

20180824000304020
08/24/2018 08:17:07 AM
DEEDS 1/2

This Instrument was Prepared by:

Lauren N. Smith, Esquire
for National Title & Appraisal, Inc.
2880 Crestwood Blvd.
Irondale, AL 35210
File No.: 185877

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 **Four Hundred Sixty Five Thousand Dollars and No Cents (\$465,000.00)**, 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 35029** (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 **4058 N College Ave, Suite 300, Fayetteville, AR 72703** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **Patriot Point, Montevallo, AL**; to wit;

Lots 5A through 20A, according to the Re-Survey of Patriot Point Lots 5 - 28, as shown on the map or plat recorded in Map Book 49 Page 78, in the Probate Office of Shelby County, Alabama.

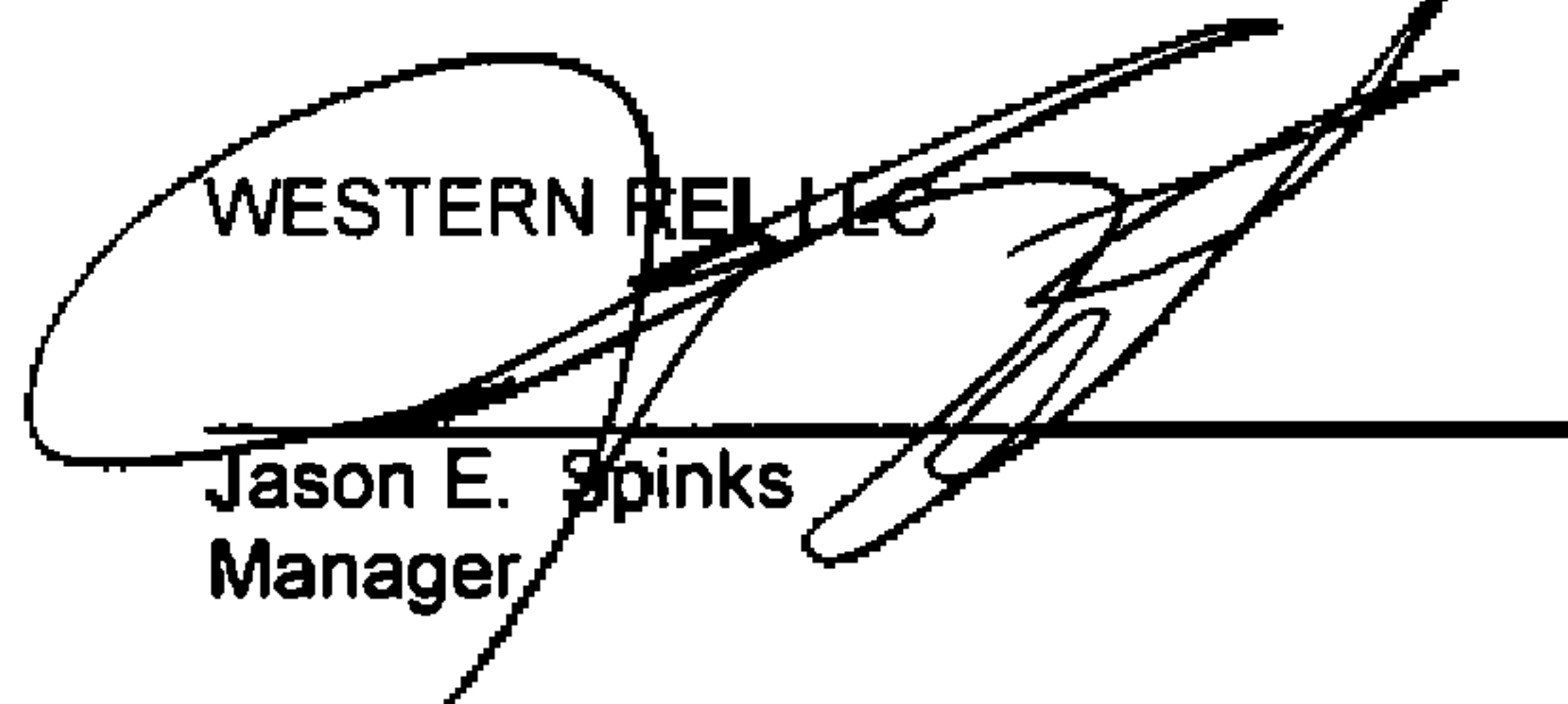
Property may be subject to 2018 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$395,250.00 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 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 its Manager, Jason Spinks, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 16th day of August, 2018.

