

## GENERAL WARRANTY DEED

STATE OF ALABAMA §

COUNTY OF SHELBY §

Joshua L. Baker and Audrey Baker ("Grantor"), for and in consideration of the sum of ONE AND NO/100 DOLLARS (\$1.00), and other good and valuable consideration paid by Baker Family farm, LLC, an Alabama limited liability company ("Grantee"), the receipt and sufficiency of which are hereby acknowledged and confessed, subject to the exceptions, liens, encumbrances, terms and provisions hereinafter set forth and described, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY, unto Grantee all of that certain lot, tract or parcel of land situated in Shelby County, State of Alabama, and being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference for all purposes.

TOGETHER WITH, all and singular, the rights, benefits, privileges, easements, tenements, hereditaments, appurtenances, and interests thereon or in anywise appertaining thereto and with all improvements located thereon (said land, rights, benefits, privileges, easements, tenements, hereditaments, appurtenances, improvements and interests being hereinafter referred to as the "Property").

For the same consideration recited above, Grantor hereby BARGAINS, SELLS and TRANSFERS, without warranty, express or implied, all interest, if any, of Grantor in (a) strips or gores, if any, between the Property and abutting or immediately adjacent properties, and (b) any land lying in or under the bed of any street, alley, road or right-of-way, opened or proposed, abutting or immediately adjacent to the Property.

This conveyance is made subject and subordinate to the encumbrances and exceptions ("Permitted Exceptions") described in Exhibit "B" attached hereto and incorporated herein by reference for all purposes, but only to the extent they affect or relate to the Property, and without limitation or expansion of the scope of the special warranty herein contained. It is expressly understood and agreed that the Grantee has not assumed and shall not be liable for the payment or performance of any covenants or conditions which are contained in any of the Permitted Exceptions.

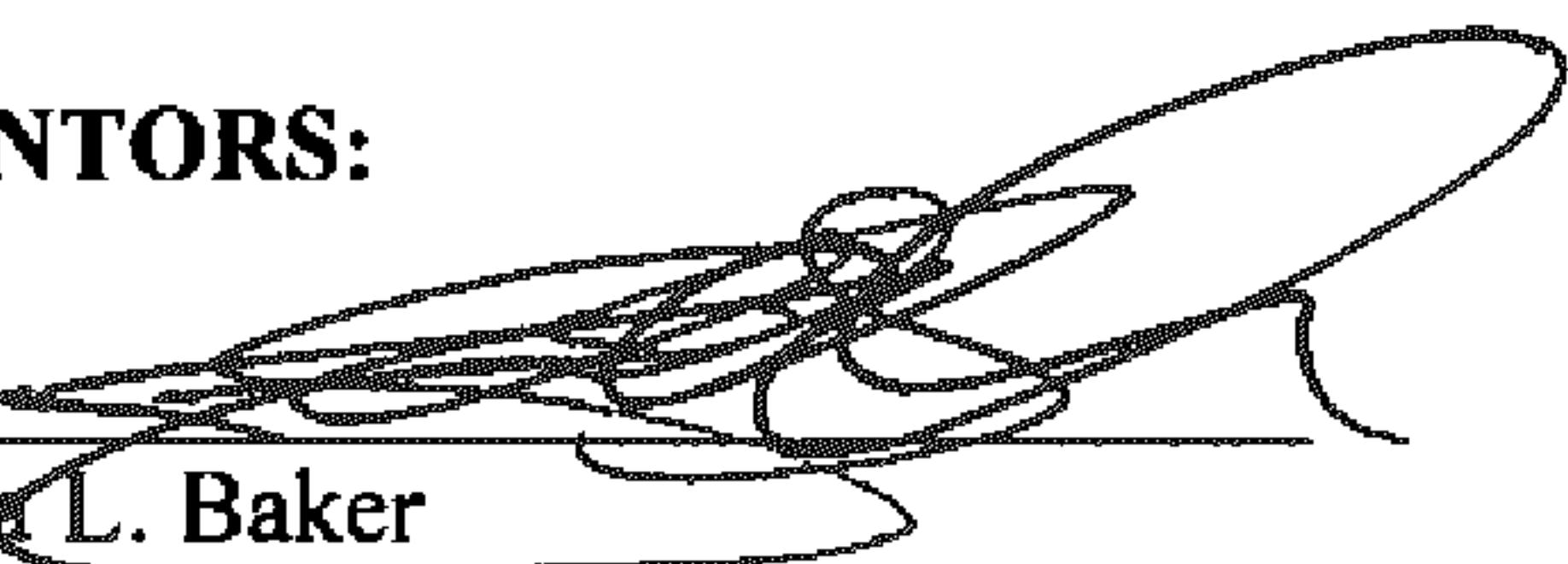
TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions as aforesaid, unto Grantee, and Grantee's successors and assigns, forever; and Grantor does hereby bind Grantor, and Grantor's successors and assigns, to WARRANT and FOREVER DEFEND, all and singular, the Property, subject to the Permitted Exceptions, unto Grantee, and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXCEPT FOR THE WARRANTIES OF TITLE CONTAINED HEREIN, THE CONVEYANCE OF THE PROPERTY IS MADE ON AN "AS IS" BASIS.

