

This Document Prepared By:
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Harrelson Law Firm, LLC
101 Riverchase Pkwy East
Hoover, AL 35244

Send Tax Notice To
RKL Rentals, LLC
3492 Bearden Lane
Helena, AL 35080

WARRANTY DEED

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

That in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Robert E. Owens, Jr., a married man, Kathy Handley and Lindsay Handley, wife and husband, (herein referred to as GRANTORS) do hereby grant, bargain, sell and convey unto RKL Rentals, LLC, an Alabama Limited Liability Company, (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

SEE EXHIBIT "A" LEGAL DESCRIPTION

Subject to:

1. Ad valorem taxes due and payable October 1, 2019 and all subsequent years thereafter;
2. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record;
3. Any Mineral or Mineral Rights leased, granted or retained by prior owners;
4. Current Zoning and Use Restrictions.

Subject property does not constitute the homestead of the Grantors nor that of their Spouses.

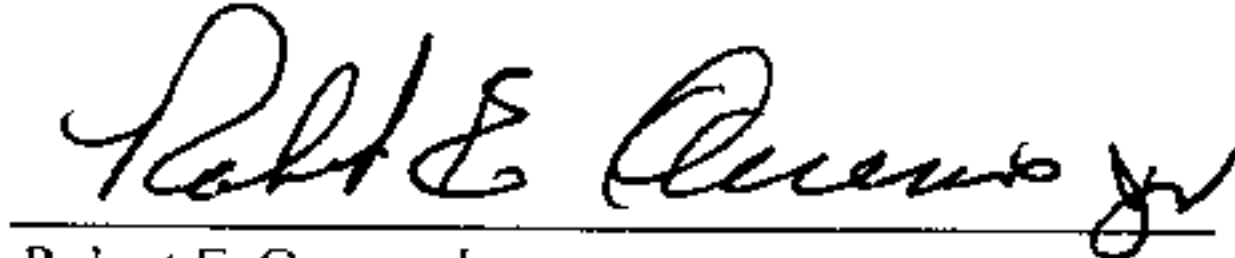
NO TITLE OPINION REQUESTED OR PREPARED. The preparer of this document acted as scrivener only, no representation is made as to the total amount of acreage or the accuracy of the legal description.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever.
And the Grantors do for themselves and for their heirs, executors and administrators covenant with the said Grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will, and their heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

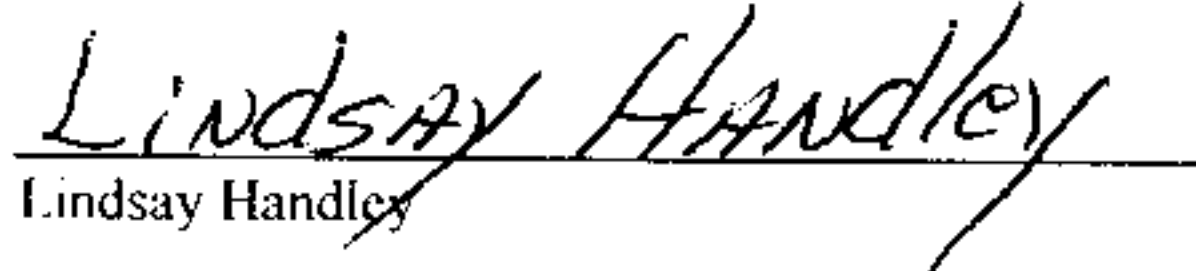
IN WITNESS WHEREOF, I hereunto set my hand and seal on this the 22nd day of August, 2019.


20190830000322030 1/5 \$401.00
Shelby Cnty Judge of Probate, AL
08/30/2019 01:16:43 PM FILED/CERT

Shelby County, AL 08/30/2019
State of Alabama
Deed Tax: \$373.00


Robert E. Owens, Jr.


Kathy Handley


Lindsay Handley

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Robert E. Owens, Jr., Kathy Handley and Lindsay Handley, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 22nd day of August, 2019.


