

This Instrument was Prepared by:

Lauren N. Smith, Esquire
80 N Village Dr
Gardendale, AL 35071

File No.: 175205



20180124000023390 1/3 \$1209.00
Shelby Cnty Judge of Probate: AL
01/24/2018 09:33:23 AM FILED/CERT

Send Tax Notice To: RC Birmingham, LLC, an Alabama limited liability company

CORPORATION FORM WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Million One Hundred Eighty Eight Thousand Dollars and No Cents (\$1,188,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Western REI, LLC, an Alabama limited liability company,** whose mailing address is

3360 Davey Allison Blvd, Hueytown, AL 35023 (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 **RC Birmingham, LLC, an Alabama limited liability company,** whose mailing address is 1819 5th Ave N, Birmingham, AL 35203 (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit;

PARCEL 1:

Lots 1 through 8, 13, 14, 16, 17, 19 through 24, 26 through 45, 47, 48, 50 through 65, according to the Survey of Cambridge Park Subdivision, as recorded in Map Book 39, Page 12, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

PARCEL 2:

Lots 9 through 12, 15, 18, 25, 46, 49 and 66, according to the Survey of Cambridge Park Subdivision as recorded in Map Book 39, Page 12, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

PARCEL 3:

A parcel of land in the West ¼ of the Southwest ¼ of Section 3, Township 24 North, Range 12 East, Shelby County, Alabama, more particularly described as follows:

Commence at the Southwest corner of Section 3, Township 24 North, Range 12 East, Shelby County, Alabama and run thence Northerly the West line of said Section 3, 329.73 feet to a rebar corner; thence turn 29 degrees 21 minutes 41 seconds left and run Northwesterly 205.28 feet to a rebar corner; thence turn 37 degrees 31 minutes 35 seconds right and run Northerly 93.00 feet to a rebar corner and the point of beginning of the parcel being described; thence continue along last described course 192.00 feet to a rebar corner; thence turn 19 degrees 00 minutes 51 seconds right and run Northeasterly 617.93 feet to a rebar corner; thence turn 16 degrees 06 minutes 58 seconds right and run Northeasterly 736.80 feet to a rebar corner; thence turn 29 degrees 26 minutes 04 seconds left and run 151.09 feet to a rebar corner; thence turn 155 degrees 53 minutes 11 seconds right and run 613.10 feet to a rebar corner; thence turn 34 degrees 43 minutes 43 seconds left and run 351.94 feet to a rebar corner; thence turn 91 degrees 32 minutes 12 seconds right and run 417.63 feet to a rebar corner; thence turn 26 degrees 05 minutes 03 seconds right and 949.10 feet to the point of beginning; being situated in Shelby County, Alabama.

Also a non-exclusive right of way, described as follows:

A parcel of land located in the Southwest ¼ of Section 3, Township 24 North, Range 12 East, Shelby County, Alabama. Commence at the Northwesterly most corner of Lot 8 of Canterbury Estates, First Addition as recorded in Map Book 16, Page 67, in the Office of the Judge of Probate, Shelby County, Alabama; thence run Southeasterly along the West boundary of said Canterbury Estates, First Addition, 613.10 feet to break point on Lot 4 of said subdivision; thence turn right 45 degrees 38 minutes 47 seconds leaving said subdivision boundary in a Southwesterly direction 225.00 feet; thence turn right 71 degrees 58 minutes 40 seconds and run Northwesterly 213.33 feet to the point of beginning of a 60 foot Right of Way; thence continue along last course 286.83 feet to a point on an existing 60 foot Right of Way; thence turn left 64 degrees 04 minutes 34 seconds and run Southwesterly along the end of said existing Right of Way 62.59 feet; thence turn left 106 degrees 33 minutes 14 seconds and run Southeasterly 22.78 feet; thence turn left 9 degrees 23 minutes 02 seconds and run Southeasterly 281.34 feet; thence turn 99 degrees 49 minutes 19 seconds and run 50.89 feet to the point of beginning.

Less and except from Parcel 3:

Shelby County: AL 01/24/2018
State of Alabama
Deed Tax: \$1188.00

Lots 1 – 66, (inclusive), Cambridge Park Subdivision as recorded in Map Book 39, Page 12, in the Office of the Judge of Probate of Shelby County, Alabama.

Less and except any public roads.


All being situated in Shelby County, Alabama.

Property may be subject to taxes for the year 2018 and subsequent years all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

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 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 Jason E. Spinks, its Manager who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 9th day of January, 2018.