Grantee, by its acceptance hereof, does hereby assume and agree to pay any and all ad valorem taxes and special assessments pertaining to the Property for the calendar year 2024 and subsequent years, there has been a prior allocation of tax liability between the parties. By its acceptance hereof, the Grantee further assumes and agrees to pay any and all ad valorem taxes relating to a subsequent change in the usage or ownership of the Property, whether by reason of this conveyance or hereafter.

EXECUTED as of March 5, 2024

**GRANTORS:**

By:   
Joshua L. Baker

STATE OF ALABAMA )

COUNTY OF SHELBY )

This instrument was acknowledged before me on this 6<sup>th</sup> day of March,  
2024 by Joshua L. Baker.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 09.27.2027

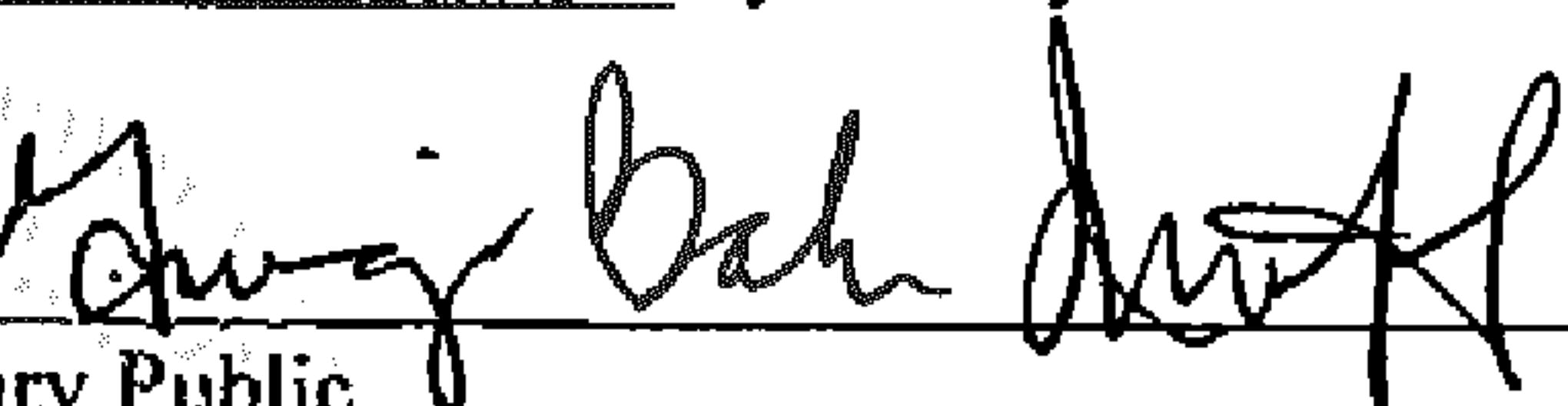


By: Audrey D. Baker  
Audrey Baker

STATE OF ALABAMA )

COUNTY OF SHELBY )

This instrument was acknowledged before me on this 6<sup>th</sup> day of March,  
2024 by Audrey Baker.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 09.27.2027



**GRANTEE'S ADDRESS FOR TAX NOTICES:**

**Baker Family Farm, LLC**  
**1580 Southpointe Dr**  
**Hoover, AL 35244**

**When recorded, return to:**  
**Joshua L. Baker**  
**1580 Southpointe Dr**  
**Hoover, AL 35244**

**EXHIBIT A****LEGAL DESCRIPTION:**

Begin at the NW corner of the NW 1/4 of the NE 1/4 of section 3, Township 22 South, Range 3 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence South 88 degrees 41 minutes 45 seconds East for a distance of 670.39 feet; thence South 88 degrees 22 minutes 57 seconds East for a distance of 603.86 feet; thence South 00 degrees 18 minutes 45 seconds West for a distance of 1358.00 feet; thence North 88 degrees 17 minutes 17 seconds West for a distance of 499.86 feet; thence North 88 degrees 18 minutes 12 seconds West for a distance of 666.48 feet to the SW corner of the NW 1/4 of the NE 1/4 of above said Section 3; thence North 00 degrees 01 minutes 40 seconds West for a distance of 1352.80 feet to the POINT OF BEGINNING.

