

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
BARP June 2016, LLC
9 Office Park Dr Suite 215
Birmingham, AL 35223

WARRANTY DEED

STATE OF ALABAMA }
COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS: THAT IN CONSIDERATION OF **Four Hundred Forty-One Thousand Two Hundred Seventy-Three and 60/100 Dollars (\$441,273.60)** to the undersigned, **Rising Tide Homes, LLC, an Alabama Limited Liability Company**, (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, sell, bargain and convey unto **BARP June 2016, LLC, a Delaware Limited Liability Company**, (herein referred to as **Grantee**), the following described real estate, situated in **Shelby** County, Alabama to wit:

See Exhibit "A"

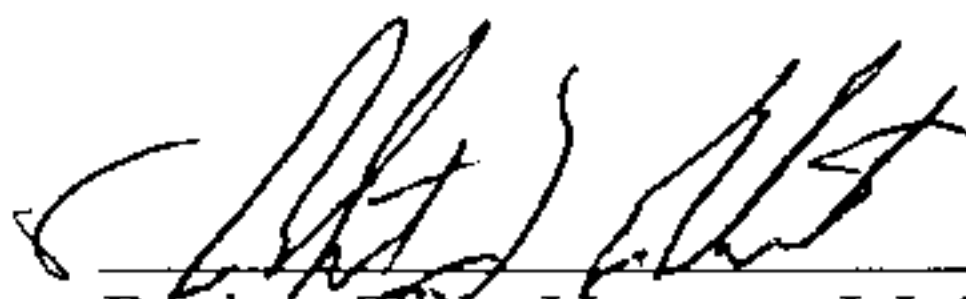
Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$ 441,273.60 of the above consideration was secured by and through the purchase money mortgage closed and recorded herewith.

TO HAVE AND TO HOLD the tracts or parcels of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the Grantee, its successors and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with the said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; 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, its successors and assigns forever, against the lawful claims of all persons.

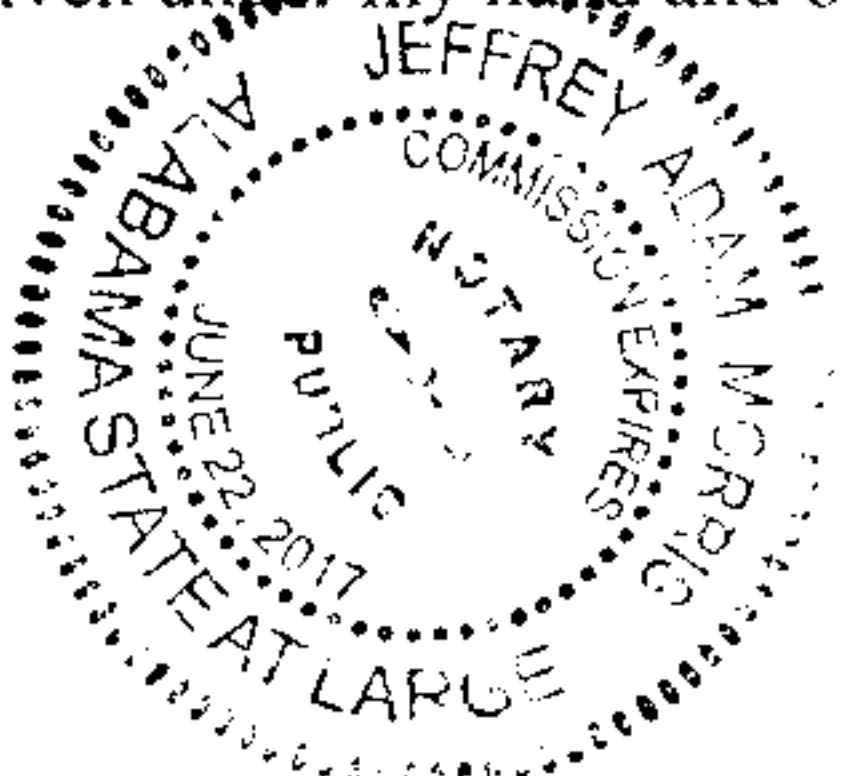
IN WITNESS WHEREOF, the said GRANTOR, by its Manager, RTO I, LLC, by its Director of Operations, Robert F. Ashurst, who is authorized to execute this conveyance, has hereto set his signature and seal on the date stated in the notary acknowledgement, however, the same shall not be effective until the 30th day of June, 2016.

 (SEAL)
Rising Tide Homes, LLC, an Alabama Limited
Liability Company
By: RTO I, LLC, its Manager
By: Robert F. Ashurst, its Director of Operations

STATE OF AL
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Robert F. Ashurst**, whose name as **Director of Operations** of **RTO I, LLC, Manager for Rising Tide Homes, LLC**, is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he as such Director of Operations and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 30th day of June, 2016.



Notary Public
My commission expires: _____



20160708000237760 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
07/08/2016 11:45:54 AM FILED/CERT

EXHIBIT A LEGAL DESCRIPTION

Parcel 1: ITEM INTENTIONALLY REMOVED
Parcel 2: ITEM INTENTIONALLY REMOVED
Parcel 3: ITEM INTENTIONALLY REMOVED
Parcel 4: ITEM INTENTIONALLY REMOVED

Parcel 5: (1449 King George Drive)

Lot 34, according to the Survey of Kingwood, as recorded in Map Book 6 Page 40, in the Office of the Judge of Probate of Shelby County, Alabama.

Parcel 6: ITEM INTENTIONALLY REMOVED
Parcel 7: ITEM INTENTIONALLY REMOVED

Parcel 8: (173 Creekstone Trail)

Lot 107, according to the Survey of Final Plat of Stonecreek, Phase I, as recorded in Map Book 32 Page 92, in the Probate Office of Shelby County, Alabama.

