

This instrument prepared by:

William C. Byrd, II  
Bradley Arant Boult Cummings LLP  
1819 Fifth Avenue,  
Birmingham, Alabama 35203  
(205) 521-8000

Send Tax Notice to:  
Pharos-Hunt, LLC  
1323 Greystone Crest  
Birmingham, Alabama 35242

STATE OF ALABAMA        )

SHELBY COUNTY            )

**20181221000447360**

**12/21/2018 03:46:28 PM**

**DEEDS 1/3**

**STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that as of December 21, 2018, in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration paid to the undersigned **RIME, INC.**, an Alabama corporation (the "Grantor"), by **PHAROS-HUNT, LLC**, an Alabama limited liability company, (the "Grantee"), the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1A, according to A Resurvey of Lot 1, Greystone Commercial, as recorded in Map Book 22, Page 136, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with all rights that constitute a beneficial interest in real estate created under that certain Easement Agreement by and between Daniel Oak Mountain Limited Partnership and School House Properties, dated July 28, 1993, and recorded on July 29, 1993 in the Office of the Judge of Probate of Shelby County, Alabama as Instrument Number 1993-22440.

The property conveyed does not constitute any part of the Grantor's homestead.

Together with all the rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

This conveyance is subject to:

1. All easements, restrictions and encumbrances of record.
2. Ad valorem taxes for the 2018 tax year and all subsequent years.

**TO HAVE AND TO HOLD** to the Grantee, its heirs and assigns forever.

**THE TOTAL PURCHASE PRICE OF THE PROPERTY IS \$1,500,000.00. GRANTEE PAID \$300,000.00 AT CLOSING AND WILL PAY THE REMAINING \$1,200,000.00 ACCORDING TO THE TERMS OF AN INSTALLMENT NOTE WHICH IS SECURED BY A MORTGAGE RECORDED IN THE PROBATE OFFICE CONTEMPORANEOUSLY HEREWITH.**

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal as of the day and year first above written.

RIME, INC., an Alabama corporation

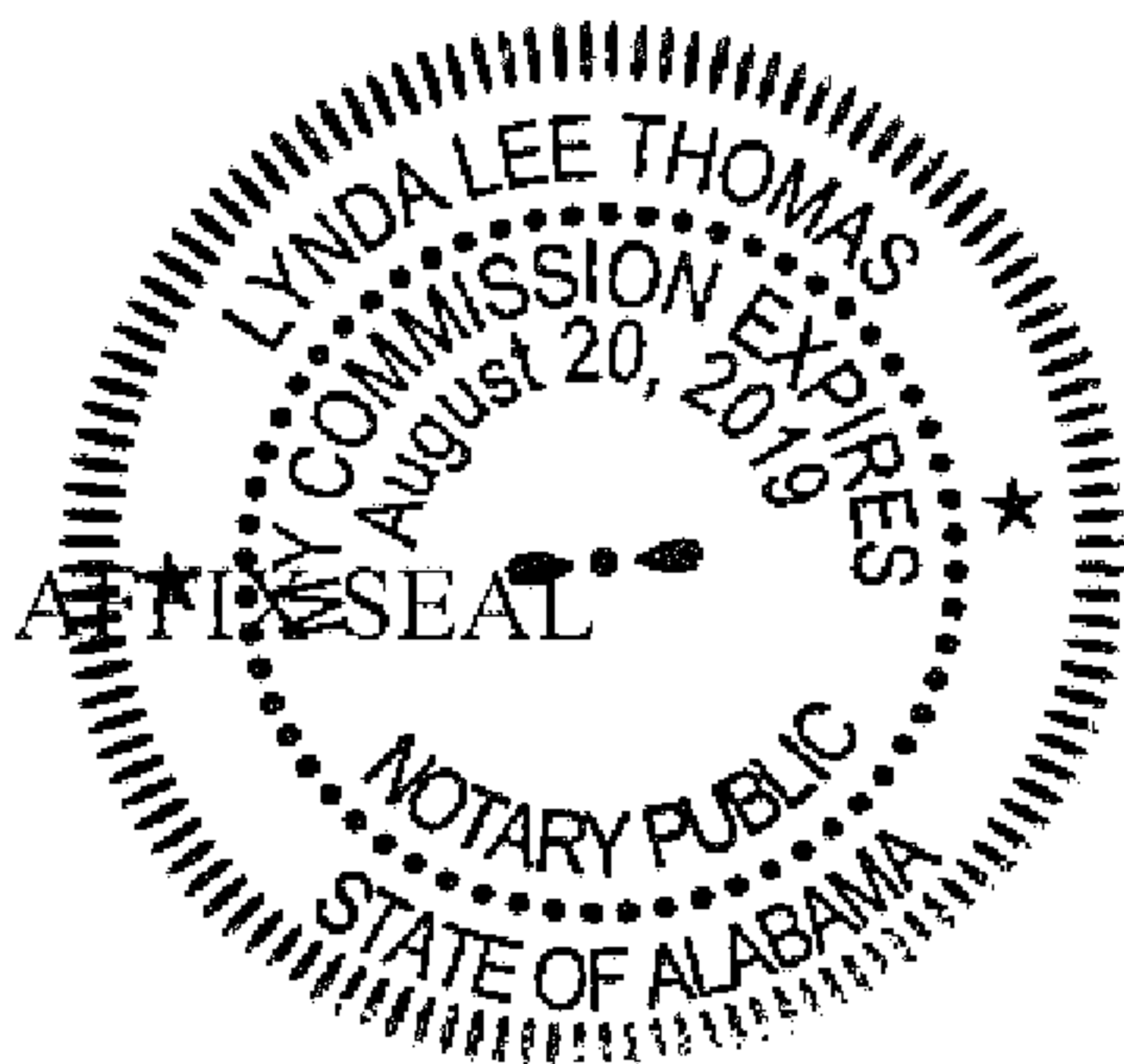
By:   
Name: Harold W. Ripps  
Its: President

STATE OF ALABAMA )

Schlosser COUNTY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Harold W. Ripps, whose name as President of RIME, INC., an Alabama corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 19<sup>th</sup> day of December, 2018.



  
Notary Public

My commission expires: 8/20/2019

## Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Rime, Inc.  
 Mailing Address 3075 Healthy Way  
Birmingham, AL 35243

Grantee's Name Pharos-Hunt, LLC  
 Mailing Address 1323 Greystone Crest  
Birmingham, Alabama 35242

Property Address 100 Village Street  
Birmingham, AL 35242

Date of Sale December 21, 2018  
 Total Purchase Price \$ 1,500,000.00

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 \_\_\_\_\_

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 or 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 12/21/2018

Print Harold W. Ripps

Unattested

Jared C. Batts  
 (verified by)

Sign Harold W. Ripps  
 (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 12/21/2018 03:46:28 PM  
 S321.00 CHARITY  
 20181221000447360

Print Form

Form RT-1

*Allen S. Bayl*