

20200630000268890  
06/30/2020 11:35:47 AM  
DEEDS 1/4

Source of Title:  
Shelby County Judge of Probate Instrument # 20180124000023390  
Shelby County Judge of Probate Instrument # 20180824000304020

\$1,187,498.40 of the consideration shown  
below is being paid by mortgage filed  
simultaneously herewith

THIS INSTRUMENT PREPARED BY:  
Craig David Lawrence, Jr.  
Balch & Bingham LLP  
P.O. Box 306  
Birmingham, Alabama 35201-0306

Send Tax Notice To:  
ARG III Borrower, LLC  
4058 North College Avenue, Ste 300, Box 9  
Fayetteville, AR 72703

STATE OF ALABAMA                     )  
   )  
COUNTY OF SHELBY                     )

**STATUTORY WARRANTY DEED**

**THIS IS A STATUTORY WARRANTY DEED** executed and delivered this 12<sup>th</sup> day of June, 2020, by **RC Birmingham, LLC**, an Alabama limited liability company (hereinafter referred to as the "Grantor"), to **ARG III Borrower, LLC**, a Delaware limited liability company (hereinafter referred to as the "Grantee").

**KNOW ALL PERSONS BY THESE PRESENTS:**

That in consideration of the sum of One Hundred and 00/100 Dollars and (\$100.00) in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents grant, bargain, sell and convey unto Grantee that certain real property situated in Shelby County, Alabama, as more particularly described on Exhibit A attached hereto and incorporated herein (the "Property");

**TOGETHER WITH** all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to all roads, alleys and ways bounding the Property, together with any reversionary interests therein.

This conveyance is subject to (i) all matters of record that lawfully affect the Property, (ii) any matters that would be shown on a true and accurate survey, and (iii) taxes, charges, assessments, levies and assessments against the Property.

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

Grantor does for itself, its successors and assigns, covenant with Grantee, its successors and assigns, that Grantor, and its successors and assigns, shall warrant and defend the same to

Grantee, its successors and assigns, forever, against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under Grantor, but not further or otherwise.

**[The Property is not homestead property.]**

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:

RC Birmingham, LLC  
4058 North College Avenue, Ste 300, Box 9  
Fayetteville, AR 72703

Grantee's Name and Mailing Address:

ARG III Borrower, LLC  
4058 North College Avenue, Ste 300, Box 9  
Fayetteville, AR 72703

Property Address: 179 Cambridge Park Drive, Montevallo, AL 35115  
117 Patriot Point Drive, Montevallo, AL 35115  
137 Patriot Point Drive, Montevallo, AL 35115  
141 Patriot Point Drive, Montevallo, AL 35115  
145 Patriot Point Drive, Montevallo, AL 35115  
144 Patriot Point Drive, Montevallo, AL 35115  
132 Patriot Point Drive, Montevallo, AL 35115  
124 Patriot Point Drive, Montevallo, AL 35115  
120 Patriot Point Drive, Montevallo, AL 35115  
See Exhibit A

Purchase Price: \$ 1343981.36

The Purchase Price of the Property can be verified by the closing statement.

[Signature appears on following page.]

IN WITNESS WHEREOF, the Grantor has caused this Statutory Warranty Deed to be executed as of the date first written above.