Parcel 9: ITEM INTENTIONALLY DELETED

Parcel 10: (199 Calloway Lane)

Lot 16, according to the Survey of Callaway Cove Townhomes, Plat No. 1, as recorded in Map Book 31 Page 67, in the Probate Office of Shelby County, Alabama.

Parcel 11: ITEM INTENTIONALLY REMOVED
Parcel 12: ITEM INTENTIONALLY DELETED
Parcel 13: ITEM INTENTIONALLY REMOVED
Parcel 14: ITEM INTENTIONALLY REMOVED
Parcel 15: ITEM INTENTIONALLY REMOVED
Parcel 16: ITEM INTENTIONALLY REMOVED
Parcel 17: ITEM INTENTIONALLY REMOVED
Parcel 18: ITEM INTENTIONALLY REMOVED
Parcel 19: ITEM INTENTIONALLY REMOVED
Parcel 20: ITEM INTENTIONALLY REMOVED

Parcel 21: (413 Fernbrook Avenue)

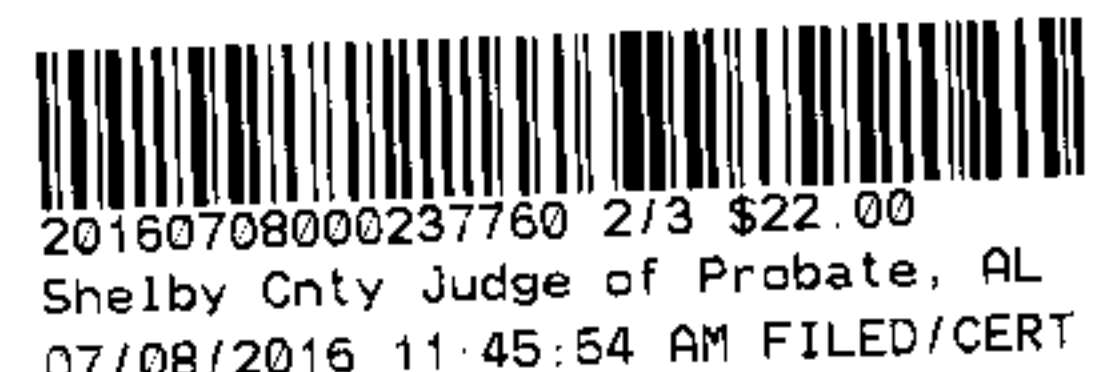
Lot 5, in Block 7, according to the Survey of Cloverdale Estates, Second Addition, as recorded in Map Book 47 Page 17, in the Probate Office of Shelby County, Alabama.

Parcel 22: ITEM INTENTIONALLY REMOVED
Parcel 23: ITEM INTENTIONALLY REMOVED
Parcel 24: ITEM INTENTIONALLY REMOVED
Parcel 25: ITEM INTENTIONALLY REMOVED
Parcel 26: ITEM INTENTIONALLY REMOVED
Parcel 27: ITEM INTENTIONALLY REMOVED
Parcel 28: ITEM INTENTIONALLY REMOVED
Parcel 29: ITEM INTENTIONALLY REMOVED
Parcel 30: ITEM INTENTIONALLY REMOVED
Parcel 31: ITEM INTENTIONALLY REMOVED

Parcel 32: (709 Waterford Place)

Lot 374, according to the Survey of Waterford Highlands, Sector 1, as recorded in Map Book 27, Page 137, in the Probate Office of Shelby County, Alabama.

Parcel 33: ITEM INTENTIONALLY REMOVED
Parcel 34: (ITEM INTENTIONALLY REMOVED
Parcel 35: ITEM INTENTIONALLY REMOVED
Parcel 36: ITEM INTENTIONALLY REMOVED



Real Estate Sales Validation Form

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

Grantor's Name Rising Tide Homes, LLC
Mailing Address _____
9 Office Park Circle #215
Birmingham, AL 35223

Grantee's Name BARP June 2016, LLC
Mailing Address _____
9 Office Park Circle #215
Birmingham, AL 35223

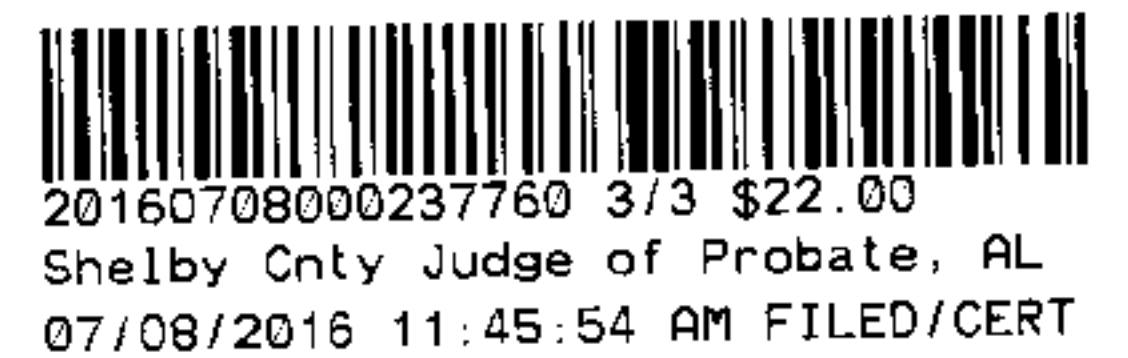
Property Address various addresses

Date of Sale 6/30/16
Total Purchase Price \$ 441,273.60
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
☐ Sales Contract
☐ Closing Statement

- ☐ Appraisal
☒ Other allocated values



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 6/30/16

Print Amy Florine Courtney

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1