NOTARY PUBLIC

My Commission Expires: 8-21-23

Exhibit "A"

NORTH TRACT

All that tract or parcel of land lying in Section 2, Township 20 South, Range 3 West of Shelby County, Alabama and being more particularly described as follows:

Commencing at a 1 1/4-inch crimped top pipe found at the northeasterly corner of the northwest 1/4 of the southeast 1/4 of Section 2, Township 20 South, Range 3 West, thence South 68 degrees 24 minutes 57 seconds West a distance of 127.80 feet to a 5/8-inch capped rebar set at the intersection of the southerly right of way of Bearden Lane (having a 50-foot, publicly dedicated right of way) and the westerly right of way of Helena Road (Alabama Highway 261) (having an 80-foot, publicly dedicated right of way); Thence leaving said intersection and continuing along said right of way of Helena Road along a curve to the left, said curve having a radius of 3859.72 feet and an arc distance of 130.05 feet, with a chord bearing of South 25 degrees 34 minutes 09 seconds West and a chord distance of 130.04 feet to a point, said point being the TRUE POINT OF BEGINNING.

Thence continuing along said right of way of Helena Road along a curve to the left, said curve having a radius of 3859.72 feet and an arc distance of 101.29 feet, with a chord bearing of South 23 degrees 51 minutes 08 seconds West and a chord distance of 101.29 feet to a point; Thence leaving said right of way of Helena Road North 66 degrees 50 minutes 01 seconds West a distance of 258.63 feet to a point; Thence South 88 degrees 07 minutes 41 seconds East a distance of 278.89 to a point on said right of way of Helena Road, said point being the TRUE POINT OF BEGINNING.

Said tract or parcel of land contains 0.300 acres (13,075 square feet).

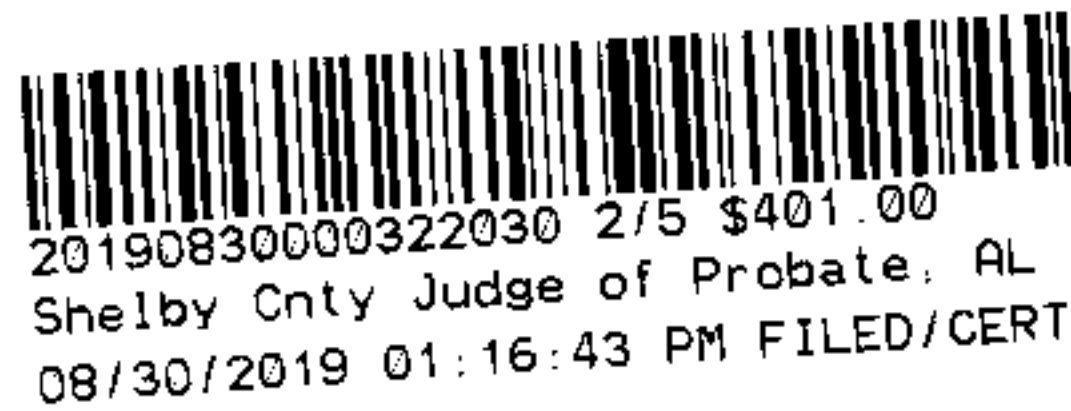


Exhibit "A" - Continued

MIDDLE TRACT

All that tract or parcel of land lying in Section 2, Township 20 South, Range 3 West of Shelby County, Alabama and being more particularly described as follows:

Commencing at a 1 1/4-inch crimped top pipe found at the northeasterly corner of the northwest 1/4 of the southeast 1/4 of Section 2, Township 20 South, Range 3 West, thence South 68 degrees 24 minutes 57 seconds West a distance of 127.80 feet to a 5/8-inch capped rebar set at the intersection of the southerly right of way of Bearden Lane (having a 50-foot, publicly dedicated right of way) and the westerly right of way of Helena Road (Alabama Highway 261) (having an 80-foot, publicly dedicated right of way); Thence leaving said intersection and continuing along said right of way of Helena Road the following courses and distances: along a curve to the left, said curve having a radius of 3859.72 feet and an arc distance of 130.05 feet, with a chord bearing of South 25 degrees 34 minutes 09 seconds West and a chord distance of 130.04 feet to a point; along a curve to the left, said curve having a radius of 3859.72 feet and an arc distance of 101.29 feet, with a chord bearing of South 23 degrees 51 minutes 08 seconds West and a chord distance of 101.29 feet to a point, said point being the TRUE POINT OF BEGINNING.

