the date of acquisition thereof by Grantors.

IN WITNESS WHEREOF, the said Grantors have signed and sealed this deed, to be effective as of
January 7th, 2022.

STARNES & YEAROUT FARMS, INC.

 (Seal)
BY: J. GUSTY YEAROUT
Its: SOLE SHAREHOLDER

 (Seal)
BY: W. STANCIL STARNES
Its: SOLE SHAREHOLDER

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **J. Gusty Yearout and W. Stancil Starnes, whose names as Sole Shareholders**, are signed to the foregoing instrument, and who are known to me, acknowledged before me on this date that, being informed of the contents of said instrument, with full authority as such **Shareholders, executed the same voluntarily for and as the act of Starnes & Yearout Farms, Inc.**, on the date the same bears date.

Given under my hand and official seal, this 30 day of December, 2021.

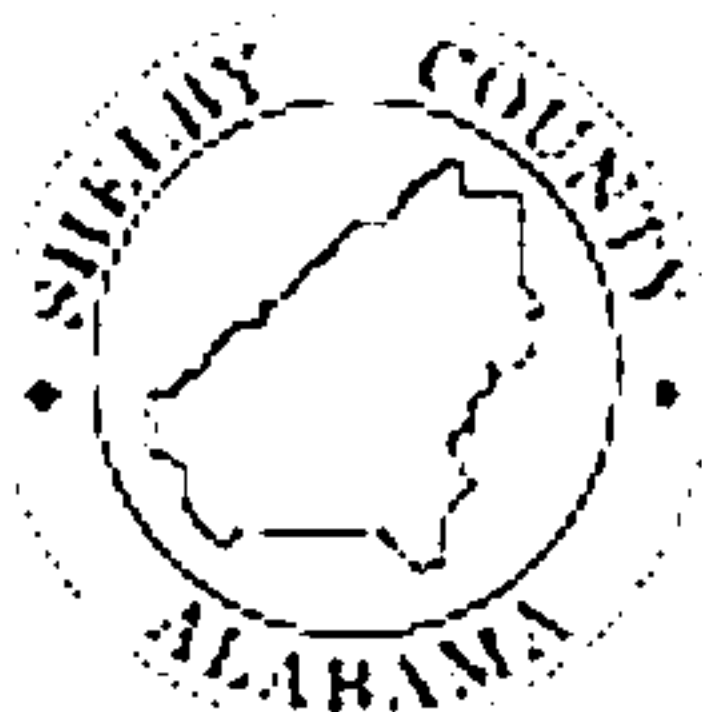

Notary Public Teresa M. Beall
My Commission Expires: 12.8.25

**ADDRESS OF GRANTOR:
1 Brookwood Place
Birmingham, AL 35209**

EXHIBIT "A"

A parcel of land situated in Shelby County, Alabama, more particularly described as follows:

Begin at the SE Corner of the NE 1/4 of Section 19, Township 20 South, Range 2 East; thence run North along the East line of said 1/4-1/4 for 1321.62 feet to the NE corner of the SE 1/4 of the NE 1/4; thence run West along the North line of said 1/4-1/4 for 1968.92 feet; thence an angle right of 89 deg. 19 min. 20 sec. run North 1314.43 feet to the North line of said 1/4 Section; thence an angle to the Left of 88 deg. 11 min. run west for 634.97 feet to the NW Corner of the NE 1/4 of said Section; thence an angle to the Left of 90 deg. 47 min. 15 sec. run South along the West line of said 1/4 Section for 2729.79 feet to the SW Corner of the NE 1/4 of said Section; thence an angle to the Left of 92 deg. 08 min. 30 sec. run East 2647.72 feet to the POINT OF BEGINNING.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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\$528.00 BRITTANI
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Allen S. Bayl