WESTERN REI, LLC, AN ALABAMA LIMITED
LIABILITY COMPANY



Jason E. Spinks
Manager

State of Alabama

County of Jefferson

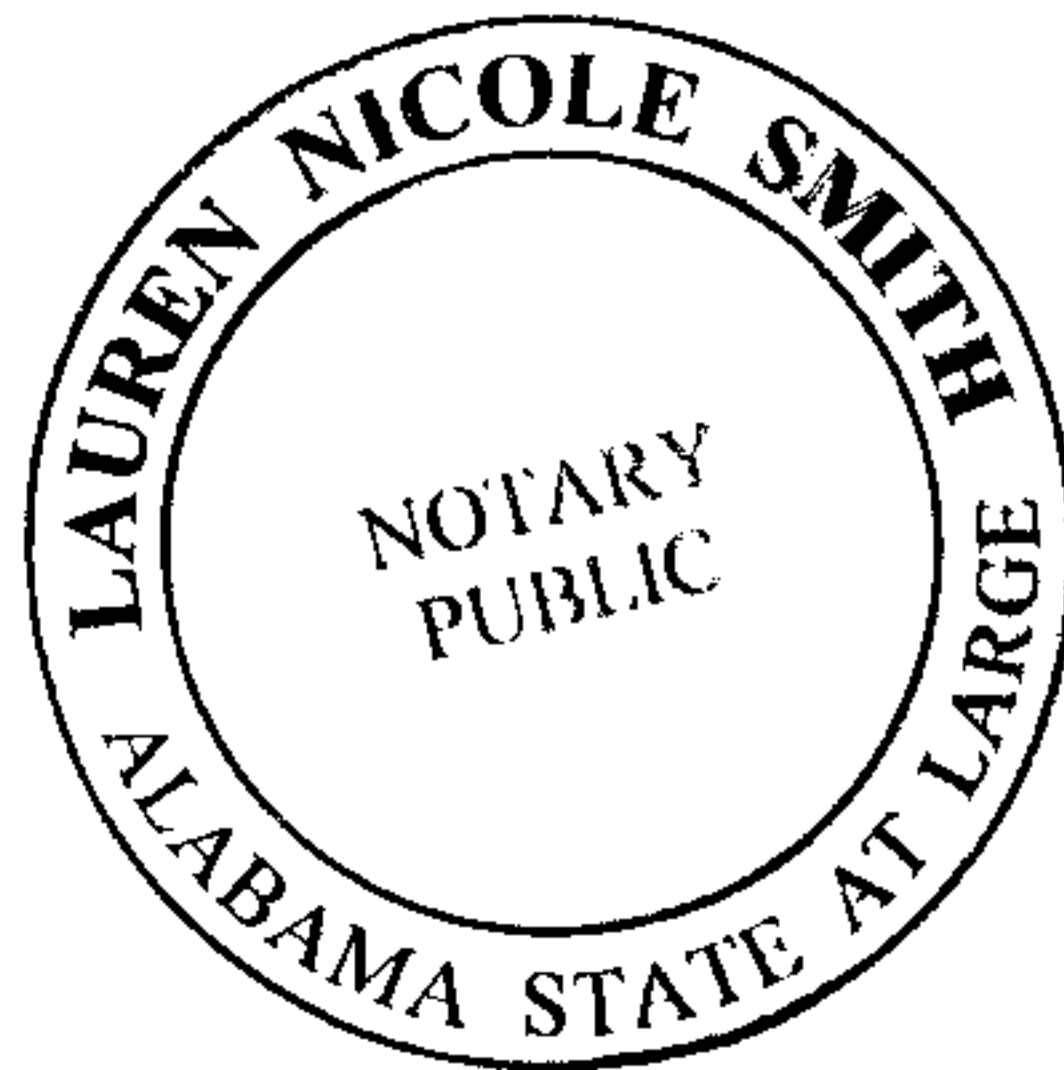
I, Lauren Nicole Smith, a Notary Public in and for said County in said State, hereby certify that Jason E. Spinks, Manager of Western REI, LLC, an Alabama limited liability company is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the 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 9th day of January, 2018.



Notary Public, State of Alabama

My Commission Expires: 2/24/20




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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 Western REI, LLC, an Alabama
limited liability company

Grantee's Name RC Birmingham, LLC, an Alabama
limited liability company

Mailing Address 3360 Davey Allison Blvd
Huleytown, AL 35023

Mailing Address 1314 5th Ave N
Birmingham, AL 35203

Property Address 66 lots
Montevallo, AL

Date of Sale January 09, 2018
Total Purchase Price \$1,188,000.00


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 _____


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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 January 09, 2018

Print Western REI, LLC, an Alabama limited liability
company

Sign _____
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)