


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         )

  
20140827000269800 1/3 \$125.50  
Shelby Cnty Judge of Probate, AL  
08/27/2014 11:58:04 AM FILED/CERT

That in consideration of ONE HUNDRED FIVE THOUSAND FIVE HUNDRED and no/100 (\$105,500.00) Dollars to the undersigned GRANTOR, in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, Paul Jackson and Viann Jackson, a married couple (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:

Commence at the NW corner of the NW ¼ of the NE ¼ of Section 34, Township 19 South, Range 1 West, thence run East along the North line of said ¼ - ¼ for 91.65 feet; thence turn an angle to the right of 90 degrees and run 191.28 feet to the Point of Beginning; thence turn an angle to the left of 41 degrees 57 minutes and run 65.93 feet; thence turn an angle to the left of 90 degrees and run 9.30 feet; thence turn an angle to the right of 90 degrees and run 68.90 feet; thence turn an angle to the right of 90 degrees and run 54.88 feet; thence turn an angle to the left of 33 degrees 16 minutes and run 66.09 feet; thence turn an angle to the right of 126 degrees 12 minutes and run 173.28 feet; thence turn an angle to the right of 88 degrees 14 minutes and run 91.94 feet to the Point of Beginning; Said premises is accessed by virtue of an Ingress-Egress Easement having a centerline description as follows: Commence at the NW corner of the NW ¼ of the NE ¼ of Section 34, Township 19 South, Range 1 West, thence run 91.65 feet along the North line of said ¼ - ¼ in an Easterly direction; thence turn an angle right of 90 degrees and run 191.28 feet; thence turn an angle to the left of 41 degrees 57 minutes and run 65.93 feet; thence turn an angle left of 90 degrees and run 9.30 feet; thence turn an angle right of 90 degrees and run 68.90 feet; thence turn an angle right of 90 degrees and run 41 feet to the Point of Beginning; thence turn an angle left of 37 degrees 00 minutes and run 73 feet; thence turn an angle right of 9 degrees 00 minutes and run 29 feet; thence turn an angle right of 6 degrees 00 minutes and run 150 feet to a Point on the Easterly right of way line of Shelby County Highway No. 47 which Point marks the intersection of said Ingress-Egress Easement and the aforementioned public highway.

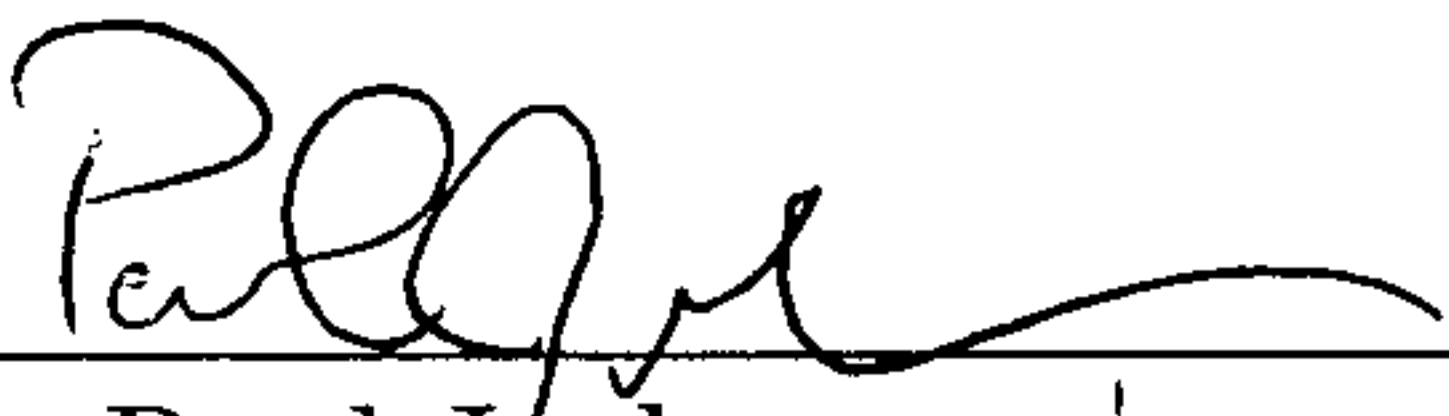
Situated in Shelby County, Alabama.


- 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.

