

This Instrument was Prepared by:

Send Tax Notice To: Daniel Gardner
Lori S. Gardner

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: S-15-21934

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Thousand Dollars and No Cents (\$100,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **RO1, LLC**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Daniel Gardner and Lori S. Gardner**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

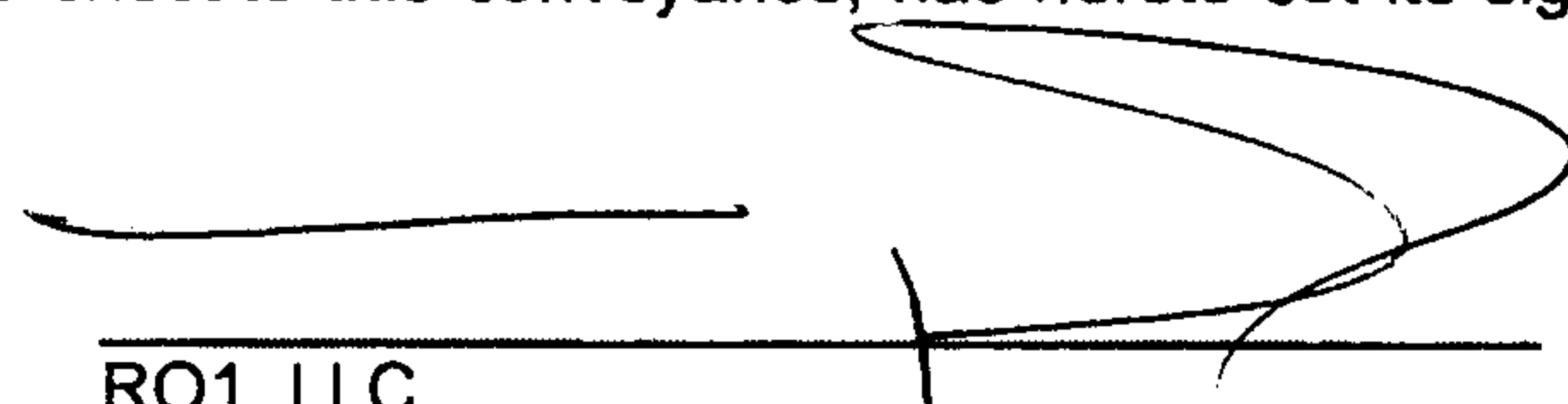
SEE EXHIBIT "A" ATTACHED HERETO

\$121,006.49 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion..

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by RO1, LLC By Manager - Red Hills Holdings, LLC by Mike Parthasarathy, Manager, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 23rd day of April, 2015.



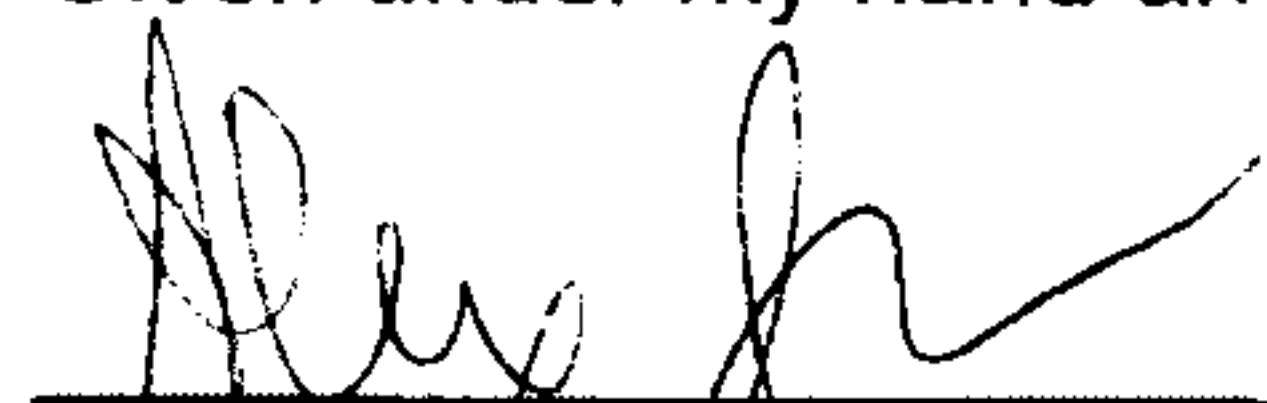
RO1, LLC
By Manager - Red Hills Holdings, LLC
By Mike Parthasarathy, Manager

