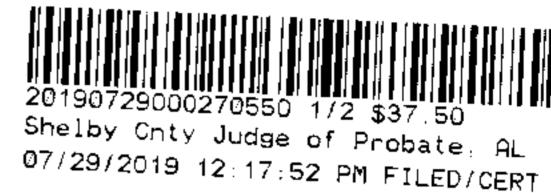
This Instrument was prepared by: Gregory D. Harrelson, Esq The Harrelson Law Firm, LLC 101 Riverchase Pkwy East Hoover, AL 35244

Send Tax Notice To: Jennifer N. Barnes Matthew B. Barnes 528 Rosebury Road Helena, AL 35000

WARRANTY DEED JOINT WITH RIGHT OF SURVIVORSHIP



STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY)

That in consideration of SEVENTY SEVEN THOUSAND and 00/100 DOLLARS (\$77,000.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, DEARING FARMS - HELENA, LLC, an Alabama limited liability company (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto JENNIFER N. BARNES and MATTHEW B. BARNES, wife and husband (herein referred to as GRANTEES), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 7, according to the Survey of Dearing Farms, as recorded in Map Book 48, Page 31, in the Probate Office of Shelby County, Alabama.

Subject to: (1) Ad valorem taxes due and payable October 1, 2019 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building set-back lines and any other matters of record; (4) Current Zoning and use restrictions.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, forever.

And the Grantor does for itself and for its successors and assigns covenant with the said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Ryan C. Medo as manager of RTO 1, LLC, which is the Manager of Dearing Farms – Helena, LLC, has hereunto set his hand and seal this the 3rd day of July, 2019.

Dearing Farms - Helena, LLC

By: Ryan C. Medo as Manager of RTO 1, LLC

Its: Manager

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ryan C. Medo, whose name as Manager of RTO 1, LLC, which is the Manager of Dearing Farms – Helena, LLC 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, he, as such Manager of RTO 1, LLC, which is the Manager of Dearing Farms – Helena, LLC executed the same voluntarily for and as the act of said company on the day the same bears date.

Given under my hand and official seal, this the 3rd day of July, 2019. -

NOTARY PUBLIC

My Commission Expires____

Shelby County: AL 07/29/2019

State of Alabama Deed Tax: \$19.50

Real Estate Sales Validation Form

Thi.	s Document must be filed in ac	cordance with Code of Alabama 1975, Section 40-22-1	
Grantor's Name	Descing Farms - Helene L	LL Grantee's Name Jennifer N. Bornes	
Mailing Address	9 Office Park Circle	Mailing Address Matthew B. Barnes	
	5te 215	- 528 Rochum RN	
•	Bmingham, Al 35223	- Aclena AL 35080	
Property Address	See Legal on Decd	Date of Sale 7-3-19	•
		Total Purchase Price \$ אינט הרביים.	
•		or	
	· · · · · · · · · · · · · · · · · · ·	Actual Value \$	
		or	
		Assessor's Market Value \$	
The purchase price evidence: (check of Bill of Sale Sales Contract Closing States	one) (Recordation of documents)	this form can be verified in the following documentary nentary evidence is not required)Appraisal Other	
If the conveyance of above, the filing of	document presented for rec this form is not required.	ordation contains all of the required information reference	ced
	-	Instructions	.0.
Grantor's name and the	d mailing address - provide ir current mailing address.	the name of the person or persons conveying interest	
Grantee's name and to property is being	d mailing address - provide conveyed.	the name of the person or persons to whom interest	
Property address - I	the physical address of the	property being conveyed, if available.	
Date of Sale - the d	ate on which interest to the	property was conveyed.	
Total purchase price being conveyed by t	e - the total amount paid for the instrument offered for re	the purchase of the property, both real and personal, cord.	. •
conveyed by the ins	property is not being sold, the trument offered for record. In the assessor's current ma	he true value of the property, both real and personal, be This may be evidenced by an appraisal conducted by a rket value.	eing
excluding current us esponsibility of valu	e valuation, of the property	termined, the current estimate of fair market value, as determined by the local official charged with the purposes will be used and the taxpayer will be penalized).	ed
accurate. I further un	f my knowledge and belief to derstand that any false stal ted in <u>Code of Alabama 197</u>	hat the information contained in this document is true a tements claimed on this form may result in the imposition [5] § 40-22-1 (h).	ınd on
Date 7-3-19		Print Gres Hamelon	
Unaffe IIIIIIIIIIIII		Print Gres Hamelon Sign M W	·

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

20190729000270550 2/2 \$37.50 Shelby Cnty Judge of Probate, AL 07/29/2019 12:17:52 PM FILED/CERT