

This instrument was prepared by:  
Mary F. Roensch  
931 Pumpkin Hollow Rd  
Sterrett, AL 35147

Please mail to:  
RaS II, Ltd  
c/o Collat, Inc  
1900 Crestwood Blvd  
Birmingham, AL 35213

## WARRANTY DEED


STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY )

That in consideration of Six Thousand Five Hundred Ninety One and no/100 Dollars (\$6,591.00.00) in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the Grantor, **Mary F. Roensch**, the undersigned, hereby does by these presents, grant, bargain, sell and convey unto:

**RaS II, Ltd**

  
20130930000389790 1/3 \$27.00  
Shelby Cnty Judge of Probate, AL  
09/30/2013 07:59:57 AM FILED/CERT

(hereinafter called Grantee), all its rights, titles, interest, and claim in or to the following described real estate situated in SHELBY COUNTY, ALABAMA, to wit:

**See Exhibit A hereto attached:**

None of the hereto described real estate constitutes the homestead of Grantor or Grantee. Subject to exception of Mineral Rights if not owned by Grantor.

**TO HAVE AND TO HOLD TO SAID GRANTEE FOREVER.**

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall warrant and defend the same to the said GRANTEE, his, her or their heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said GRANTOR by herself, Mary F. Roensch, who is authorized to execute this conveyance, hereto set her signature and seal, this 27<sup>th</sup> day of September, 2013

**By Mary F. Roensch**

BY: Mary F. Roensch

STATE OF ALABAMA )

SHELBY COUNTY )

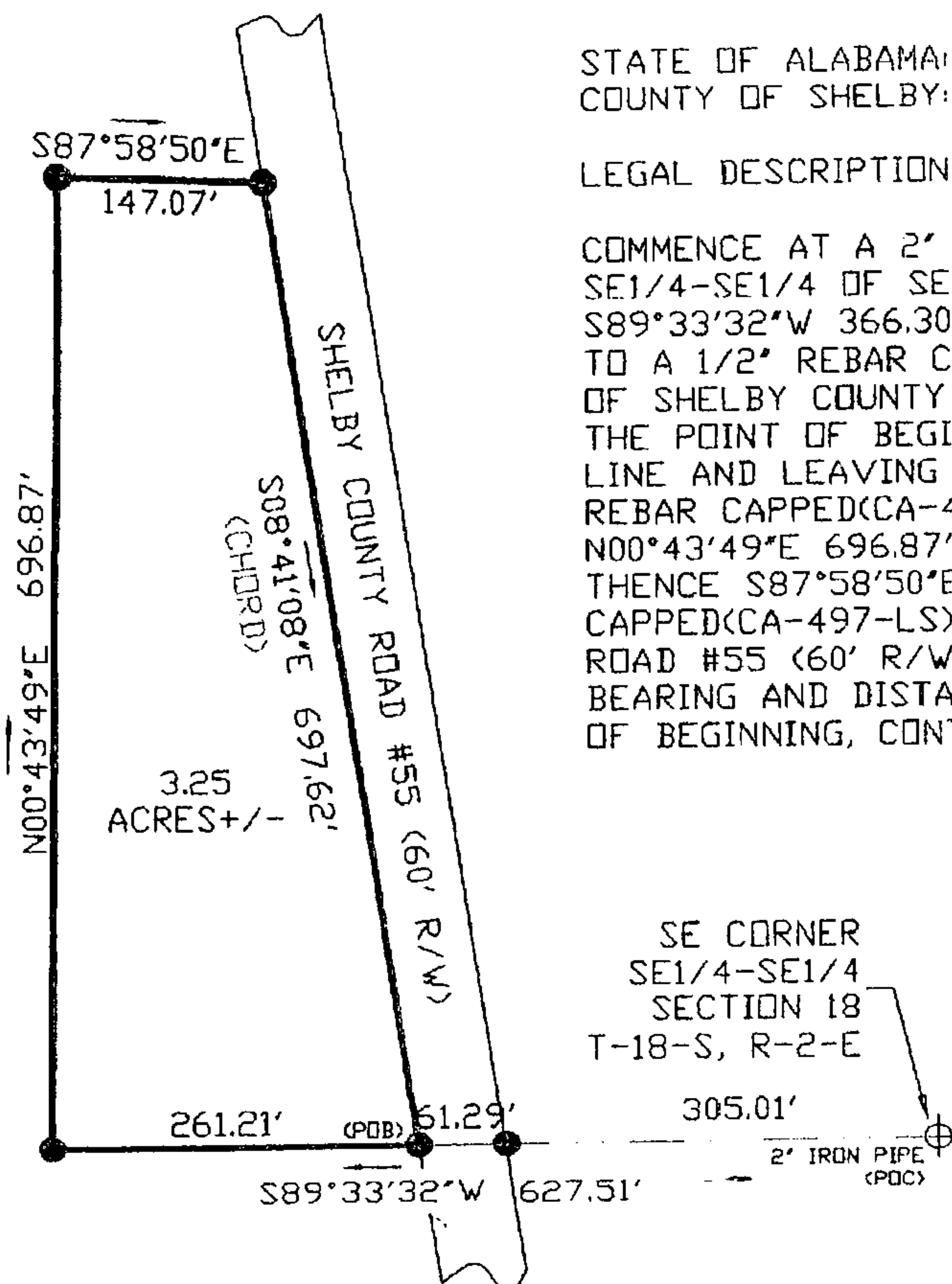
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mary F. Roensch is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that she, being informed of the contents of the conveyance, with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27<sup>th</sup> day of Sept, 2013.

