

This Instrument was Prepared by:

Send Tax Notice To: Thomas A. Chatham, II  
Michelle Chatham

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

File No.: MV-17-23772

20170503000153710 1/3 \$100.00  
Shelby Cnty Judge of Probate, AL  
05/03/2017 02:53:41 PM FILED/CERT

P.O. Box 120

Harpersville, AL 35078

## CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Seventy Nine Thousand Dollars and No Cents (\$79,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **RO1 LLC**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Thomas A. Chatham, II and Michelle Chatham**, (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

\$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 Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion..

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

IN WITNESS WHEREOF, the said Grantor, by Mike Parthasarathy ~~Robert Barnett~~, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 25 day of April, 2017.

RO1 LLC

By Mike Parthasarathy  
Vice President of Manager Red Hills Holdings, LLC.  
Manager of RO1, LLC

Shelby County, AL 05/03/2017  
State of Alabama  
Deed Tax: \$79.00

State of Oregon

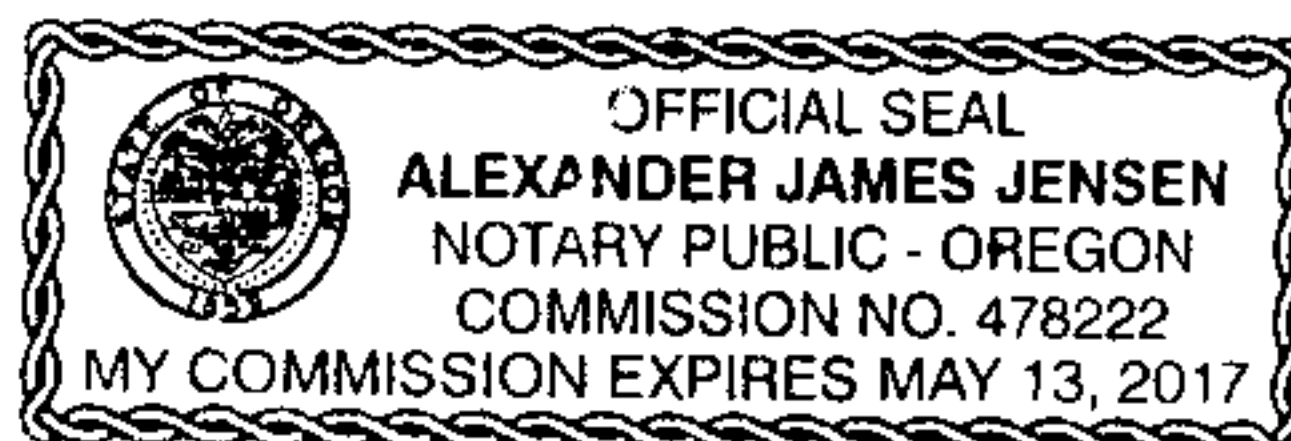
County of Multnomah

I, Alexander Jensen, a Notary Public in and for said County in said State, hereby certify that Mike Parthasarathy as Vice President of Manager Red Hills Holdings, LLC Manager of RO1, LLC of RO1 LLC 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 foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 25 day of April, 2017.

Notary Public, State of Oregon

My Commission Expires: May 13, 2017



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Commence at the Northwest corner of the Northwest one-fourth of the Northeast one-fourth of Section 33, Township 19 South, Range 2 East, Shelby County, Alabama; thence proceed North 89 degrees 33 minutes 05 seconds East along the North boundary of said quarter-quarter section for a distance of 892.73 feet; thence proceed South 03 degrees 56 minutes 09 seconds West for a distance of 462.25 feet; thence proceed North 89 degrees 58 minutes 37 seconds East for a distance of 353.55 feet; thence proceed North 00 degrees 14 minutes 15 seconds East for a distance of 189.42 feet (set 1/2" rebar) to the point of beginning. From this beginning point continue North 00 degrees 14 minutes 15 seconds East for a distance of 97.86 feet to a 1" crimp top pipe in place; thence proceed North 89 degrees 30 minutes 48 seconds East for a distance of 215.68 feet to a 1 1/2" pipe in place; thence proceed North 00 degrees 28 minutes 50 seconds West for a distance of 128.77 feet (set 1/2" rebar) to a point on the southwesterly right of way of U.S. Highway 280; thence proceed southeasterly along the southwesterly right of way of said highway for a chord bearing and distance of South 53 degrees 38 minutes 23 seconds East, 378.97 feet to a concrete monument in place; thence proceed South 89 degrees 35 minutes 02 seconds West for a distance of 520.20 feet to the point of beginning.

The above described land is located in the Northwest one-fourth of the Northeast one-fourth and the Northeast one-fourth of the Northeast one-fourth of Section 33, Township 19 South Range 2 East, Shelby County, Alabama.

According to the survey of Christopher M. Ray, dated March 2, 2017.



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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*

Grantor's Name	RO1 LLC	Grantee's Name	Thomas A. Chatham, II
Mailing Address	2250 NW Flanders St STE C Portland OR 97210	Mailing Address	Michelle Chatham P.O. Box 120 Harpersville AL 35078
Property Address	Highway 280 East Harpersville, AL 35078	Date of Sale	May 02, 2017
		Total Purchase Price	\$79,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	

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 of 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 April 25, 2017

Print RO1 LLC

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one