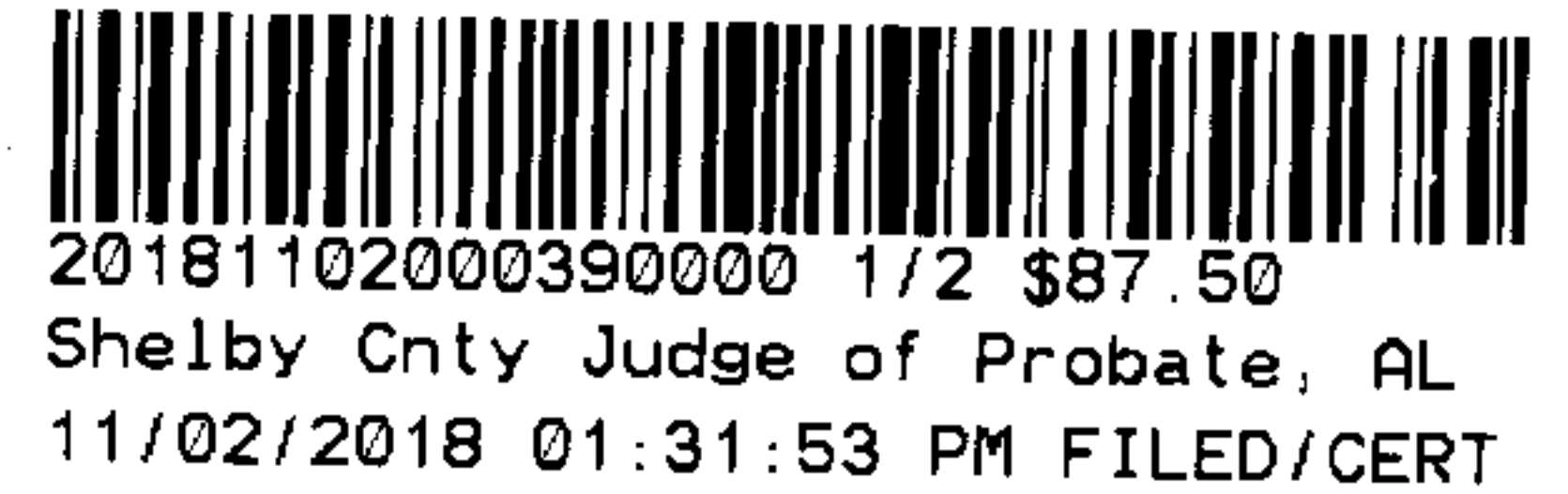


This Instrument was prepared by:  
Gregory D. Harrelson, Esq  
The Harrelson Law Firm, LLC  
101 Riverchase Pkwy East  
Hoover, AL 35244

Send Tax Notice To:  
Jamie Martin  
Cara Martin  
809 Boulder Ridge Circle  
Hoover, AL 35244

**WARRANTY DEED**  
**JOINT WITH RIGHT OF SURVIVORSHIP**



STATE OF ALABAMA            )  
  )  
COUNTY OF SHELBY        )        KNOW ALL MEN BY THESE PRESENTS:

That in consideration of SIXTY NINE THOUSAND FIVE HUNDRED and 00/100 DOLLARS (\$69,500.00) to the undersigned GRANTOR in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, DEARING FARMS - HELENA, LLC, an Alabama limited liability company (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto JAMIE MARTIN and CARA MARTIN, husband and wife (herein referred to as GRANTEEES), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

**Lot 4, according to the Survey of Dearing Farms, as recorded in Map Book 48, Page 31, in the Probate Office of Shelby County, Alabama.**

Subject to: (1) Ad valorem taxes due and payable October 1, 2019 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building set-back lines and any other matters of record; (4) Current Zoning and use restrictions.

\$0.00 of the purchase price was paid from the proceeds of a purchase money mortgage closed simultaneously herewith.

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

IN WITNESS WHEREOF, the said Ryan C. Medo as manager of RTO 1, LLC, which is the Manager of Dearing Farms - Helena, LLC, has hereunto set his hand and seal this the 23rd day of October, 2018.

Dearing Farms - Helena, LLC  
  
By: Ryan C. Medo as Manager of RTO 1, LLC  
Its: Manager

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ryan C. Medo, whose name as Manager of RTO 1, LLC, which is the Manager of Dearing Farms - Helena, 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 conveyance, he, as such Manager of RTO 1, LLC, which is the Manager of Dearing Farms - Helena, LLC executed the same voluntarily for and as the act of said company on the day the same bears date.

Given under my hand and official seal, this the 23rd day of October, 2018.

NOTARY PUBLIC  
My Commission Expires 8-25-19