ALSO AND INCLUDING A 60-foot wide Ingress/Egress Easement, as recorded In Deed Book 155, Page 632 and SUBJECT TO a 30' X 30" Easement as shown on Brantley Family Subdivision recorded In Map Book 24, Page 12, all in the Office of the Judge of Probate of Shelby County, Alabama

**EXHIBIT B**

**PERMITTED EXCEPTIONS:**

SUBJECT TO AND SUBORDINATE TO the Mortgage recorded in Instrument 20230405000095190 on April 5, 2023, with the Shelby County Judge of Probate granted to JOSHUA L BAKER AND AUDREY D BAKER.

**Real Estate Sales Validation Form*****This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name Joshua L. and Audrey Baker  
 Mailing Address 1580 Southpointe Drive  
Hoover, AL 35244

Grantee's Name Baker Family Farm, LLC  
 Mailing Address 421 Emery Drive  
Hoover, AL 35244

Property Address 240 Mountinview Drive  
Montevallo, AL 35115

Date of Sale 3/6/2024  
 Total Purchase Price \$ \_\_\_\_\_  
 or  
 Actual Value \$ \_\_\_\_\_  
 or  
 Assessor's Market Value \$ 404760

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 Deed  
 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).

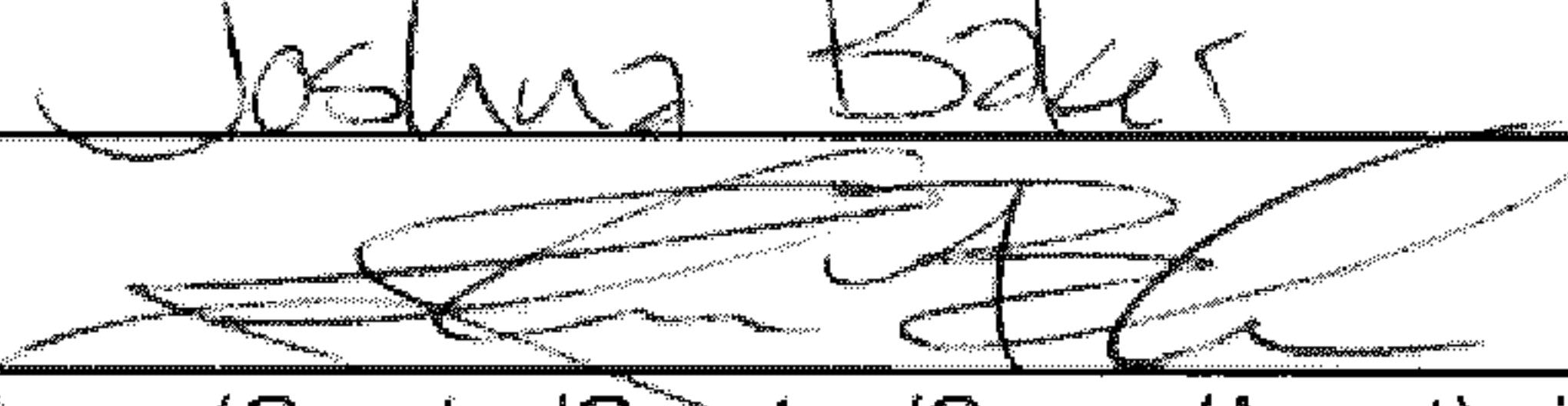
Date 3/7/24

Print

Joshua Baker

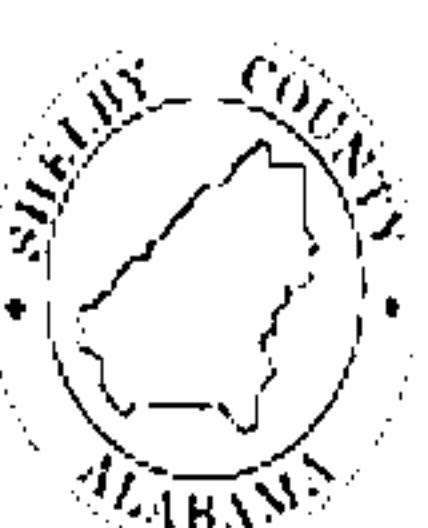
Unattested

Sign

 (Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 03/13/2024 09:13:02 AM  
 \$442.00 PAYGE  
 20240313000067930

**Print Form**



*Allis. Bayl*

**Form RT-1**