Shirley Dawn Matherly  
Notary Public

Shelby County, AL 09/30/2013  
State of Alabama  
Deed Tax: \$7.00

## EXHIBIT A



STATE OF ALABAMA  
COUNTY OF SHELBY:

### LEGAL DESCRIPTION:

COMMENCE AT A 2" IRON PIPE MARKING THE SE CORNER OF THE SE1/4-SE1/4 OF SECTION 18, T-18-S, R-2-E, THENCE S89°33'32"W 366.30' ALONG THE SOUTH LINE OF SAID FORTY TO A 1/2" REBAR CAPPED(CA-497-LS) ON THE WESTERLY R/W OF SHELBY COUNTY ROAD #55 (60' R/W), SAID POINT BEING THE POINT OF BEGINNING, THENCE CONTINUE ALONG SAID FORTY LINE AND LEAVING SAID R/W S89°33'32"W 261.21' TO A 1/2" REBAR CAPPED(CA-497-LS), THENCE LEAVING SAID FORTY LINE N00°43'49"E 696.87' TO A 1/2" REBAR CAPPED(CA-497-LS), THENCE S87°58'50"E 147.07' TO A 1/2" REBAR CAPPED(CA-497-LS) ON THE WESTERLY R/W OF SHELBY COUNTY ROAD #55 (60' R/W), THENCE ALONG SAID R/W A CHORD BEARING AND DISTANCE OF S05°41'08"E 697.62' TO THE POINT OF BEGINNING, CONTAINING 3.25 ACRES MORE OR LESS.

Constituting all property in parcel ID 05 4 18 0 000 022.000 on the west side of Shelby County Highway 55 in the SE ¼ of the SE ¼ of the SE ¼ of Section 18, Township 18 South, Range 2 East, Shelby County, Alabama



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# Real Estate Sales Validation Form

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

Grantor's Name Mary F. Roensch  
Mailing Address 931 Pumpkin Hollow Road  
Sterrett, AL 35147

Grantee's Name RaS II, Ltd.  
Mailing Address c/o Collat, Inc.  
1900 Crestwood Blvd., Ste 300  
Birmingham, AL 35210

Property Address Shelby County Highway 55  
Sterrett, AL 35147

Date of Sale September 27, 2013  
Total Purchase Price \$ 6,591.00

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  
☐ Other

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 September 27, 2013

Print MARY F. ROENSCH

☒ Unattested

Sign Mary F. Roensch

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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