

**SEND TAX NOTICES TO:**  
ROYAL INVESTMENT GROUP, LLC  
P.O. Box 492  
Helena, AL 35080

**WARRANTY DEED**

STATE OF ALABAMA  
COUNTY OF SHELBY

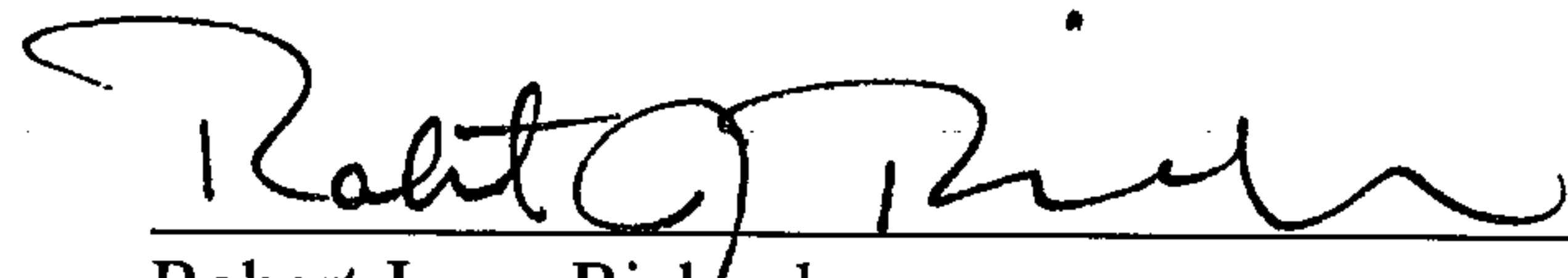
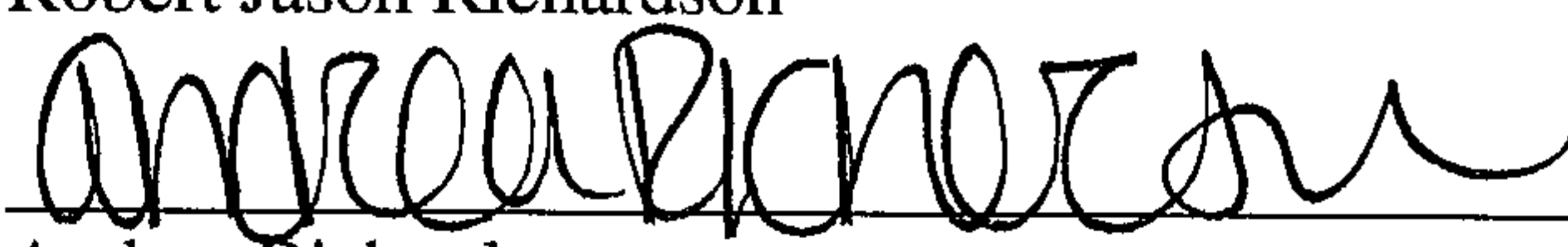
**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of the sum of One Hundred Dollars (\$100.00) and other good and valuable consideration to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, **ROBERT JASON RICHARDSON and ANDREA RICHARDSON, a married couple**, (herein referred to as "Grantor"), hereby grants bargains, sells, and conveys unto **ROYAL INVESTMENT GROUP, LLC**, an Alabama Limited Liability Company (herein referred to as "Grantees") the real estate described on Exhibit "A" attached hereto and situated in Shelby County, Alabama.

[A portion of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.]

**TO HAVE AND TO HOLD** the described premises to Grantee, its heirs, executors, successors and assigns forever.

**AND THE GRANTOR** does for itself, and its heirs, executors, successors and assigns, covenant with said Grantee, its heirs, executors, successors and assigns, that Grantor is lawfully seized in fee simple of the premises, that they are free from all encumbrances, unless otherwise noted on Exhibit "A", that Grantor has good right to sell and convey the same as aforesaid, and that Grantor will and its heirs, executors, successors and assigns shall warrant and defend same to said Grantee, its heirs, executors, successors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the Grantor has signed and sealed this Deed on the 23<sup>rd</sup> day of December, 2020.

  
Robert Jason Richardson  
  
Andrea Richardson

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeff Wyffle, whose name as Member and Manager of JEFF WYFFLES BUILDING, LLC, a Virginia 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 said instrument, he, as such officer, and with full authority, executed the same voluntarily, as an act of said corporation, acting in his capacity as aforesaid.

Given under my hand and official seal, this the 23 day of December, 2020.

Vicki Boswell  
NOTARY PUBLIC  
My Commission Expires: **My Commission Expires:**  
**1-18-2023**

THIS INSTRUMENT PREPARED BY AND AFTER  
RECORDATION SHOULD BE RETURNED TO:

Jonathan E. Raulston  
Engel, Hairston, & Johanson P.C.  
P.O. Box 11405  
Birmingham, AL 35202  
(205) 328-4600

**EXHIBIT "A"**

Lot 15, according to the Survey of Chandalar Townhomes, First Addition, as recorded in Map Book 24, Page 18, in the Probate Office of Shelby County, Alabama.

Subject to:

1. All taxes for the year 2021 and subsequent years, not yet due and payable.
2. Such state of facts as shown on subdivision plat recorded in Plat Book 24, Page 18, Shelby County Records.
3. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under the Land.
4. Easements and building line as shown on map recorded in Map Book 24, Page 18.
5. Covenants, restrictions and easements as set out in Inst. # 1998-50103.
6. Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Deed Book 265, Page 28.
7. Restrictive covenants and grant of land easement to Alabama Power Company as recorded in Inst.# 1999-12012.
8. Unpaid sanitary sewer service charges due to Jefferson County Sewer Service Department.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/06/2021 09:23:38 AM  
\$32.00 JESSICA  
20210106000008890

*Allen S. Bayl*

20210106000008890 01/06/2021 09:23:38 AM DEEDS 4/4

### 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 JASON RICHARDSON	Grantee's Name	ROYAL INVESTMENT GROUP, LLC
Mailing Address	104 Owens Parkway, Ste. C Birmingham, AL 35244	Mailing Address	104 Owens Parkway, Ste. C Birmingham, AL 35244
Property Address	2034 Chandalar Court Pelham, AL 35124	Date of Sale	December 23, 2020
		Total Purchase Price	\$
		or	
		Actual Value	\$ 102,000.00
		or	
		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)

☐ Bill of Sale  
☐ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☐ Other Mortgage

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 12/23/2020

☐ Unattested

*[Signature]*  
(verified by)

Print ROYAL INVESTMENT GROUP, LLC

Sign *[Signature]*

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1