State of Oregon

County of Multnomah

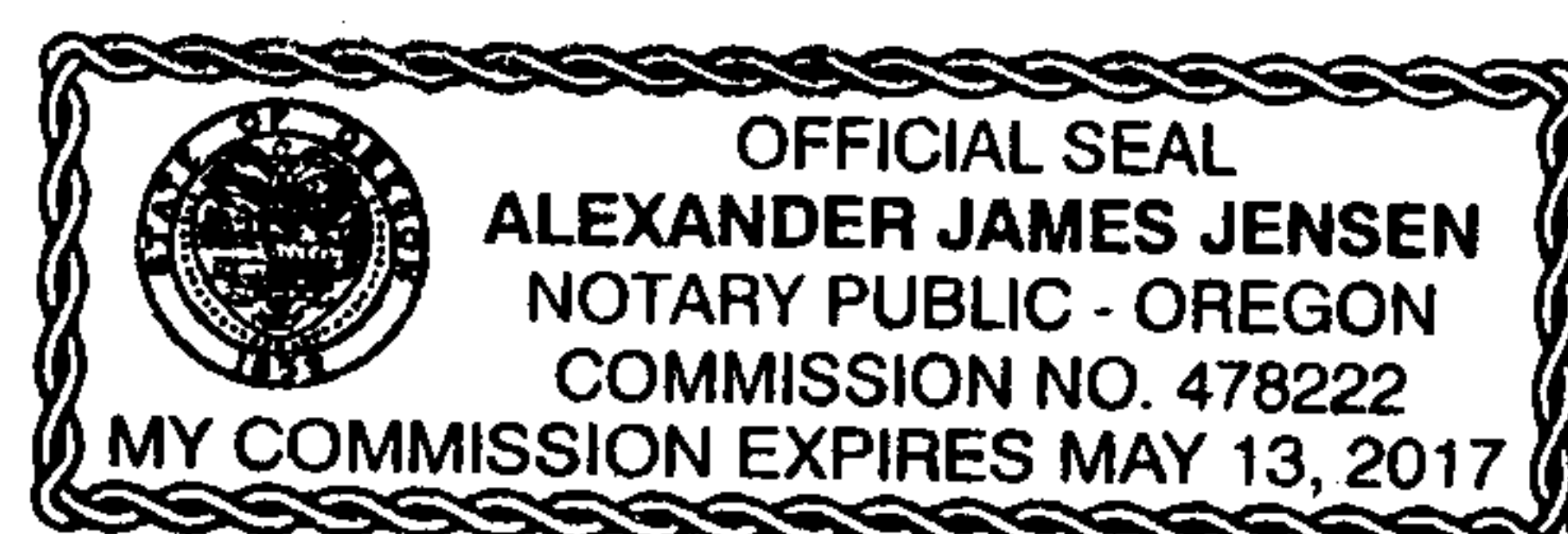
I, Alexander Jensen, a Notary Public in and for said County in said State, hereby certify that RO1, LLC By Manager - Red Hills Holdings, LLC by Mike Parthasarathy, Manager is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 23rd day of April, 2015.



Notary Public, State of Oregon

My Commission Expires: May 13, 2017





20150501C00142650 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
05/01/2015 09:56:27 AM FILED/CERT

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 2

BEGIN at the SW Corner of the SW 1/4 of the SE 1/4 of Section 2, Township 20 South, Range 2 East, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N89°10'07"E, a distance of 1291.34' to the SE Corner of above said 1/4-1/4; thence N00°44'45"E, a distance of 1268.47'; thence N87°59'05"W, a distance of 1299.11'; thence S00°24'16"W, a distance of 1332.81' to the POINT OF BEGINNING.

