

This Instrument was Prepared by:

Send Tax Notice To: Thomas Mark Humber

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

2579 Hwy 280
Harperville AL 35078

File No.: MV-16-22729

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Forty Thousand Dollars and No Cents (\$40,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **RO1, LLC**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Thomas Mark Humber**, (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

Property may be subject to 2015 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$0.00 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 Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 19th day of February, 2016.

RO1, LLC



Bobby Barnett
Vice President of Red Hills Holding LLC, Manager of
RO1, LLC

~~State of Alabama~~
Oregon
State of ~~Alabama~~

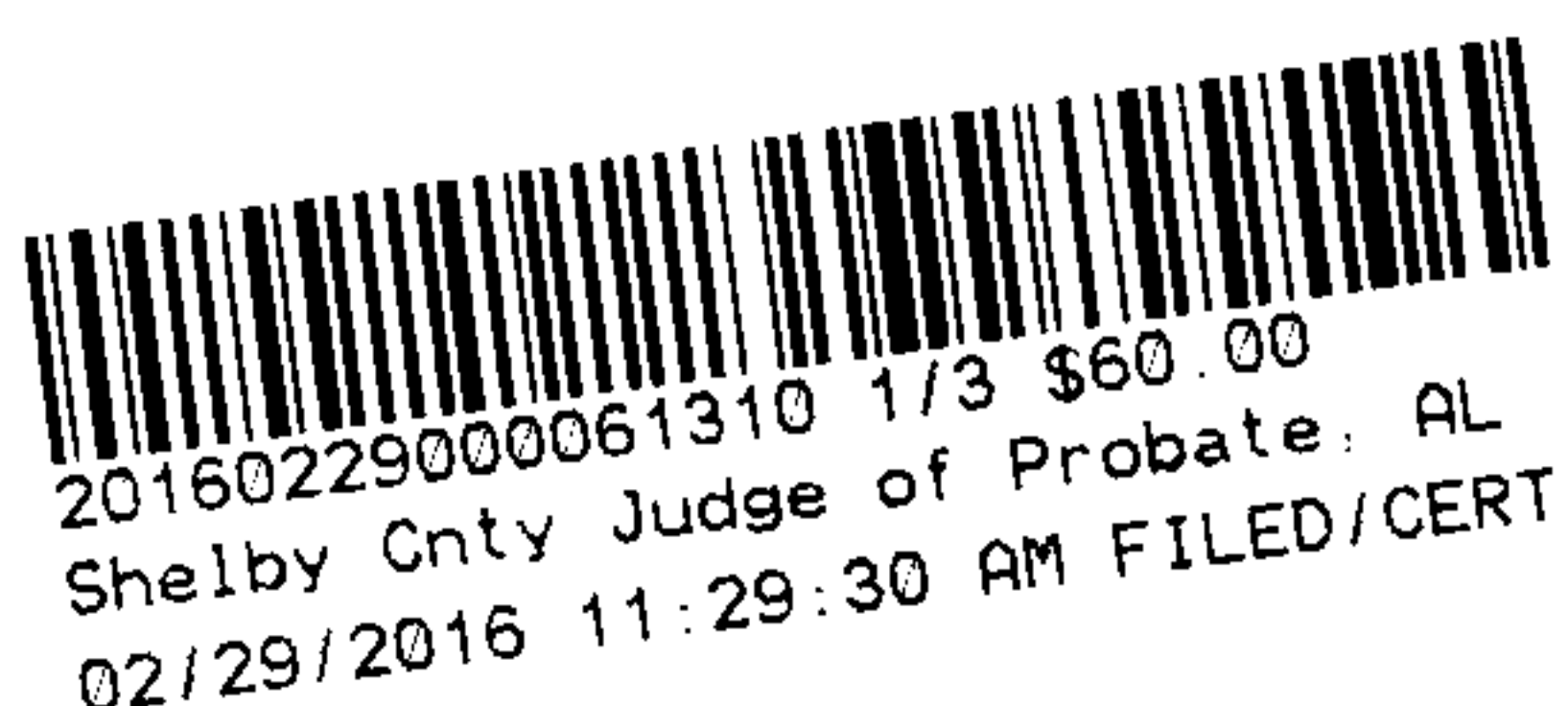
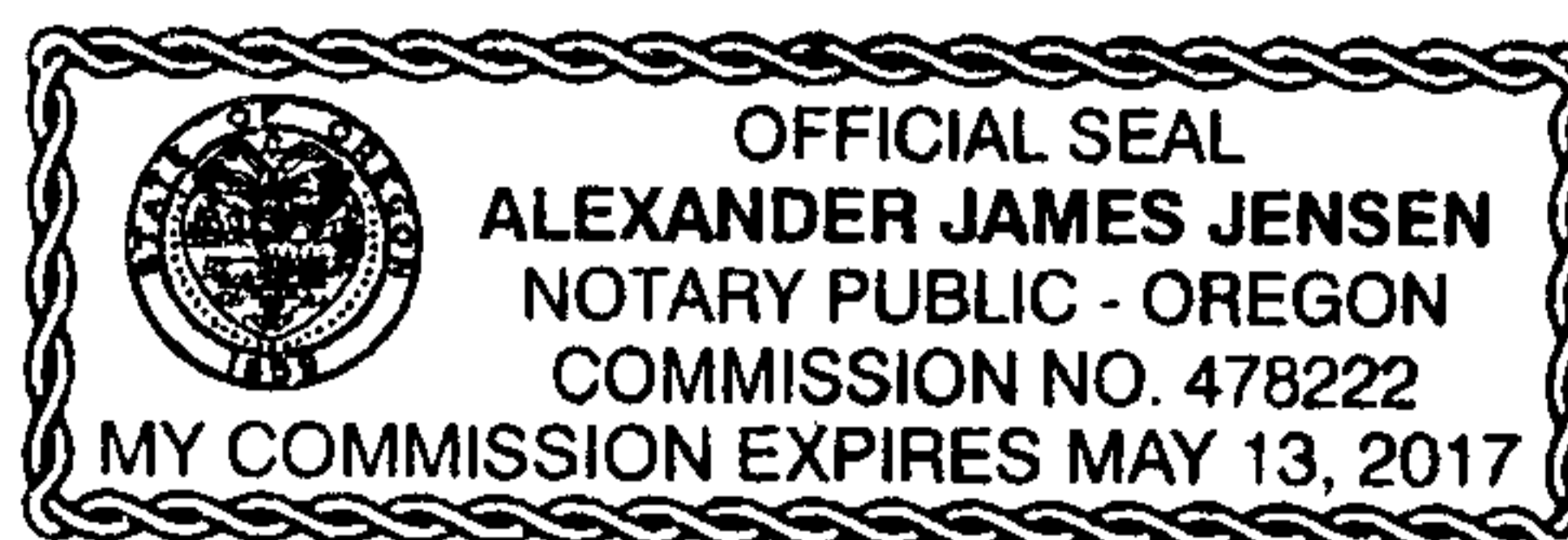
County of Multnomah

