This Document Prepared By:

Gregory D. Harrelson, Esq. Harrelson Law Firm, LLC 101 Riverchase Pkwy East Hoover, AL 35244

Send Tax Notice To RKL Rentals, LLC 3492 Bearden Lane Helena, AL 35080

WARRANTY DEED

STATE OF ALABAMA)	
)	KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF SHELBY)	

That in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Robert E. Owens, Jr., a married man, Kathy Handley and Lindsay Handley, wife and husband, (herein referred to as GRANTORS) do hereby grant, bargain, sell and convey unto RKL Rentals, LLC, an Alabama Limited Liability Company, (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

SEE EXHIBIT "A" LEGAL DESCRIPTION

Subject to:

- Ad valorem taxes due and payable October 1, 2019 and all subsequent years thereafter;
- All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record;
- Any Mineral or Mineral Rights leased, granted or retained by prior owners; 3.
- Current Zoning and Use Restrictions.

Subject property does not constitute the homestead of the Grantors nor that of their Spouses.

NO TITLE OPINION REQUESTED OR PREPARED. The preparer of this document acted as scrivener only, no representation is made as to the total amount of acreage or the accuracy of the legal description.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forevever. And the Grantors do for themselves and for their heirs, executors and administrators covenant with the said Grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will, and their 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, I hereunto set my hand and seal on this the 22nd day of August, 2019.

Shelby Cnty Judge of Probate, AL 08/30/2019 01:16:43 PM FILED/CERT

Shelby County, AL 08/30/2019 State of Alabama

Deed Tax: \$373.00

Robert E. Owens, Jr.

STATE OF ALABAMA) COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Robert E. Owens, Jr., Kathy Handley and Lindsay Handley, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 22nd day of August, 2019.

My Commission Expires: 8-21-23

Exhibit "A"

NORTH TRACT

All that tract or parcel of land lying in Section 2, Township 20 South, Range 3 West of Shelby County, Alabama and being more particularly described as follows:

Commencing at a 1 1/4-inch crimped top pipe found at the northeasterly corner of the northwest 1/4 of the southeast 1/4 of Section 2, Township 20 South, Range 3 West, thence South 68 degrees 24 minutes 57 seconds West a distance of 127.80 feet to a 5/8-inch capped rebar set at the intersection of the southerly right of way of Bearden Lane (having a 50-foot, publicly dedicated right of way) and the westerly right of way of Helena Road (Alabama Highway 261) (having an 80-foot, publicly dedicated right of way); Thence leaving said intersection and continuing along said right of way of Helena Road along a curve to the left, said curve having a radius of 3859.72 feet and an arc distance of 130.05 feet, with a chord bearing of South 25 degrees 34 minutes 09 seconds West and a chord distance of 130.04 feet to a point, said point being the TRUE POINT OF BEGINNING.

Thence continuing along said right of way of Helena Road along a curve to the left, said curve having a radius of 3859.72 feet and an arc distance of 101.29 feet, with a chord bearing of South 23 degrees 51 minutes 08 seconds West and a chord distance of 101.29 feet to a point; Thence leaving said right of way of Helena Road North 66 degrees 50 minutes 01 seconds West a distance of 258.63 feet to a point; Thence South 88 degrees 07 minutes 41 seconds East a distance of 278.89 to a point on said right of way of Helena Road, said point being the TRUE POINT OF BEGINNING.

Said tract or parcel of land contains 0.300 acres (13,075 square feet).

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Exhibit "A" - Continued

MIDDLE TRACT

All that tract or parcel of land lying in Section 2, Township 20 South, Range 3 West of Shelby County, Alabama and being more particularly described as follows:

Commencing at a 1 1/4-inch crimped top pipe found at the northeasterly corner of the northwest 1/4 of the southeast 1/4 of Section 2, Township 20 South, Range 3 West, thence South 68 degrees 24 minutes 57 seconds West a distance of 127.80 feet to a 5/8-inch capped rebar set at the intersection of the southerly right of way of Bearden Lane (having a 50-foot, publicly dedicated right of way) and the westerly right of way of Helena Road (Alabama Highway 261) (having an 80-foot, publicly dedicated right of way); Thence leaving said intersection and continuing along said right of way of Helena Road the following courses and distances: along a curve to the left, said curve having a radius of 3859.72 feet and an arc distance of 130.05 feet, with a chord bearing of South 25 degrees 34 minutes 09 seconds West and a chord distance of 130.04 feet to a point; along a curve to the left, said curve having a radius of 3859.72 feet and an arc distance of 101.29 feet, with a chord bearing of South 23 degrees 51 minutes 08 seconds West and a chord distance of 101.29 feet to a point, said point being the TRUE POINT OF BEGINNING.

Thence continuing along said right of way of Helena Road the following courses and distances: along a curve to the left, said curve having a radius of 3859.72 feet and an arc distance of 30.99 feet, with a chord bearing of South 22 degrees 52 minutes 13 seconds West and a chord distance of 30.99 feet to a 5/8-inch capped rebar set; South 23 degrees 10 minutes 09 seconds West a distance of 696.24 feet to a point; Thence leaving said right of way of Helena Road North 66 degrees 50 minutes 01 seconds West a distance of 430.29 feet to a point; Thence North 06 degrees 53 minutes 41 seconds East a distance of 243.70 feet to a point; Thence North 24 degrees 38 minutes 41 seconds East a distance of 452.91 feet to a point; Thence South 76 degrees 54 minutes 26 seconds East a distance of 231.70 feet to a point; Thence South 66 degrees 50 minutes 01 seconds East a distance of 258.63 feet to a point on said right of way of Helena Road, said point being the TRUE POINT OF BEGINNING.