ALSO AND INCLUDING EASEMENT A, being a 30' Ingress/Egress and Utility Easement, lying 15' either side of and parallel to the following described centerline:

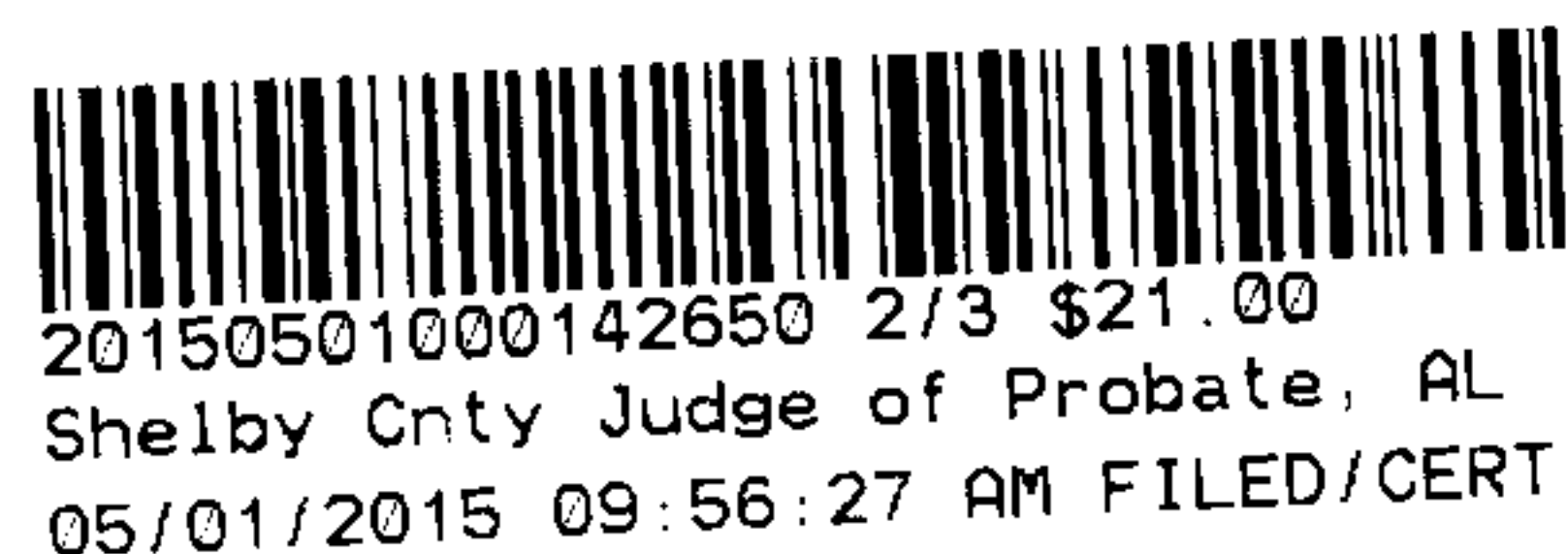
Commence at the SW Corner of the NW 1/4 of the SE 1/4 of Section 2, Township 20 South, Range 2 East, Shelby County, Alabama; thence N00°25'02"E, a distance of 179.44'; thence N89°58'47"E, a distance of 15.00' to the POINT OF BEGINNING OF SAID CENTERLINE; thence N00°24'18"E, a distance of 730.02' to the POINT OF ENDING OF SAID CENTERLINE.

ALSO AND INCLUDING EASEMENT B, being a 30' Ingress/Egress and Utility Easement, lying 15' either side of and parallel to the following described centerline:

Commence at the SW Corner of the NW 1/4 of the SE 1/4 of Section 2, Township 20 South, Range 2 East, Shelby County, Alabama; thence N00°25'02"E, a distance of 179.44'; thence N89°58'47"E, a distance of 15.00' to the POINT OF BEGINNING OF SAID CENTERLINE; thence S00°25'02"W, a distance of 192.01' to the POINT OF ENDING OF SAID CENTERLINE.

ALSO AND INCLUDING a 30' Ingress/Egress Easement as recorded in Inst. #2001-00462.


According to the survey of Rodney Shiflett.



Real Estate Sales Validation Form

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

Grantor's Name	RO1, LLC (as to Parcel 2)	Grantee's Name	Daniel Gardner Lori S. Gardner
Mailing Address	2250 NW Flanders #62 Portland, OR 97210	Mailing Address	
Property Address	Ranch Road Harpersville, AL 35078	Date of Sale	April 23, 2015
		Total Purchase Price	\$100,000.00
		or	
		Actual Value	
		or	
		Assessor's Market Value	



20150501000142650 3/3 \$21.00
Shelby Cnty Judge of Probate, AL
05/01/2015 09:56:27 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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 of 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	April 23, 2015	Print	Mike Pauthasachthy
Unattested		Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one