Thence continuing along said right of way of Helena Road the following courses and distances: along a curve to the left, said curve having a radius of 3859.72 feet and an arc distance of 30.99 feet, with a chord bearing of South 22 degrees 52 minutes 13 seconds West and a chord distance of 30.99 feet to a 5/8-inch capped rebar set; South 23 degrees 10 minutes 09 seconds West a distance of 696.24 feet to a point; Thence leaving said right of way of Helena Road North 66 degrees 50 minutes 01 seconds West a distance of 430.29 feet to a point; Thence North 06 degrees 53 minutes 41 seconds East a distance of 243.70 feet to a point; Thence North 24 degrees 38 minutes 41 seconds East a distance of 452.91 feet to a point; Thence South 76 degrees 54 minutes 26 seconds East a distance of 231.70 feet to a point; Thence South 66 degrees 50 minutes 01 seconds East a distance of 258.63 feet to a point on said right of way of Helena Road, said point being the TRUE POINT OF BEGINNING.

Said tract or parcel of land contains 7.963 acres (346,860 square feet).


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Exhibit "A" - Continued

SOUTH TRACT

All that tract or parcel of land lying in Section 2, Township 20 South, Range 3 West of Shelby County, Alabama and being more particularly described as follows:

Commencing at a 1 1/4-inch crimped top pipe found at the northeasterly corner of the northwest 1/4 of the southeast 1/4 of Section 2, Township 20 South, Range 3 West, thence South 68 degrees 24 minutes 57 seconds West a distance of 127.80 feet to a 5/8-inch capped rebar set at the intersection of the southerly right of way of Bearden Lane (having a 50-foot, publicly dedicated right of way) and the westerly right of way of Helena Road (Alabama Highway 261) (having an 80-foot, publicly dedicated right of way); Thence leaving said intersection and continuing along said right of way of Helena Road the following courses and distances: along a curve to the left, said curve having a radius of 3859.72 feet and an arc distance of 130.05 feet, with a chord bearing of South 25 degrees 34 minutes 09 seconds West and a chord distance of 130.04 feet to a point; along a curve to the left, said curve having a radius of 3859.72 feet and an arc distance of 101.29 feet, with a chord bearing of South 23 degrees 51 minutes 08 seconds West and a chord distance of 101.29 feet to a point; along a curve to the left, said curve having a radius of 3859.72 feet and an arc distance of 30.99 feet, with a chord bearing of South 22 degrees 52 minutes 13 seconds West and a chord distance of 30.99 feet to a 5/8-inch capped rebar set; South 23 degrees 10 minutes 09 seconds West a distance of 696.24 feet to a point, said point being the TRUE POINT OF BEGINNING.

Thence continuing along said right of way of Helena Road South 23 degrees 10 minutes 09 seconds West a distance of 242.18 feet to a 5/8-inch capped rebar set; Thence leaving said right of way of Helena Road North 66 degrees 56 minutes 40 seconds West a distance of 280.03 feet to a 5/8-inch capped rebar set; Thence North 01 degrees 19 minutes 47 seconds East a distance of 261.48 feet to a point; Thence South 66 degrees 50 minutes 01 seconds East a distance of 377.29 feet to a point on said right of way of Helena Road, said point being the TRUE POINT OF BEGINNING.

Said tract or parcel of land contains 1.830 acres (79,695 square feet).



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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 Robert E Owens Jr
Mailing Address Kathy Hindley + Lindsey Hindley
3492 Bearden Lane
Helena, AL 35080

Grantee's Name RKL Rentals LLC
Mailing Address 3492 Bearden Lane
Helena AL 35080

Property Address See Legal Description
on Deed

Date of Sale 8-22-19
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 373,000



20190830000322030 5/5 \$401.00
Shelby Cnty Judge of Probate, AL
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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 8-22-19

Print Greg Harrison

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1