


PREPARED BY:
Coosa Valley Title Company, Inc.
1905 First Avenue South
Pell City, Alabama 35125

SEND TAX NOTICE TO:
SS Realty, LLC
132 Sheppard Avenue West, Suite 100
North York, Ontario M2N 1M5

SPECIAL WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY


20150528000176930 1/3 \$3655.00
Shelby Cnty Judge of Probate, AL
05/28/2015 03:32:53 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Three Million Six Hundred Thirty-Five Thousand and 00/100 Dollars (\$3,635,000.00) paid to the undersigned Grantor, **CHELSEA RSR, LLC**, an Alabama limited liability company, (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 **SS REALTY, LLC**, a Georgia limited liability company, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, (herein referred to as the "Property") to-wit:

Lot 2 Atchison Commercial Development, as recorded in Map Book 39, page 70, in the Probate Office of Shelby County, Alabama.

Being and intending to be the same property conveyed to BT Chelsea Associates, LLC by Warranty Deed of record in #20080103000004070, Probate Office, Shelby County, Alabama; and later conveyed to Riley Sloan Rainwater, Jr. by Special Warranty deed of record in #20080721000293580, Probate Office, Shelby County, Alabama; subsequently conveyed to CHELSEA RSR, LLC by Statutory Warranty deed of record in #20110111000009130, Probate Office, Shelby County, Alabama.


Subject to existing taxes, and encumbrances of record, if any, Grantor covenants with Grantee that Grantor is lawfully seized in fee simple of the Property and has good right to sell and convey the Property. Grantor does hereby specially warrant title to the Property, and will defend the title to the Property against the lawful claims of persons claiming by, through or under Grantor (but not otherwise) arising solely during the period of Grantor's ownership of the Property.

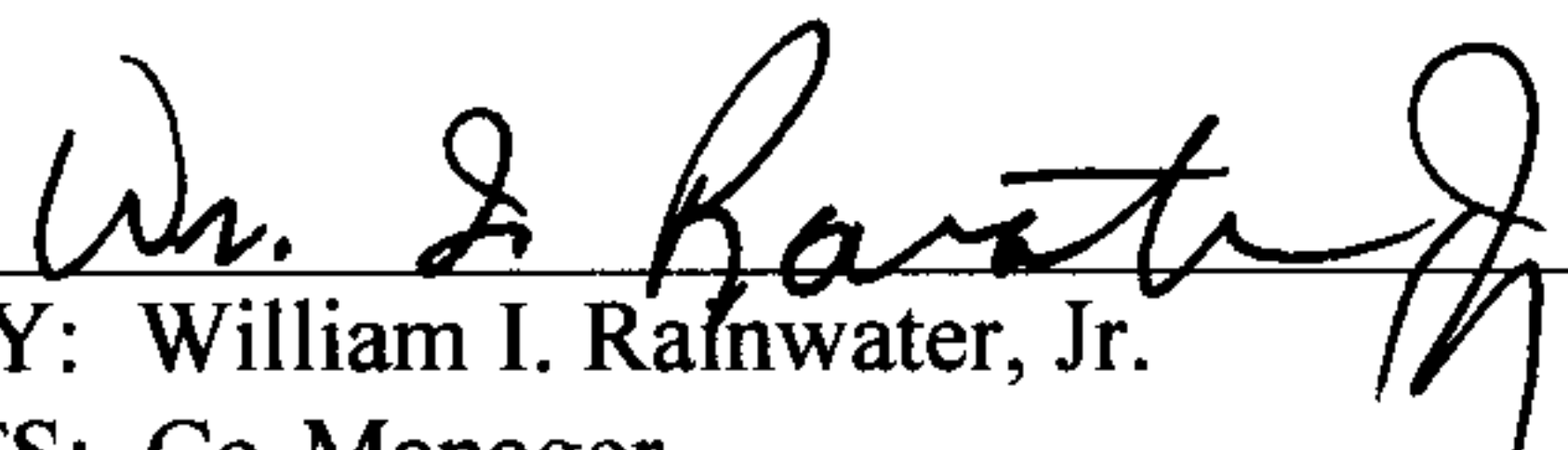
TO HAVE AND TO HOLD to the said Grantee, its successors and assigns.

IN WITNESS WHEREOF, the said Grantor, **CHELSEA RSR, LLC**, an Alabama limited liability company by Virginia R. Cox and William I. Rainwater, Jr., as Co-Managers, who are authorized to execute this conveyance, have hereto set its signature and seal this the 19 day of May, 2015.

Shelby County, AL 05/28/2015
State of Alabama
Deed Tax: \$3635.00

CHELSEA RSR, LLC,
an Alabama limited liability company


BY: Virginia R. Cox
ITS: Co-Manager


BY: William I. Rainwater, Jr.
ITS: Co-Manager

STATE OF ARKANSAS

COUNTY OF CRAIGHEAD

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that **Virginia R. Cox**, whose name as Co-Manager of CHELSEA RSR, LLC, an Alabama 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, she as such officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this the 19th day of May, 2015.

