

Send tax notice to:
Sakai Farm Properties, LLC
4509 High Court Circle
Birmingham, AL 35242

20221212000449290
12/12/2022 01:54:31 PM
DEEDS 1/5

This Instrument Prepared By:
Kay O. Wilburn, Esq.
Dominick Feld Hyde, P.C.
1130 22nd Street South
Ridge Park, Suite 4000
Birmingham, Alabama 35205

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF DOMINICK FELD HYDE, P.C. BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED.

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That in consideration of One Dollar and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, Chizuru S. Elliott, a married person (hereinafter referred to as "Grantor"), do grant, bargain, sell and convey unto Sakai Farm Properties, LLC, an Alabama limited liability company (hereinafter referred to as "Grantee"), all of the following described real estate situated in Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof by reference

SOURCE OF TITLE: #20221116000424310

This conveyance is made subject to the following:

1. The lien for ad valorem taxes due in the current year or any subsequent year but not yet payable.
2. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 102, Page 51; Deed 102, Pages 428 and 147; Deed 102, Page 149; Deed 177, Page 369; Deed 211, Page 432 and Deed 236, Page 839 in Probate Office of Shelby County, Alabama.
3. Right(s)-of-Way(s) granted to Shelby County by instrument(s) recorded in Deed 95, Page 527 in Probate Office of Shelby County, Alabama.

4. Easement(s) as set out in Instrument #1993-6176 in Probate Office of Shelby County, Alabama.

5. Less and except any portion within road right of way.

6. Drainage easements as shown on the survey by Robert Farmer dated May 27, 1994.

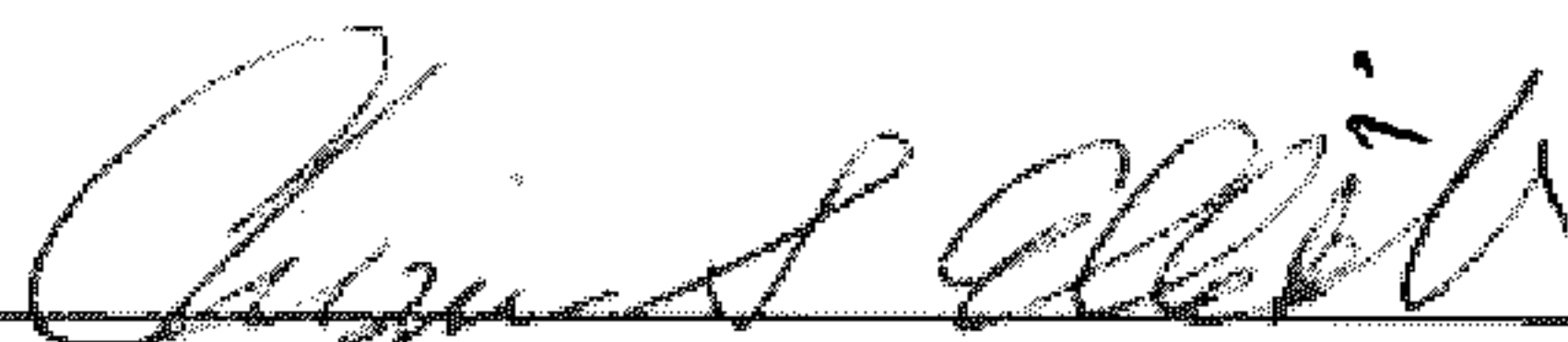
7. All easements, liens, encumbrances, restrictions, rights-of-way, any reservations of mineral rights, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, easements, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

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

The above property does not constitute the homestead of the Grantor.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, its successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