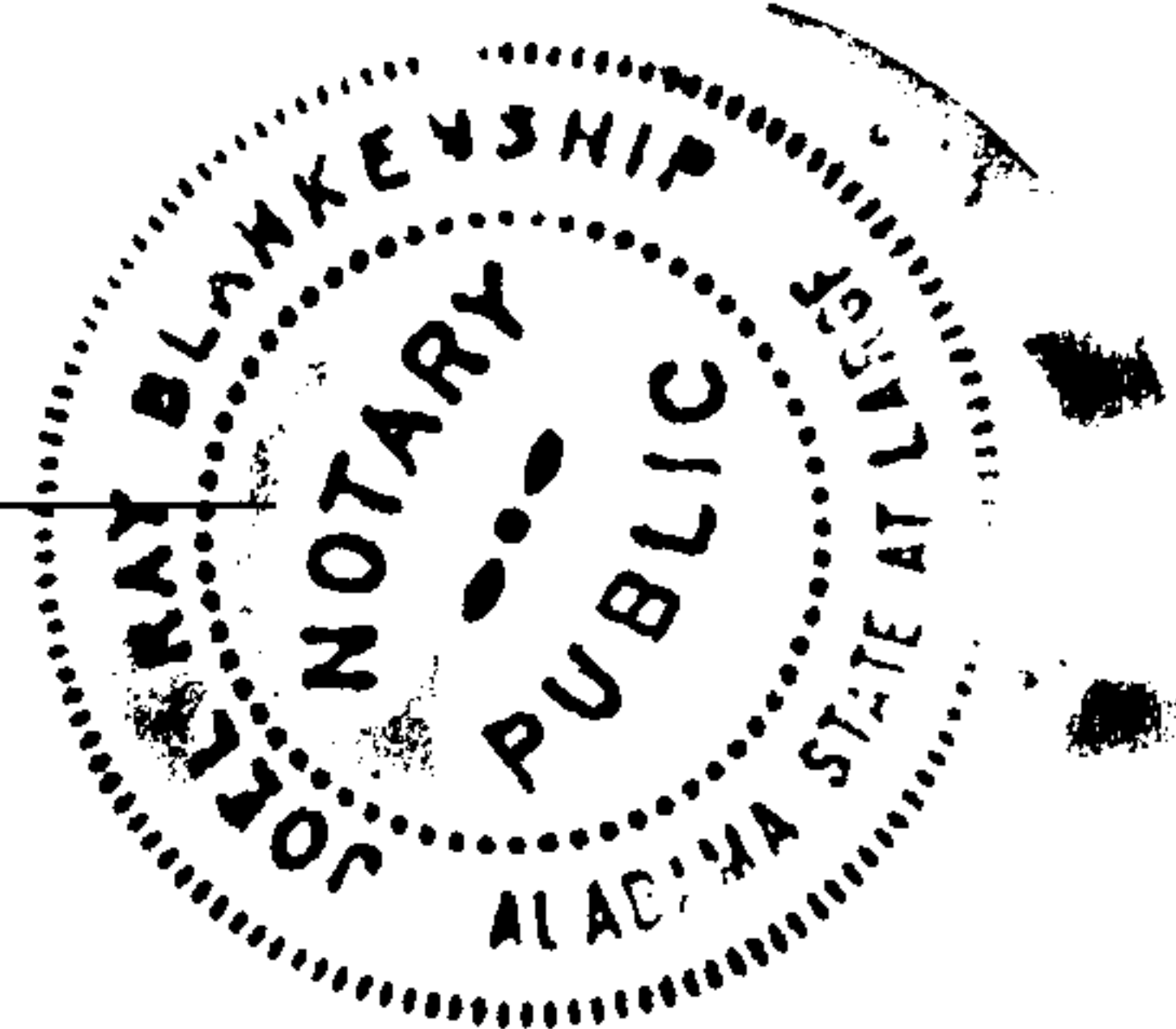
TO HAVE AND TO HOLD to the Grantee, its successors and assigns forever. And we do for ourselves and for our administrators, successors, and assigns covenant with the said GRANTEE, their successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all

