


THIS INSTRUMENT PREPARED BY:  
JOEL R. BLANKENSHIP, ATTORNEY  
1201 NORTH 19<sup>TH</sup> STREET  
BIRMINGHAM, AL 35234

SEND TAX NOTICE TO:  
RHA 1-Birmingham, LLC  
3505 Koger Blvd  
Suite 400  
Duluth, GA 30096

WARRANTY DEED

STATE OF ALABAMA     )  
SHELBY COUNTY         )

  
20140806000243980 1/2 \$137.00  
Shelby Cnty Judge of Probate, AL  
08/06/2014 12:56:26 PM FILED/CERT

That in consideration of ONE HUNDRED TWENTY THOUSAND and no/100 (\$120,000.00) Dollars to the undersigned GRANTOR, in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, Venture South, LLC, an Alabama Limited Liability Company by and through Todd M. Murphy, its Sole Member (herein referred to as GRANTOR), do grant, bargain, sell and convey unto RHA 1-Birmingham, LLC, a Delaware Limited Liability Company (herein referred to as GRANTEE), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 43, according to the Survey of Woodland Hills, First Phase, Fifth Sector, as recorded in Map Book 7, Page 152, in the Probate Office of Shelby County, Alabama.

- 1) Subject to ad valorem taxes for the current tax year and all subsequent years.
- 2) Also subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.

TO HAVE AND TO HOLD to the Grantee, its successors and assigns forever. And we do for ourselves and for our administrators, successors, and assigns covenant with the said GRANTEE, their successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our administrators, successors, and assigns 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 have hereunto set my hand and seal this the 4th day of ~~May~~, 2014.

*August*

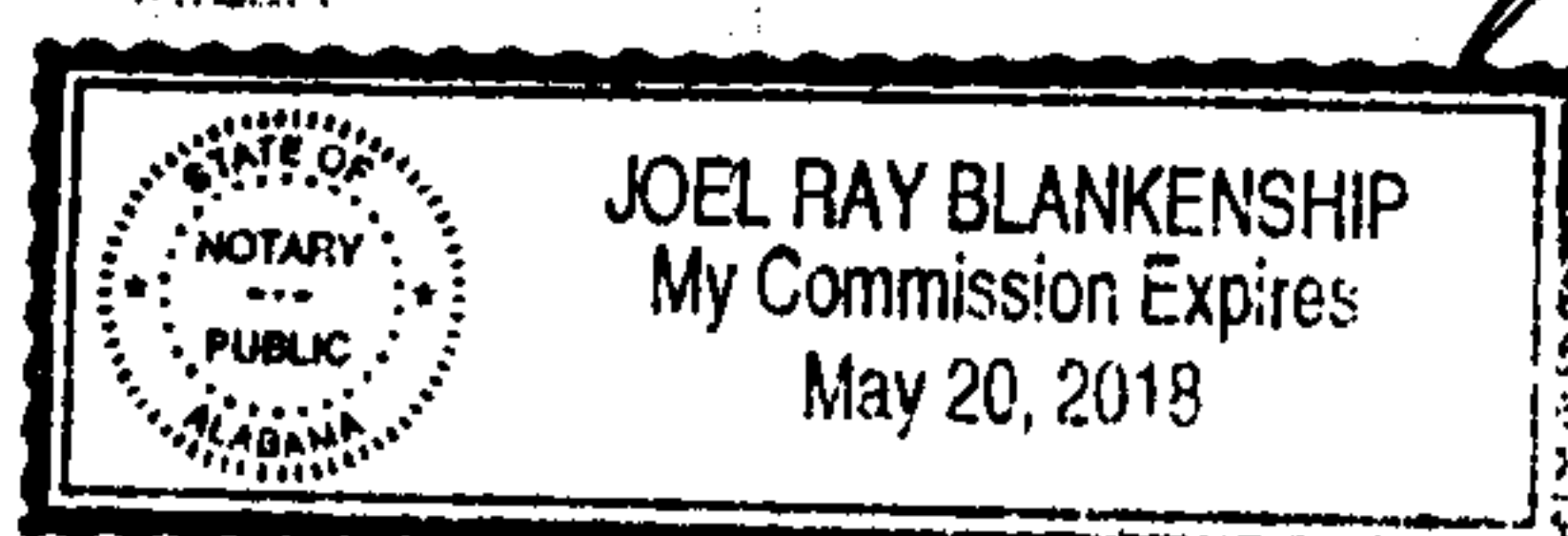
Venture South, LLC

By *Todd M. Murphy* (SEAL)  
Todd M. Murphy  
Its Sole Member

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Todd M. Murphy whose name as the Sole Member of Venture South, LLC is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such managing member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and office seal this the 4th day of August, 2014.



*[Signature]*

Notary Public



Real Estate Sales Validation Form

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

Grantor's Name: Venture South, LLC  
Mailing Address:  
178 Huntingdon Place, Birmingham, AL 35242

Grantee's Name: RHA 1-Birmingham, LLC  
Mailing Address:  
3505 Koger Blvd., Suite 400, Duluth, GA 30096

Property Address:  
101 Mountain Parkway, Maylene, AL 35114

Date of Sale: August 4th , 2014  
Total Purchase Price : \$120,000.00  
or  
Actual Value: \$  
or  
Assessors 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.

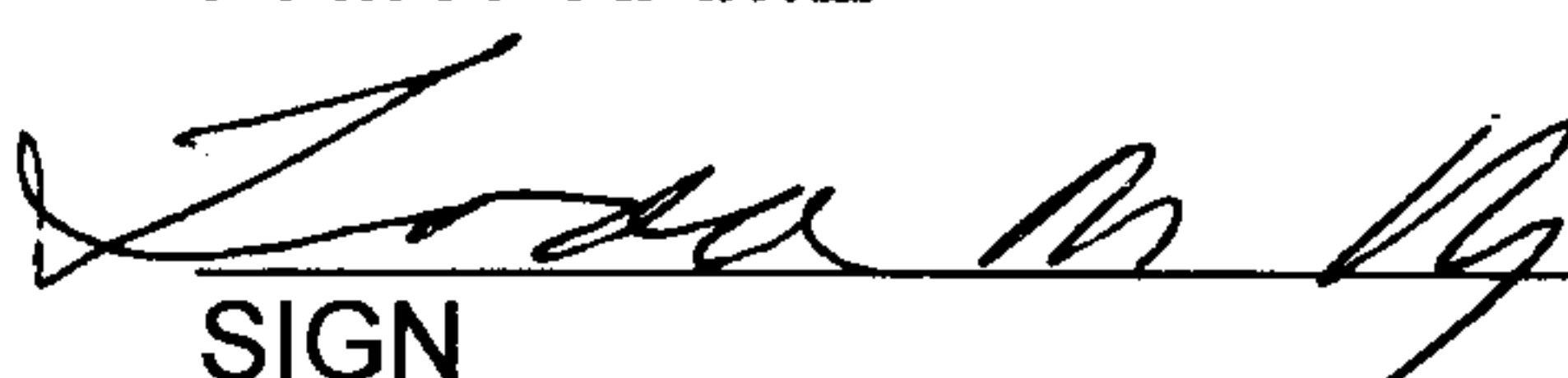
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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: 8/4/14

Todd Murphy  
PRINT NAME

  
SIGN

☐ Unattested  
(verified by) (Grantor/Grantee/Owner/Agent) circle one

