

THIS INSTRUMENT PREPARED BY:

**JOEL R. BLANKENSHIP, ATTORNEY
1201 NORTH 19TH 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)**

That in consideration of ONE HUNDRED TWENTY-TWO THOUSAND DOLLARS and no/100 (\$122,000.00) to the undersigned GRANTOR, in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I, **MARTHA C. CASH**, an unmarried woman (herein referred to as GRANTOR), do hereby 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 25, according to the Survey of Woodland Hills, First Phase, Fifth Sector, as recorded in Map Book 7, Page 152, Shelby County, Alabama records.

1) Subject to ad valorem taxes for the current tax year and all subsequent years.

2) Also subject to existing ordinances, easements, restrictions, covenants, encumbrances, rights of way, limitations, if any, of record.

3) Martha C. Cash is the surviving grantee in that certain survivorship Warranty Deed as recorded in Instrument No. 20080507000188480 in the Probate Office of Shelby County, Alabama. The other grantee, James R. Cash, passed away on December 23, 2013.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever. And I do for myself and for my heirs and assigns covenant with the said GRANTEE, its successors and assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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.

Shelby County, AL 07/17/2015
State of Alabama
Deed Tax:\$122.00

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the
16 day of July, 2015.

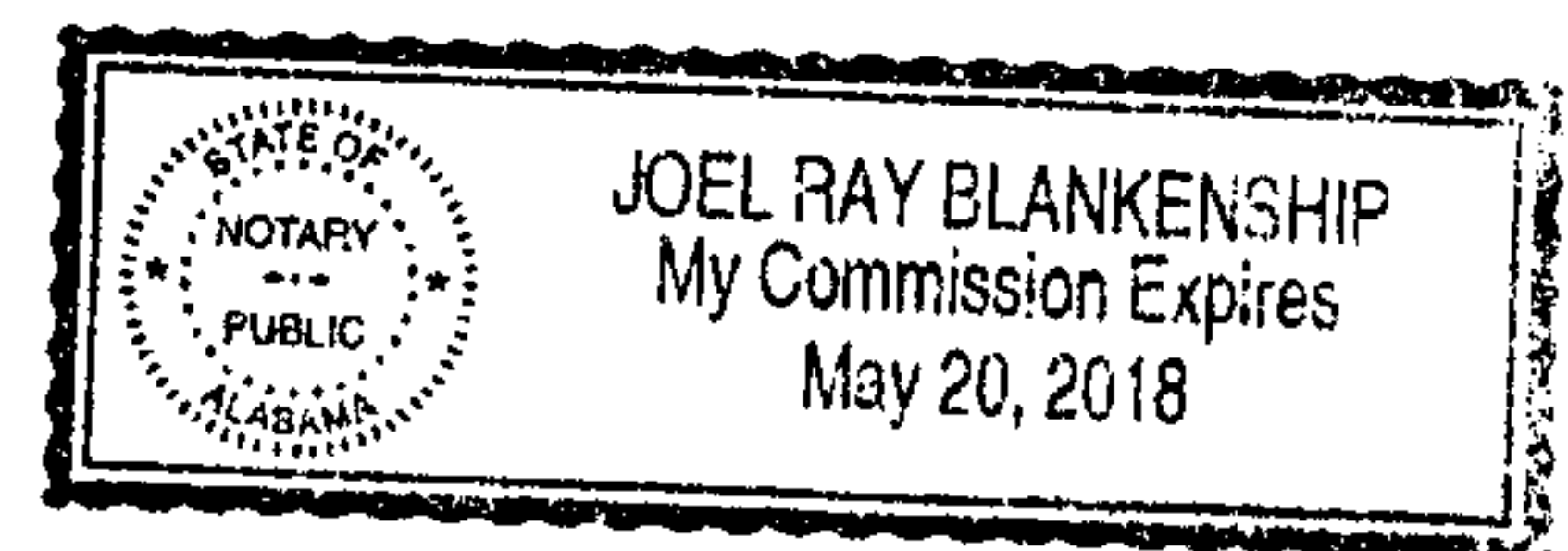
Martha C. Cash
Martha C. Cash

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public for the State of Alabama, do hereby certify that Martha C. Cash, whose name is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 16 day of July, 2015.

[Signature]
Notary Public
My Commission Expires: _____



20150717000244010 2/3 \$142.00
Shelby Cnty Judge of Probate, AL
07/17/2015 11:54:23 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: Martha C. Cash
Mailing Address:
116 Mountain Parkway, Maylene, AL 35114

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

Property Address:
116 Mountain Parkway, Maylene, AL 35114

Date of Sale: July 16th , 2015
Total Purchase Price : \$122,000.00
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: 7/16/2015

Martha C. Cash
PRINT NAME

Martha C. Cash
SIGN

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

20150717000244010 3/3 \$142.00
Shelby Cnty Judge of Probate, AL
07/17/2015 11:54:23 AM FILED/CERT