



20201105000503120 1/4 \$32.00
Shelby Cnty Judge of Probate, AL
11/05/2020 11:14:42 AM FILED/CERT

This Instrument Prepared By:
Tom Ansley
SIROTE & PERMUTT, P.C.
2311 Highland Ave. S.
Birmingham, Alabama 35205

Send Tax Notice to:
Delta Investments and Developments LLC
8581 Helena Road
Pelham, Alabama 35124

STATE OF ALABAMA)

SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned, **Rime Holdings, LLC**, an Alabama limited liability company (hereafter referred to as "Grantor"), in hand paid by **Delta Investments and Developments LLC**, an Alabama limited liability company (hereafter referred to as "Grantee"), the receipt of which is hereby acknowledged, the said Grantor does by these presents GRANT, BARGAIN, SELL AND CONVEY unto the said Grantee, the following described real estate situated in Shelby County, Alabama, to-wit (the "Property"):

See Exhibit A attached hereto and made a part hereof for legal description.

TOGETHER WITH all appurtenances and improvements 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.

This conveyance is made subject to: (i) ad valorem taxes for 2021 and subsequent years not yet due and payable; (ii) any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the title that would be disclosed by an accurate and complete survey of the Property; (iii) any mineral and mining rights not owned by Grantor; (iv) easements, building lines, notes, and restrictions as shown on recorded map; (v) All matters as set forth on plat recorded in Plat Book 37, Page 148; (vi) Right of way to Shelby County recorded in Book 239, Page 815; (vii) easement to BellSouth recorded in Instrument No. 20060224000089650; (viii) easement recorded in Instrument 20060508000215790; (ix) easement to Alabama Power recorded in Instrument 20060828000422460; and (x) easement to Alabama Power recorded in Instrument 20071108000516320.

The Grantor hereby covenants and agrees with Grantee and its successors and assigns that the Grantor and its successors and assigns will warrant and defend title to the above described Property against the lawful claims (unless otherwise noted herein) of all persons claiming by, through, or under the Grantor, but not further or otherwise.

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

****NOTE: MORTGAGE IN AMOUNT OF \$1,000,000.00 BEING
RECORDED SIMULTANEOUSLY HERewith****

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:	Grantee's Name and Mailing Address:
Rime Holdings, LLC	Delta Investments and Developments LLC
3075 Healthy Way	8581 Helena Road
Birmingham, Alabama 35243	Pelham, Alabama 35124

Property Address:	7004 Highway 70, Calera, Alabama 35040
Date of Sale:	October 28, 2020
Total Purchase Price:	\$300,000.00
The Purchase Price can be verified in:	☐ Closing Statement ☒ Sales Contract ☐ Appraisal ☐ Bill of Sale ☐ Property Tax Bill or Assessment ☐

[Signature appears on following page.]


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IN WITNESS WHEREOF, the said Grantor has hereto set Grantor's hand and seal effective on this the 28th day of October, 2020.

GRANTOR:

Rime Holdings, LLC

By:

Name: Larry Nickles

Title: Authorized Representative

STATE OF ALABAMA)

COUNTY OF SHELBY)

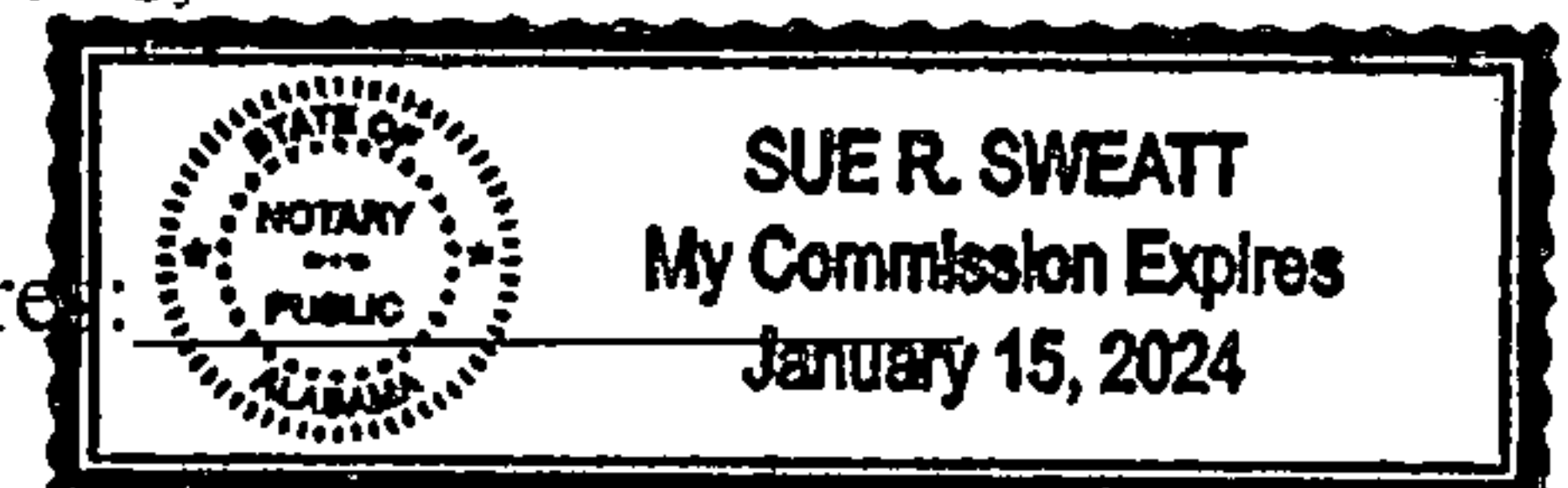
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Larry Nickles, whose name as Authorized Representative of **Rime Holdings, LLC**, an Alabama limited liability company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such Authorized Representative and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this 27th day of OCTOBER, 2020.

Sue R. Sweatt

Notary Public

My Commission Expires:



[SEAL]

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EXHIBIT A

Lot 2D of the Final Plat of Kensington Commercial, being a resurvey of the Survey of Lot 2 Kensington Apartments, as recorded in Map Book 53, Page 15, in the Probate Office of Shelby County, Alabama.