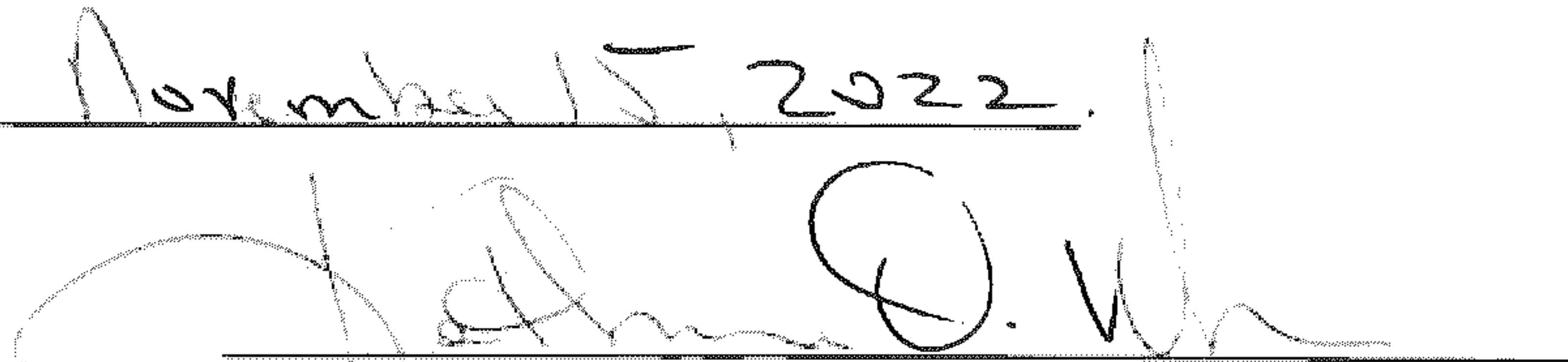
IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal on
11/15/2022.



Chizuru S. Elliott

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Chizuru S. Elliott, a married person, 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 conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand on November 15, 2022.