BECKY ROSE
NOTARY PUBLIC, STATE OF ARKANSAS
QUALIFIED IN CRAIGHEAD COUNTY
COMMISSION EXPIRES JULY 7, 2022
COMMISSION NO. 12388196


NOTARY PUBLIC
My Commission Expires: July 7, 2022


STATE OF ARKANSAS

COUNTY OF CRAIGHEAD

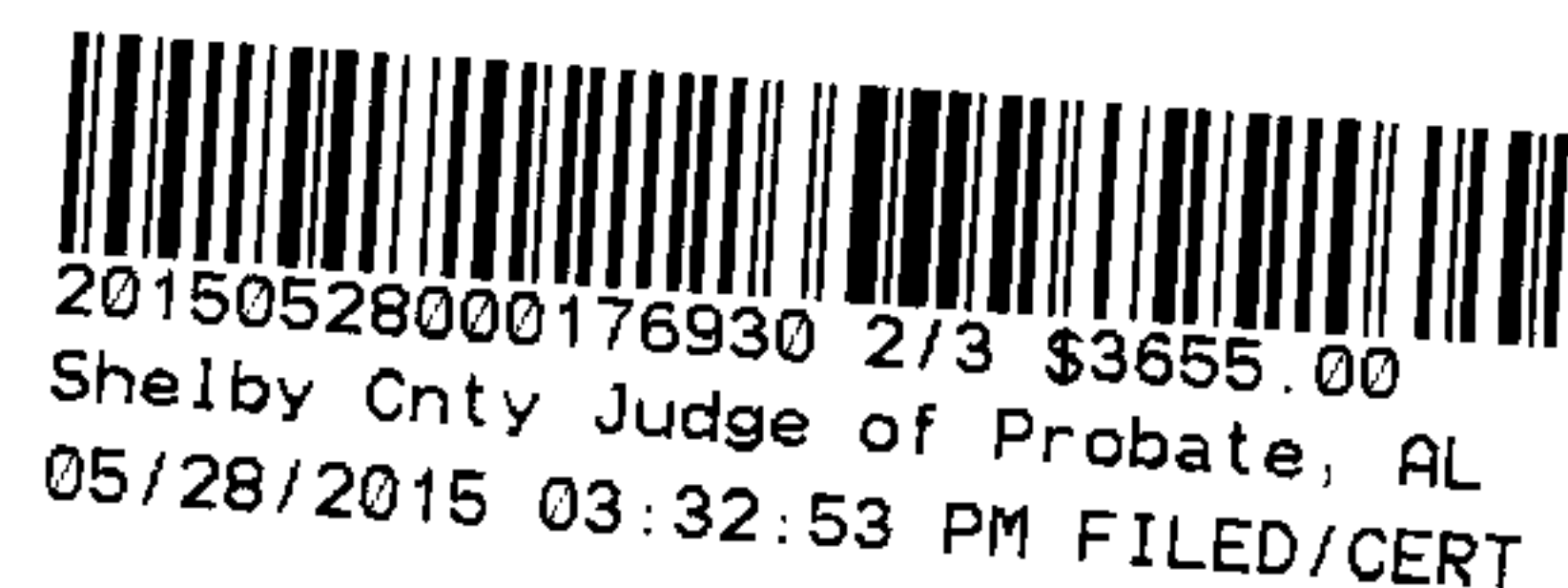
I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that **William I. Rainwater, Jr.**, whose name as Co-Manager of CHELSEA RSR, LLC, an Alabama limited liability company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, ~~she~~ as such officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this the 19th day of May, 2015.

BECKY ROSE
NOTARY PUBLIC, STATE OF ARKANSAS
QUALIFIED IN CRAIGHEAD COUNTY
COMMISSION EXPIRES JULY 7, 2022
COMMISSION NO. 12388196


NOTARY PUBLIC
My Commission Expires: July 7, 2022

15-014C



Real Estate Sales Validation Form

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

Grantor's Name CHELSEA RSR, LLC
Mailing Address 915 Enterprise Dr.
Jonesboro, AR 72401

Grantee's Name SS Realty, LLC
Mailing Address 132 Sheppard Ave. W.
Suite 100
North York, Ontario,
M2N 1M5

Property Address 119 Atchison Dr.
Chelsea, AL 35043

Date of Sale 05/20/2015
Total Purchase Price \$ 3,635,000.00

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 Appraisal
 x Sales Contract Other _____
 x 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 5/19/15

Print Virginia R. Cox, as Co-Manager of
CHELSEA RSR, LLC

 Unattested
(verified by)

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

Form RT-1