


This instrument was prepared by:

Ray D. Gibbons, Esq.
Gibbons Law LLC
100 Corporate Parkway, Suite 125
Birmingham, Alabama 35242


20170220000058680 1/3 \$133.00
Shelby Cnty Judge of Probate, AL
02/20/2017 10:53:43 AM FILED/CERT

STATUTORY WARRANTY DEED

STATE OF ALABAMA

§

KNOW ALL PERSONS BY THESE PRESENTS:

COUNTY OF SHELBY

§

§

That in consideration of Ten and No/100 Dollars (\$10.00) to the undersigned, **RIME HOLDINGS, LLC**, an Alabama limited liability company (the "Grantor"), and in hand paid by **HIGHLAND FALLS ALABAMA LLC**, a Georgia limited liability company (the "Grantee"), the receipt of which is hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto Grantee that certain real estate situated in Shelby County, Alabama, and more particularly described as follows:

Lots 124, 127, 165 and 166, according to the Survey of Kensington Place, Phase II, as recorded in Map Book 42, Page 117, in the Probate Office of Shelby County, Alabama.

SUBJECT TO easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD to Grantee, its heirs, successors and assigns forever.

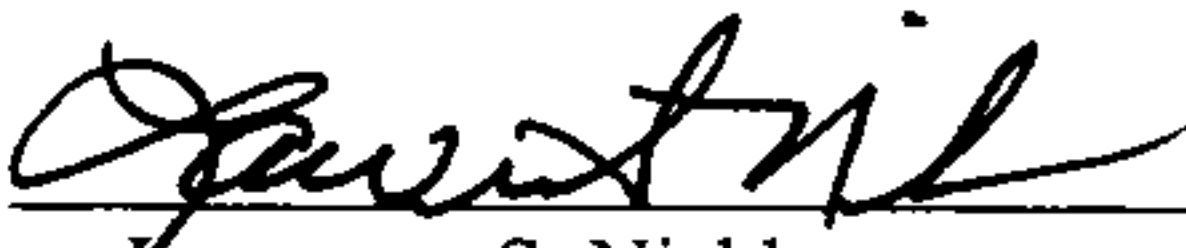
And subject to the foregoing, the Grantor does for itself, its heirs, successors and assigns, covenant with Grantee, its successors and assigns, that it will warrant and its successors and assigns will warrant and forever defend the right and title to the said premises unto Grantee, its successors and assigns, against the claims of all persons owning, holding, or claiming by, through, or under the Grantor, which claims are based upon matters occurring subsequent to Grantor's acquisition of the premises, and prior to the time of delivery of this deed.

* * * * *


Shelby County, AL 02/20/2017
State of Alabama
Deed Tax: \$112.00

IN WITNESS WHEREOF, Grantor has hereto set its signature and seal on this the 26 day of January, 2017.

RIME HOLDINGS, LLC,
an Alabama limited liability company

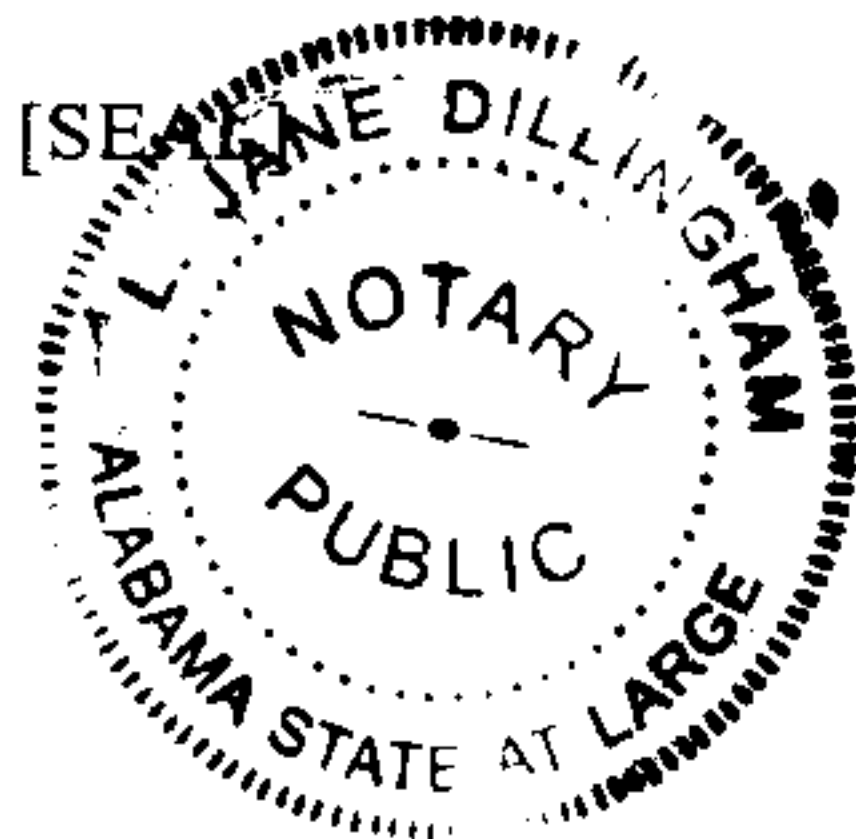
By: 
Lawrence S. Nickles
Its Authorized Representative

