

This Instrument was Prepared by:

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

File No.: MV-18-24858

Send Tax Notice To: RNB Properties, LLC  
349 Waterford Cove Trail  
Calera AL 35040

## WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Twenty Seven Thousand Nine Hundred Seventy Five Dollars and Forty Two Cents (\$127,975.42)**, the amount of which can be verified in the **Sales Contract between the parties hereto**, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Patricia A. Neal**, a single woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **RNB Properties, LLC**, (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

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

\$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 Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 9th day of August, 2018.

  
Patricia A. Neal

Shelby County, AL 08/09/2018  
State of Alabama  
Deed Tax: \$128.00

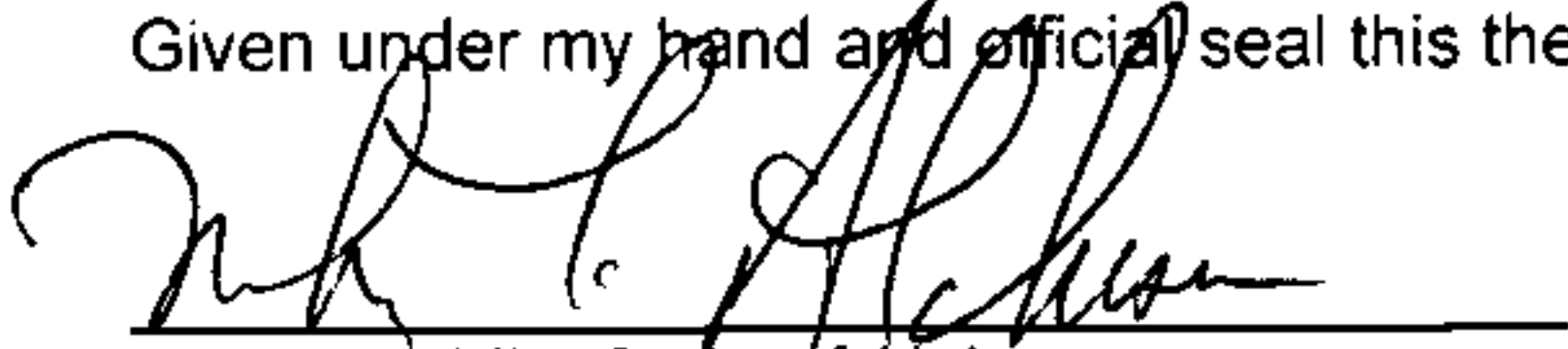
  
20180809000284970 1/4 \$152.00  
Shelby Cnty Judge of Probate, AL  
08/09/2018 01:33:48 PM FILED/CERT

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Patricia A. Neal, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

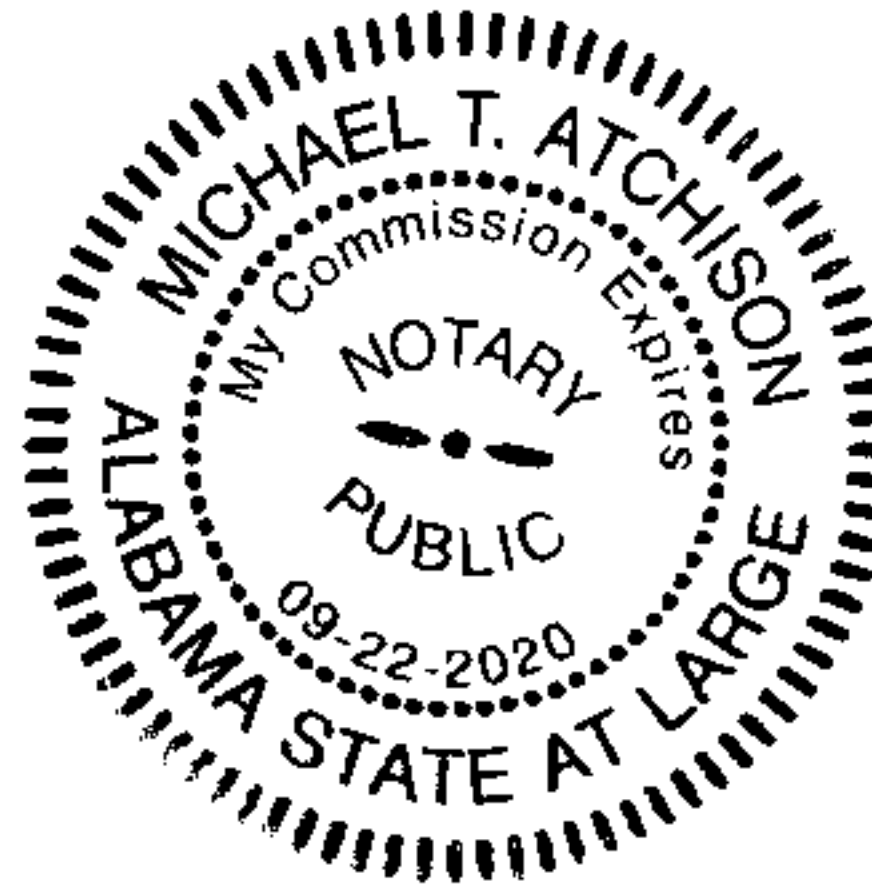
Given under my hand and official seal this the 9th day of August, 2018.



Notary Public, State of Alabama

Mike T. Atchison

My Commission Expires: September 22, 2020



20180809000284970 2/4 \$152.00  
Shelby Cnty Judge of Probate, AL  
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**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

From the NW corner of the NE 1/2-NE 1/4, Section 20, Township 21 South, Range 1 West, Shelby County, Alabama, run South along the West 1/4-1/4 line for 740.86 feet to the beginning point of subject lot; from said point, thus established, continue said course along said line for 834.64 feet to a point on the North R.O.W. line of County Hwy. 26; thence deflect left an angle of 107 degrees 51 minutes 46 seconds for 273.96 feet; thence deflect left an angle of 97 degrees 13 minutes 24 seconds and run for 428.53 feet; thence deflect right an angle of 62 degrees 58 minutes 09 seconds and run 774.24 feet; thence deflect left an angle of 90 degrees 00 minutes and run 285 feet; thence deflect left an angle of 90 degrees 00 minutes and run for 536.68 feet, back to the beginning point, Situated in Shelby County, Alabama.



20180809000284970 3/4 \$152.00  
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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 Patricia A. Neal  
Mailing Address 3170 Modans Rd  
Decatur AL

Grantee's Name RNB Properties, LLC  
Mailing Address 349 Waterford Cove Trail  
Calera, AL 35040

Property Address 7607 Highway 26  
Columbiana, AL 35951

Date of Sale August 09, 2018  
Total Purchase Price \$127,975.42  
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 ☐ Appraisal  
☒ Sales Contract ☐ Other  
☐ 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 August 07, 2018

Print Patricia A. Neal

Unattested

MTA  
(verified by)

Sign Patricia A. Neal  
(Grantor/Grantee/Owner/Agent) circle one

  
20180809000284970 4/4 \$152.00  
Shelby Cnty Judge of Probate, AL  
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Form RT-1