

This Instrument was Prepared by

Send Tax Notice To: RC Birmingham, LLC

Lauren N. Smith, Esquire
For National Title & Appraisal, Inc
2880 Crestwood Blvd
Irondale, AL 35210
File No.: 196670

CORPORATION FORM WARRANTY DEED

State of Alabama

} Know All Men by These Presents

County of Shelby

That in consideration of the sum of **Two Hundred Twenty Five Thousand Five Hundred Dollars and No Cents (\$225,500.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Birmingham LD, LLC**, an Alabama limited liability company, whose mailing address is **2027 English Oak Ln., Helena, AL 35080** (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**, 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 **Townside 11 acres, Calera, AL 35040**; to wit:

The following described real estate situated in Shelby County, Alabama, to-wit:

South 1/2 of the SE 1/4 of the SE 1/4 of Section 31 (deed: Sector 31), Township 21 South, Range 2 West, except for the part platted in Final Plat of Townside Square, Sector One, as recorded in Map Book 38, Page 120, in the Probate Office of Shelby County, Alabama.

Property may be subject to 2019 taxes 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 its Manager, David C. Frye, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 5th day of February, 2019.



Birmingham LD, LLC
David C. Frye
Manager

\$225,500.00 of the purchase price is
being paid through the mortgage recorded
simultaneously herewith.

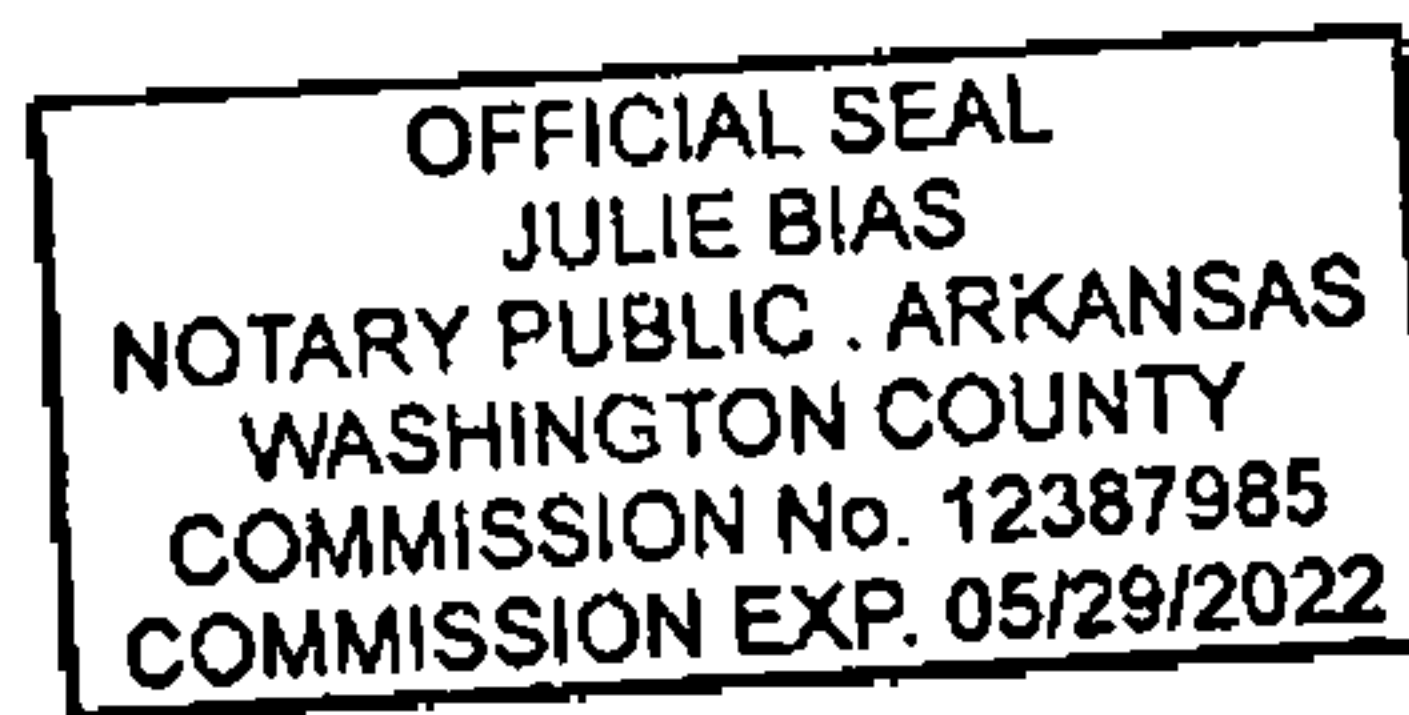
State of Arkansas

County of Washington

I, Julie Bias, a Notary Public in and for said County in said State, hereby certify that David C. Frye, Manager of Birmingham LD, 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 5th day of February, 2019.

Julie Bias
Notary Public, State of Arkansas
Julie Bias
My Commission Expires: 5-29-22



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/12/2019 10:47:50 AM
\$19.00 CHARITY
20190212000044170

Allie S. Bayl