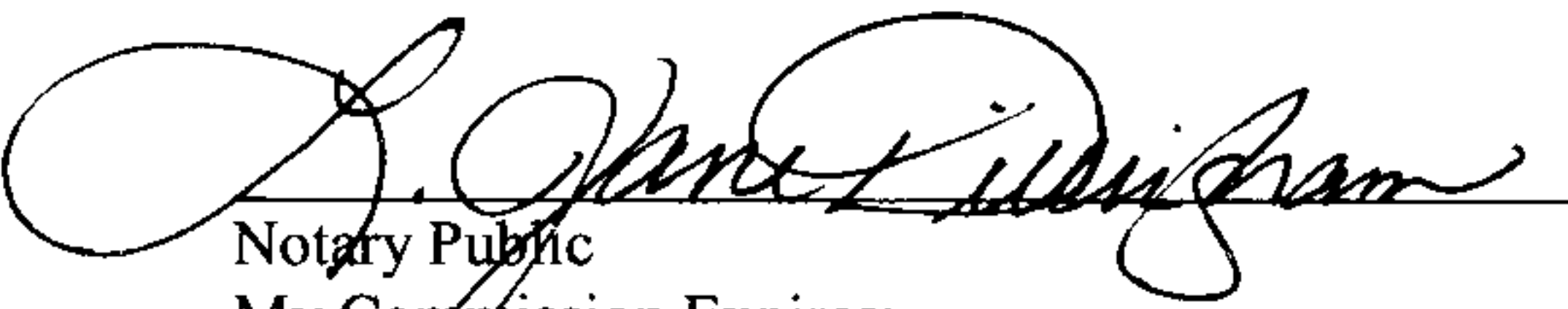
STATE OF ALABAMA §
COUNTY OF Shelby §

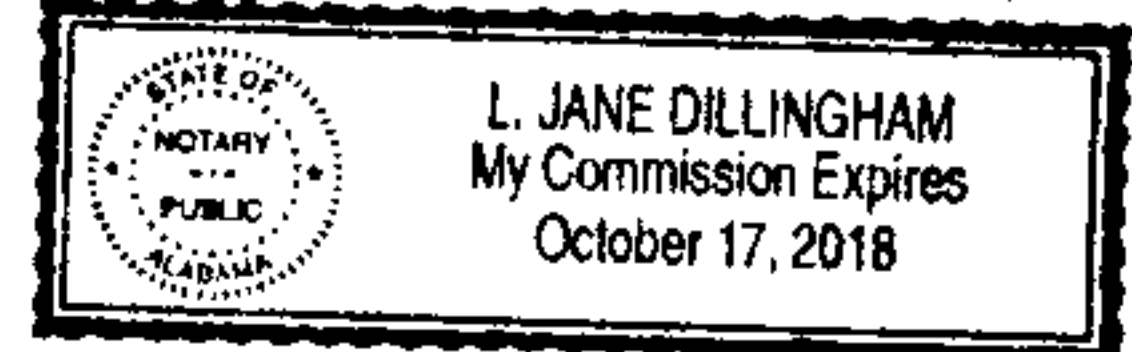

20170220000058680 2/3 \$133.00
Shelby Cnty Judge of Probate, AL
02/20/2017 10:53:43 AM FILED/CERT

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Lawrence S. Nickles, whose name as Authorized Representative of Rime Holdings, LLC, an Alabama limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me that, being informed of the contents of such instrument, he, as such Authorized Representative and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal, this the 26 day of January 2017.




Notary Public
My Commission Expires: _____



Real Estate Sales Validation Form

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

Grantor's Name Rime Holdings, LLC
Mailing Address 3075 Healthy Way
Birmingham, AL 35243-2397
Attn: Lawrence S. Nickels

Grantee's Name Highland Falls Alabama LLC
Mailing Address 8137 Helena Road, Suite 110
Pelham, AL 35124-2726
Attn: David R. Bonamy

Property Address Lots 124, 127, 165, & 166
Kensington Place, Phase II
Shelby County, Alabama
(unimproved lots)

Date of Sale January 26, 2017
Total Purchase Price \$ 112,000.00

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
☒ 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 1/26/17

Print Lawrence S. Nickels

☒ Unattested


20170220000058680 3/3 \$133.00
Shelby Cnty Judge of Probate, AL
02/20/2017 10:53:43 AM FILED/CERT

Sign 

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1