This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Round Too Investments, LLC
120 Bishop Circle
Pelham, AL 35124

STATE OF ALABAMA)
: **GENERAL WARRANTY DEED**
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Six Hundred Thousand and 00/100 ($600,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Timothy Daniel McCartha and wife, Lisa Ann McCartha,** (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Round Too Investments, LLC, an Alabama limited liability company** (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

Subject To:
Ad valorem taxes for 2020 and subsequent years not yet due and payable until October 1, 2020.

Existing covenants and restrictions, easements, building lines and limitations of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the **1st** day of **October, 2019.**

CLAYTON T. SWEENEY, ATTORNEY AT LAW

Timothy Daniel McCartha

Lisa Ann McCartha

20191010000374370 1/3 $628.00
Shelby Cnty Judge of Probate, AL
10/10/2019 11:46:06 AM FILED/CERT

Shelby County, AL 10/10/2019
State of Alabama
Deed Tax:$600.00

STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Timothy Daniel McCartha and wife, Lisa Ann McCartha, 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 Instrument they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 1st day of October, 2019.

NOTARY PUBLIC
My Commission Expires: 06-02-2023

CLAYTON T. SWEENEY
NOTARY
My Comm. Expires
June 2, 2023
PUBLIC
ALABAMA STATE AT LARGE

Commence at the Northeast corner of the Northwest 1/4 of the Southwest 1/4 of Section 35, Township 19 South, Range 1 West, being the Point of Beginning and run South along East line of said 1/4-1/4 section 664.11 feet; thence turn 88 degrees 03 minutes 50 seconds right and run 451.25 feet; thence turn 91 degrees 53 minutes 37 seconds right and run 1167.21 feet; thence turn 88 degrees 02 minutes right and run 439.71 feet to the P.C. of a curve to the left, having a central angle of 25 degrees 28 minutes 10 seconds and a radius of 424.95 feet and run along the arc of said curve 187.35 feet; thence turn 104 degrees 36 minutes 58 seconds right from extended chord and run 545.25 feet; thence turn 88 degrees 12 minutes 58 seconds right and run 169.97 feet to the POINT OF BEGINNING. Situated in Shelby County, Alabama.

20191010000374370 2/3 $628.00
Shelby Cnty Judge of Probate, AL
10/10/2019 11:46:06 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name	Timothy Daniel McCartha and Lisa Ann McCartha	Grantee's Name	Round Too Investments, LLC
Mailing Address	500 Liberty Road Chelsea, AL 35043	Mailing Address	120 Bishop Circle Pelham, AL 35124
Property Address	500 Liberty Road Chelsea, AL 35043	Date of Sale	October 1, 2019
		Total Purchase Price	$ 600,000.00
		or	
		Actual Value	$
		or	
		Assessor's Market Value	$

20191010000374370 3/3 $628.00
Shelby Cnty Judge of Probate, AL
10/10/2019 11:46:06 AM FILED/CERT

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/ Assessor's Appraised Value

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: _____

Print Timothy Daniel McCartha and Lisa Ann McCartha

_____ Unattested _____ (verified by)

Sign _____ (Grantor/Grantee/Owner/Agent) circle one

CLAYTON T. SWEENEY, ATTORNEY AT LAW