WESTERN REI LLC


Jason E. Spinks
Manager

State of Alabama

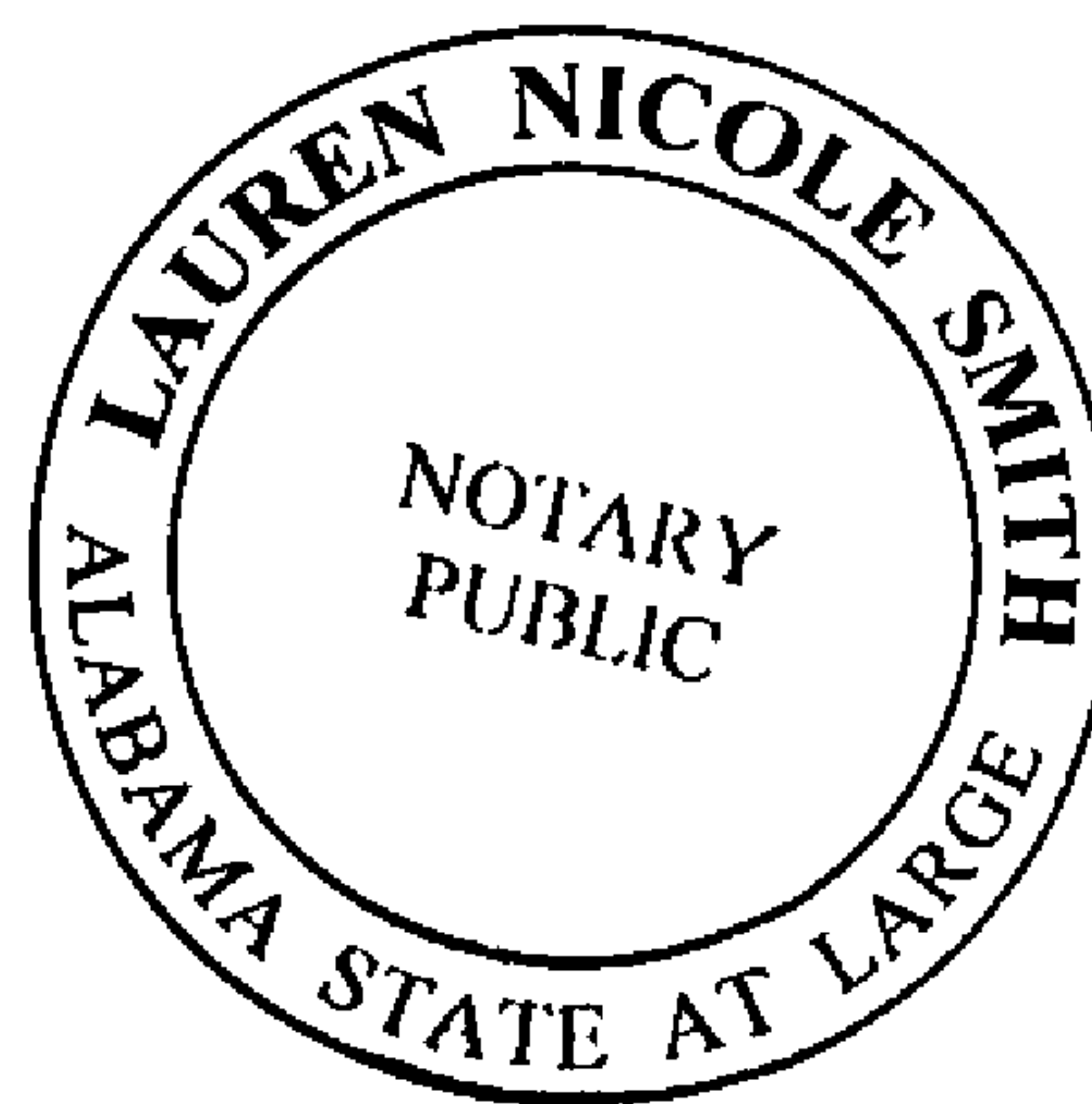
County of Jefferson

I, ~~Lauren Nicole Smith~~ a Notary Public in and for said County in said State, hereby certify that Jason Spinks, Manager of Western REI, 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 16th day of August, 2018.


Notary Public, State of Alabama

My Commission Expires: 2/2/20



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/24/2018 08:17:07 AM
\$88.00 CHERRY
20180824000304020

Allie S. Bayl