Said tract or parcel of land contains 7.963 acres (346,860 square feet).

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Exhibit "A" - Continued

SOUTH TRACT

All that tract or parcel of land lying in Section 2, Township 20 South, Range 3 West of Shelby County, Alabama and being more particularly described as follows:

Commencing at a 1 1/4-inch crimped top pipe found at the northeasterly corner of the northwest 1/4 of the southeast 1/4 of Section 2, Township 20 South, Range 3 West, thence South 68 degrees 24 minutes 57 seconds West a distance of 127.80 feet to a 5/8-inch capped rebar set at the intersection of the southerly right of way of Bearden Lane (having a 50-foot, publicly dedicated right of way) and the westerly right of way of Helena Road (Alabama Highway 261) (having an 80-foot, publicly dedicated right of way); Thence leaving said intersection and continuing along said right of way of Helena Road the following courses and distances: along a curve to the left, said curve having a radius of 3859.72 feet and an arc distance of 130.05 feet, with a chord bearing of South 25 degrees 34 minutes 09 seconds West and a chord distance of 130.04 feet to a point; along a curve to the left, said curve having a radius of 3859.72 feet and an arc distance of 101.29 feet, with a chord bearing of South 23 degrees 51 minutes 08 seconds West and a chord distance of 101.29 feet to a point; along a curve to the left, said curve having a radius of 3859.72 feet and an arc distance of 30.99 feet, with a chord bearing of South 22 degrees 52 minutes 13 seconds West and a chord distance of 30.99 feet to a 5/8-inch capped rebar set; South 23 degrees 10 minutes 09 seconds West a distance of 696.24 feet to a point, said point being the TRUE POINT OF BEGINNING.

Thence continuing along said right of way of Helena Road South 23 degrees 10 minutes 09 seconds West a distance of 242.18 feet to a 5/8-inch capped rebar set; Thence leaving said right of way of Helena Road North 66 degrees 56 minutes 40 seconds West a distance of 280.03 feet to a 5/8-inch capped rebar set; Thence North 01 degrees 19 minutes 47 seconds East a distance of 261.48 feet to a point; Thence South 66 degrees 50 minutes 01 seconds East a distance of 377.29 feet to a point on said right of way of Helena Road, said point being the TRUE POINT OF BEGINNING.

Said tract or parcel of land contains 1.830 acres (79,695 square feet).

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Shelby Cnty Judge of Probate, AL 08/30/2019 01:16:43 PM FILED/CERT

Real Estate Sales Validation Form

inis	Document must be filed in ac	cordance with	Code of Alaban	na 1975, Section 40)-22-1
Grantor's Name Mailing Address	Pobert E Divers Jr Keithy Hundley + Linds 3492 Bearden pol La Helena, AL 35080	ey Handley	Grantee's Na Mailing Addr	ess Junz Beat	atels LLC edea Lane ac 35080
Property Address	See Legal Description	<u></u> Tota	Date of Sal Purchase Proof	ice \$	
20190830000322030 5/5 Shelby Cnty Judge of 08/30/2019 01:16:43 P	Probate: AL		al Value or or's Market Va	\$ lue <u>\$ 373, 50,</u>	<u> </u>
The purchase price evidence: (check of Bill of Sale Sales Contract Closing Staten	•	n this form can mentary evide Appro	ence is not rec aisal	n the following d	ocumentary
If the conveyance of above, the filing of	document presented for recthis form is not required.	ordation con	tains all of the	required inform	ation referenced
Grantor's name and their	d mailing address - provide ir current mailing address.	Instruction the name of		persons convey	ing interest
Grantee's name and to property is being	d mailing address - provide conveyed.	the name of	the person or	persons to who	m interest
Property address - I	the physical address of the	property bei	ng conveyed, i	if available.	
Date of Sale - the d	ate on which interest to the	property wa	s conveyed.		
Total purchase price being conveyed by t	e - the total amount paid for the instrument offered for re	r the purchas ecord.	e of the prope	erty, both real an	d personal,
conveyed by the ins	property is not being sold, to trument offered for record. or the assessor's current ma	This may be	e of the proper evidenced by	ty, both real and an appraisal co	I personal, being nducted by a
excluding current us responsibility of valu	ed and the value must be deservaluation, of the property ing property for property ta Alabama 1975 § 40-22-1 (as determin x purposes v	ed by the loca	I official charged	with the
accurate. I further ur	of my knowledge and belief Inderstand that any false sta ted in <u>Code of Alabama 19</u>	atements clai	med on this fo	ned in this docu rm may result in	ment is true and the imposition
Date 8-22-19	•	Print Gree	Harrelson		
Unattested _	/	Sign /	Harrelson	1 10	
•	(verified by)	-	TGrantor/Gran	tee/Owner/Xaent	Larcie one

Form RT-1