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 15th day of August, 2014

By:   
Paul Jackson

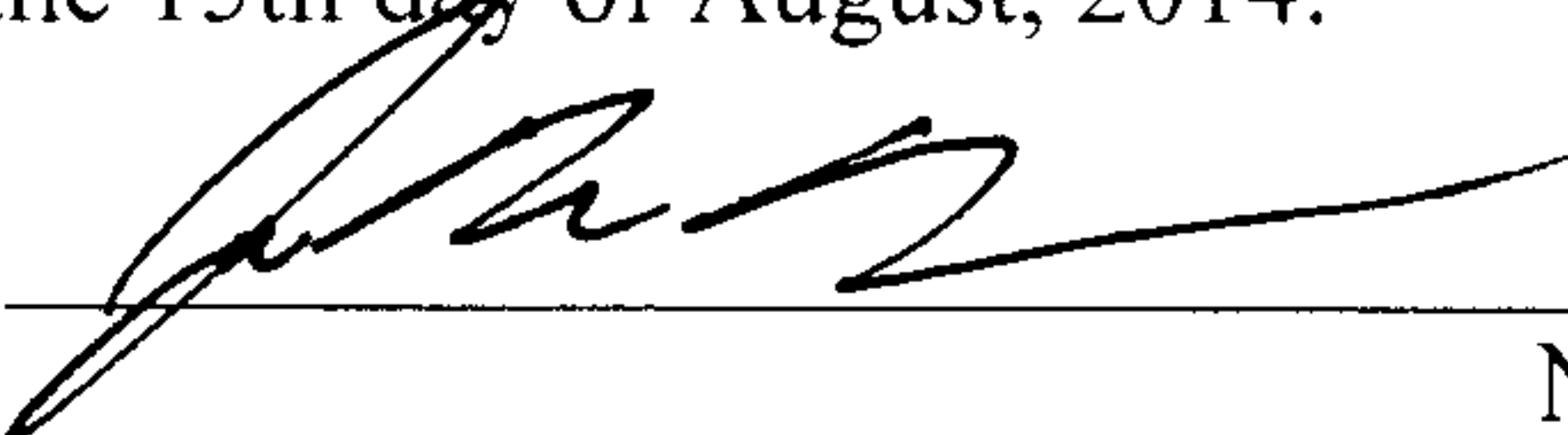
By:   
Viann Jackson

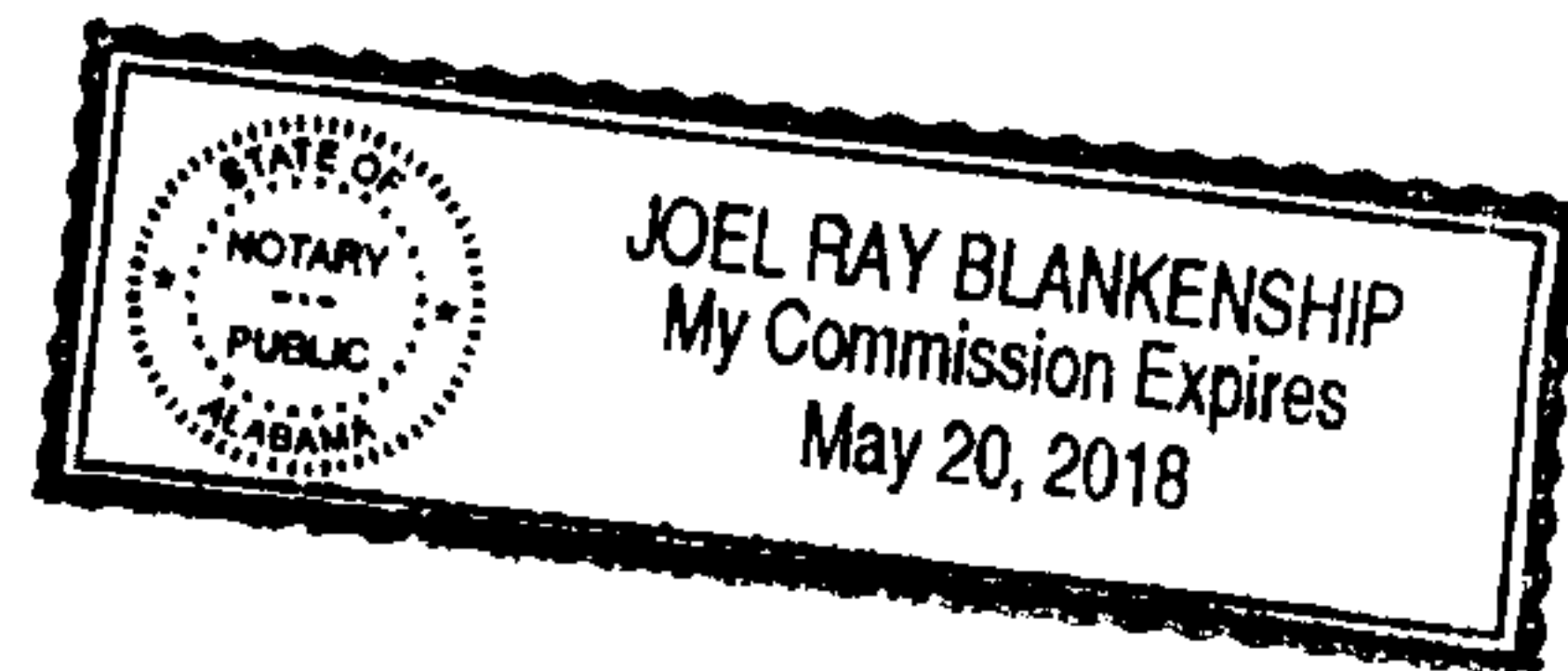



STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, Notary Public for the State of Alabama, do hereby certify that Paul Jackson and Viann Jackson, whose names are signed to the foregoing instrument, and who are known by me, acknowledged before me on this day that, being informed of the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 15th day of August, 2014.

  
Notary Public



  
20140827000269800 2/3 \$125.50  
Shelby Cnty Judge of Probate, AL  
08/27/2014 11:58:04 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: Paul Jackson and Viann Jackson  
Mailing Address:  
24 Autry Drive, Chelsea, Alabama 35043

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

Property Address:  
24 Autry Drive, Chelsea, Alabama 35043

Date of Sale: August 15th , 2014  
Total Purchase Price : \$105,500.00  
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 ☐ Appraisal  
☐ Sales Contract ☐ Other  
☒ Closing Statement

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: 08/15/14

Paul Jackson  
PRINT NAME  
SIGN

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