**GRANTOR:**

RC Birmingham, LLC,  
an Alabama limited liability company

By: DAVID C. FRYE  
Name: DAVID C. FRYE  
Its: MANAGER

STATE OF Arkansas  
COUNTY OF Washington

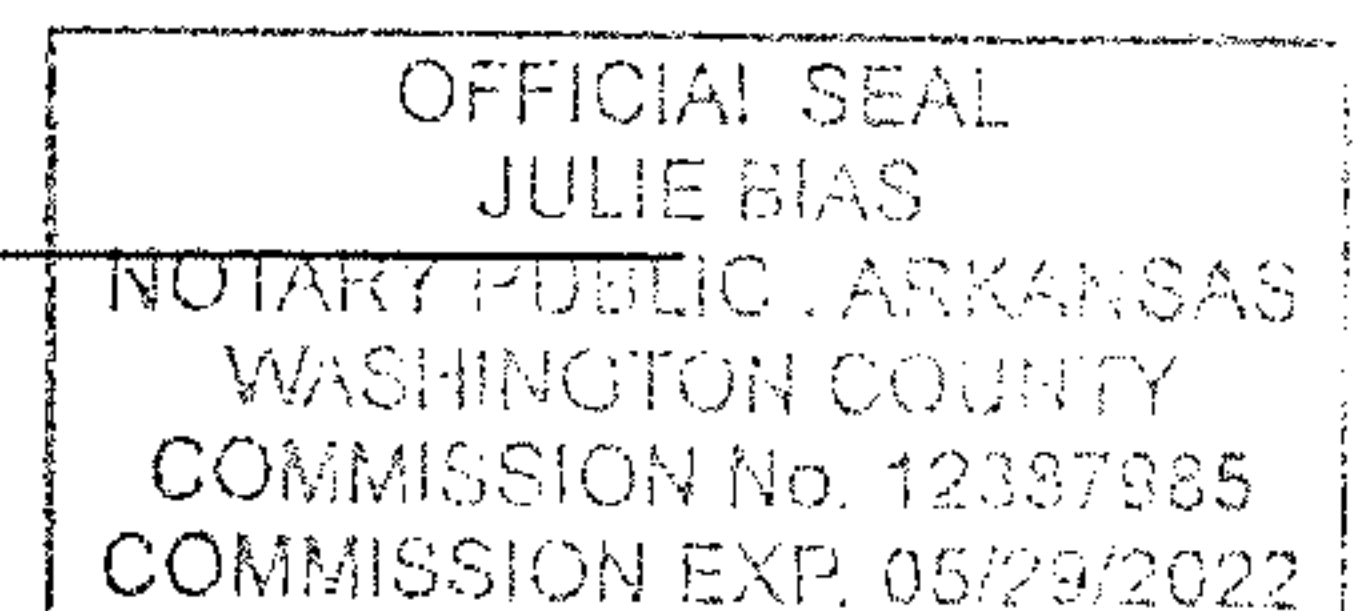
I, Julie Bias, a notary public in and for said county in said state, hereby certify that DAVID C. FRYE, whose name as MANAGER of RC Birmingham, LLC, an Alabama limited liability company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 18<sup>th</sup> day of June, 2020.

Julie Bias  
Notary Public

[NOTARIAL SEAL]

My Commission Expires: \_\_\_\_\_



**EXHIBIT A**

**LEGAL DESCRIPTION OF PROPERTY**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

**PARCEL I**

Lot 63, according to the Amended Record map of Cambridge Park Subdivision as recorded in Map Book 49, page 9, in the Probate Office of Shelby County, Alabama.

Lot 63: 179 Cambridge Park Drive, Montevallo, AL 35115  
Parcel No. 36-2-03-3-005-063.000

**PARCEL II**

Lot 5A, 10A, 11A, 12A, 13A, 16A, 18A, 19A, 20A, according to the Resurvey of Lots 5-28 of Patriot Point, as recorded in Map Book 49, page 78, in the Probate Office of Shelby County, Alabama.

Lot 5A: 117 Patriot Point Drive, Montevallo, AL 35115  
Parcel No. 21-1-02-0-006-005.000

Lot 10A: 137 Patriot Point Drive, Montevallo, AL 35115  
Parcel No. 21-1-02-0-006-010.000

Lot 11A: 141 Patriot Point Drive, Montevallo, AL 35115  
Parcel No. 27-1-02-0-006-011.000

Lot 12A: 145 Patriot Point Drive, Montevallo, AL 35115  
Parcel No. 27-1-02-0-006-012.000

Lot 13A: 144 Patriot Point Drive, Montevallo, AL 35115  
Parcel No. 27-1-02-0-006-013.000

Lot 16A: 132 Patriot Point Drive, Montevallo, AL 35115  
Parcel No. 27-1-02-0-006-016.000

Lot 18A: 124 Patriot Point Drive, Montevallo, AL 35115  
Parcel No. 27-1-02-0-006-018.000

Lot 19A: 120 Patriot Point Drive, Montevallo, AL 35115  
Parcel No. 27-1-02-0-006-019.000

Lot 20A: 116 Patriot Point Drive, Montevallo, AL 35115  
Parcel No. 27-1-02-0-006-020.000

8899471.1



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/30/2020 11:35:47 AM  
\$187.50 JESSICA  
20200630000268890

*Allen S. Bayl*