This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law 101 West College Street Columbiana, AL 35051

File No.: MV-20-26627

Send Tax Notice To: Capital Investment Properties, LLC 3022 Overhill Road Birmingham, AL 35223

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of Two Hundred Fifty Seven Thousand Five Hundred Dollars and No Cents (\$257,500.00), the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Marilyn J. Russell, a single woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Capital Investment Properties, LLC, an Alabama Limited Liability Company, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2021 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

No mobile homes, modular homes or manufactured homes will be placed or constructed on the land.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 14th day of October, 2020.

Marilyn J. Russell

State of / L

County of Jana Josa

Marilyn J. Russell, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 14th day of October, 2020.

Notary Public, State of _

My Commission Expires:

Notary Public State of Florida
James D Matthews
My Commission GG 278373
Expires 11/20/2022

EXHIBIT "A" LEGAL DESCRIPTION

Commence at the SE corner of Section 6, Township 20 South, Range 2 East, Shelby County, Alabama; thence North 90 degrees 00 minutes 00 seconds West for a distance of 899.40 feet to the point of beginning; thence continue North 90 degrees 00 minutes 00 seconds West for a distance of 1741.36 feet; thence North 00 degrees 59 minutes 49 seconds West for a distance of 1307.86 feet; thence North 88 degrees 50 minutes 07 seconds East for a distance of 898.50 feet; thence South 00 degrees 02 minutes 22 seconds East for a distance of 741.88 feet; thence North 90 degrees 00 minutes 00 seconds East for a distance of 771.11 feet to the Southerly right of way line of Dead Hollow Road and a curve to the left, having a radius of 190.00 feet, and subtended by a chord bearing South 53 degrees 44 minutes 44 seconds East, and a chord distance of 79.39 feet; thence along the arc of said curve and along said right of way line for a distance of 20.75 feet; thence South 00 degrees 02 minutes 22 seconds East and leaving said right of way line for a distance of 542.69 feet to the point of beginning. According to survey of Rodney Y. Shiflett, RLS #21764, dated May 4, 2020.

Real Estate Sales Validation Form

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

Property Address O_Bead Hollow Road Harpersville AL 35078 Date of Sale October 14, 2020 Total Purchase Price 5257,500.00 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). Sales Commod Closing Statement If the conveyance document presented for recordation contains all of the required information referenced above, the filling 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 as being conveyed. Flavallable 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 of 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 values on or the property as determined by the local official charged with the responsibility of valuing property for property to purposes with the scale market value. If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use values on of the property as determined by the local official charged with the responsibility of valuing property for property to purpose with the beneficed property and the imposition of the penaltized property and the imposition of the penaltized property and the imposition of the penaltized property is propere	Grantor's Name	Marilyn J. Russell		Capital Investment Properties, LLC
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Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
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