I, Alex Jensen, a Notary Public in and for the said County in said State, hereby certify that Bobby Barnett as Vice President of Red Hills Holdings LLC, Manager of RO1, LLC, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19th day of February, 2016.


Notary Public, State of ~~Alabama~~ Oregon

My Commission Expires: May 13, 2017



Shelby County, AL 02/29/2016
State of Alabama
Deed Tax: \$40.00

EXHIBIT "A"
LEGAL DESCRIPTION


Begin 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, said point being the POINT OF BEGINNING; thence North 00 degrees 25 minutes 02 seconds East, a distance of 179.44 feet; thence North 89 degrees 58 minutes 47 seconds East, a distance of 301.96 feet; thence North 00 degrees 01 minute 24 seconds West, a distance of 524.49 feet; thence South 89 degrees 59 minutes 28 seconds East, a distance of 988.83 feet; thence South 00 degrees 28 minutes 36 seconds East, a distance of 761.63 feet; thence North 87 degrees 59 minutes 05 seconds West, a distance of 1299.11 feet; thence North 00 degrees 24 minutes 16 seconds East, a distance of 12.03 feet to the POINT OF BEGINNING.

ALSO AND INCLUDING EASEMENT A, being a 30' ingress/egress and utility easement, as recorded in Inst. No. 20150501000142650.

ALSO AND INCLUDING EASEMENT B, being a 30' ingress/egress and utility easement as recorded in Inst. No. 20150501000142650.

ALSO AND INCLUDING a 30' ingress/egress easement as recorded in Inst. No. 2001-00462.

Situated in Shelby County, Alabama.


20160229000061310 2/3 \$60.00
Shelby Cnty Judge of Probate, AL
02/29/2016 11:29:30 AM FILED/CERT

