


This instrument was prepared without
benefit of survey by:

William R. Justice
P.O. Box 587, Columbiana, Alabama 35051

Grantee's address:
1618 Oak Park Drive
Helena, AL 35080

Shelby County, AL 12/27/2012
State of Alabama
Deed Tax: \$250.00


20121227000495320 1/3 \$268.00
Shelby Cnty Judge of Probate, AL
12/27/2012 03:07:14 PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Two Hundred Fifty Thousand and no/100 DOLLARS (\$250,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Shelby Investments, LLC, a Georgia limited liability company (herein referred to as GRANTOR) does grant, bargain, sell and convey unto RBLIV Capital Management, LLC (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

The W $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 12, Township 21 South, Range 5 West, Shelby County, Alabama. Said property contains approximately 30 acres.

Also, a non-exclusive easement for ingress, egress, and utilities over Grantor's remaining property to the above described property.

Subject to ad valorem taxes for current and subsequent years, easements, restrictions, conditions, rights of way, and other encumbrances of record.


The above described property does not constitute any part of the homestead of GRANTOR or GRANTOR'S spouse.

TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators

shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal by Timothy L. Webster its managing member, this 21st day of December, 2012.



Timothy L. Webster as managing member


STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Timothy L. Webster, whose name as managing member of Shelby Investments, LLC, a limited liability company, 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 with full authority executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 21st day of December, 2012.




Notary Public


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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

Shelby Investments, LLC by
Grantor's Name Timothy L. Webster

Grantee's Name RBLIV Capital Management, LLC

Mailing Address 2464 Glasscott Point
Hoover, AL 35226

Mailing Address 1618 Oak Park Drive
Helena, AL 35080

Property Address Hwy 13, Helena, AL

Date of Sale 12/21/12

Total Purchase Price \$ 250,000.00

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 12/21/12

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Print Timothy L. Webster

☐ Unattested

[Signature]
(Verified by)



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