

This instrument was prepared by:
Ellis, Head, Owens & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Highway 402 Storage, LLC
3412 Stoneridge Drive
Birmingham, AL 35243

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)


20170324000098770 1/3 \$91.00
Shelby Cnty Judge of Probate, AL
03/24/2017 09:26:32 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Ten and no/00 Dollars (\$10.00)** and other good and valuable consideration, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **R Realty, LLC, an Alabama Limited Liability Company, (herein referred to as grantor, whether one or more)**, does grant, bargain, sell and convey unto, **Highway 402 Storage, LLC, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Subject to easements, restrictions, covenants, rights of way, and mineral and mining rights, privileges, and immunities of others of record.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And said **Grantor**, does for itself, its successors and assigns, covenant with said **Grantees**, their heirs 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, and that it will, and its successors and assigns shall, warrant and defend the same to the said **Grantees**, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **R Realty, LLC** by its Member, Charles Rich, who is authorized to execute this conveyance, has hereto set his signature and seal, this the 24 day of March, 2017.

Shelby County, AL 03/24/2017
State of Alabama
Deed Tax: \$70.00

**R REALTY, LLC, an
Alabama limited liability company**

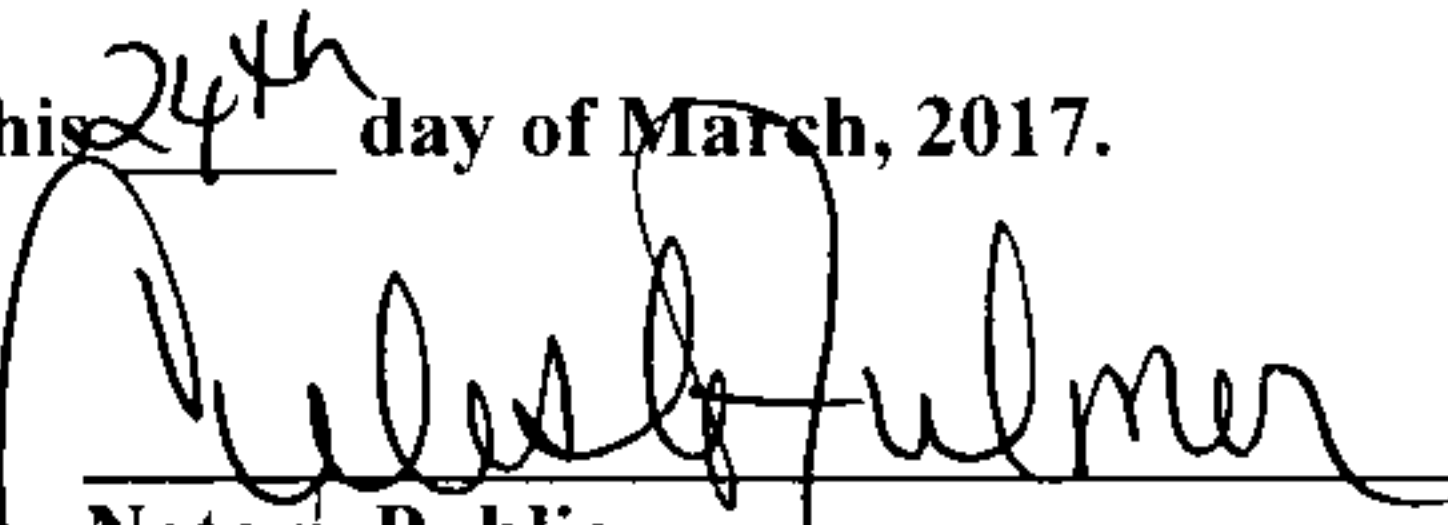


Charles Rich, Member

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Charles Rich, whose name as Member of R Realty, 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 he executed the same voluntarily on the day the same bears date in his capacity as Member of said Alabama limited liability company.

Given under my hand and official seal this 24th **day of March, 2017.**



Notary Public
My Commission Expires: 10-11-20

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 4 of Rice Acres, Sector 2, as recorded in Map Book 5, Page 87, in the office of the Judge of Probate of Shelby County, Alabama.

LESS and EXCEPT the following described property:

A part of Lot 4, Rice Acres Sector Two, Map Book 5, Page 87, being more particularly described as follows:

Begin at the NE corner of Lot 4, Rice Acres Sector Two, as recorded in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 5, Page 87; thence run southwesterly along the East line of said lot 524.44 feet to the SE corner of said lot; thence turn an interior angle to the left of 115 deg. 44 min. 51 sec. and run westerly along the south line of said lot 21.80 feet to a point; thence turn an interior angle to the left 62 deg. 08 min. 47 sec. and run northeasterly 534.27 feet to the POINT OF BEGINNING



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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

(Seller)

Grantor's Name R Realty, LLC
Mailing Address 140 Resource Center Parkway
Birmingham, AL 35242

(Buyer)

Grantee's Name Highway 402 Storage, LLC
Mailing Address 3412 Stoneridge Dr.
Birmingham, AL 34243

Property Address: 206 Hwy 402
Shelby, AL
Shelby County, Alabama

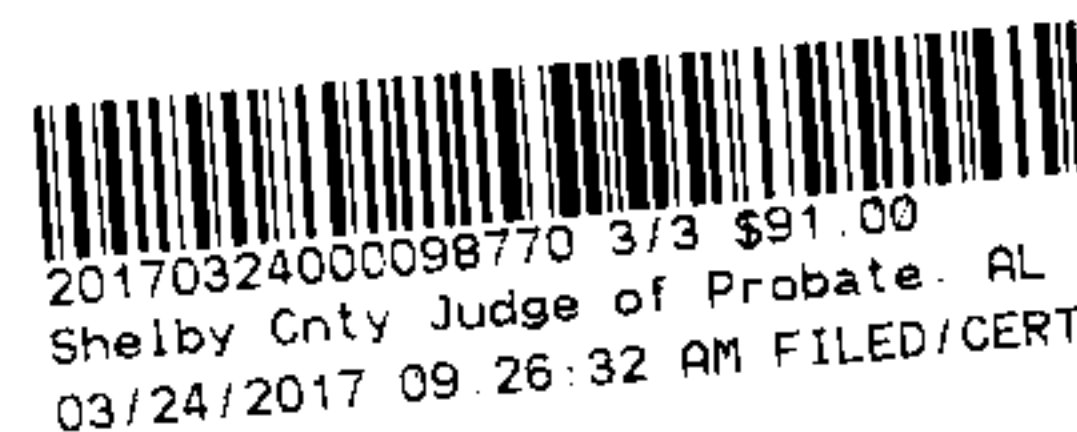
Date of Sale 3-24-17

Total Purchase Price \$ 70,000
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 - Deed



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 3-24-17

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

Print Charles Rich

☐ Unattested

(Verified by)