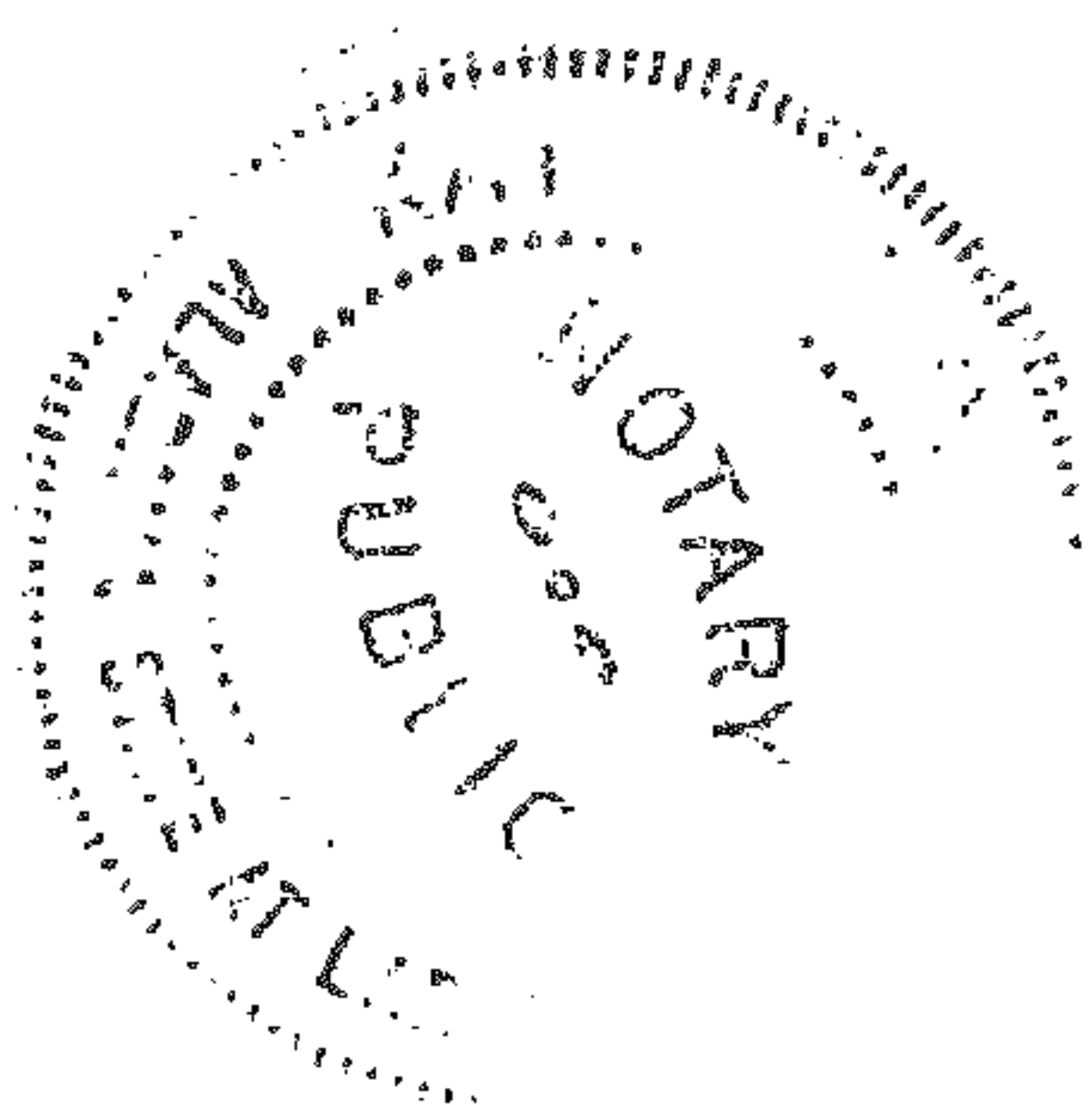
Notary Public

Kathrine Owens Wilburn

Printed Name

(NOTARY SEAL)

My Commission Expires: 10-15-2024



Poor Quality

Exhibit "A"

A parcel of land situated in the East 1/2 of the NE 1/4 of Section 29 and the West 1/2 of the NW 1/4 of Section 28, Township 19 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows:

BEGIN at the NW Corner of Section 28, Township 19 South, Range 1 West; thence N 89deg-19'-31" E along the North line of the NW 1/4 of said section a distance of 876.14' to a point on the western right-of-way of U.S. Highway 280, said point being a point on a curve to the left having a radius of 5969.58' and a central angle of 2deg-16'-35"; thence along said right-of-way and the arc of said curve a distance of 237.16', said arc subtended by a chord which bears S 45deg-31'-21" E a distance of 237.14', to the end of said curve; thence S 32deg-22'-27" E along said right-of-way a distance of 296.51'; thence S 49deg-22'-58" E along said right-of-way a distance of 270.20' to the western right of way line of Shelby County Highway No. 43; thence S 21deg-24'-52" W along said right-of-way a distance of 618.43' to a point on a curve to the right having a radius of 2024.71' and a central angle of 6deg-16'-06"; thence along said right-of-way and the arc of said curve a distance of 309.03', said arc subtended by a chord which bears S 24deg-32'-55" W a distance of 308.88', to the end of said curve; thence S 36deg-33'-20" W along said right-of-way a distance of 386.60'; thence S 53deg-26'-40" E along said right-of-way a distance of 30.00'; thence S 36deg-33'-20" W along said right-of-way a distance of 309.30'; thence S 52deg-06'-21" E a distance of 10.00'; thence S 36deg-33'-20" W along said right-of-way a distance of 50.00'; thence N 52deg-06'-01" W along said right-of-way a distance of 9.96'; thence S 36deg-33'-20" W along said right-of-way a distance of 67.71'; thence S 65deg-40'-40" W along said right-of-way a distance of 130.76' to a point on the Northern right-of-way of Old U.S. Highway 280, said point being a point on a curve to the left having a radius of 1949.86' and a central angle of 14deg-26'-07"; thence along said right-of-way and the arc of said curve a distance of 491.25', said arc subtended by a chord which bears S 88deg-02'-57" W a distance of 489.96', to the end of said curve and to the west line of the NW 1/4 of Section 28; thence S 80deg-41'-45" W along said right-of-way a distance of 336.54' to a point on a curve to the right having a radius of 805.74' and a central angle of 50deg-49'-59"; thence along said right-of-way and the arc of said curve a distance of 714.86', said arc subtended by a chord which bears N 73deg-53'-15" W a distance of 691.64', to the end of said curve; thence N 48deg-28'-16" W along said right-of-way a distance of 439.15'; thence N 0deg-21'-42" E leaving said right-of-way a distance of 418.75'; thence N 44deg-59'-17" E a distance of 1888.31 feet to the Point of Beginning.

Real Estate Sales Validation Form

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

Grantor's Name Chizuru S. Elliott
Mailing Address 4509 High Court Circle
Birmingham, AL 35242

Grantee's Name Sakai Farm Properties, LLC
Mailing Address 4509 High Court Circle
Birmingham, AL 35242

Property Address
#09-8-28-0-001-012.000
#09-9-29-0-001-015.000
#09-9-29-0-001-001.001

Date of Sale 11/15/22
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 2,641,570

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 ☐ 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 11/15/22

Print Chizuru S. Elliott

Unattested
(verified by)

Sign Chizuru S. Elliott
(Grantor/Grantee/Owner/Agent) circle one

Print Form



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/12/2022 01:54:31 PM
\$2676.00 BRITTANI
20221212000449290

Form RT-1

Ali S. Boyd