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01/08/2021 09:15:32 AM
DEEDS 1/6

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

Send Tax Notice To:
ARG IV 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 28th day of December 2020, by **RC Birmingham, LLC**, an Alabama limited liability company (hereinafter referred to as the "Grantor"), to **ARG IV 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 those matters set forth on Exhibit B attached hereto.

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 THE HOMESTEAD OF GRANTOR.

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

Property Address: See Exhibit A

Purchase Price: \$5,522,423.09

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: DD CFV

Name: David C. Frye

Its: Manager

STATE OF ARKANSAS)
COUNTY OF WASHINGTON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David C. Frye whose name as the Manager of RC Birmingham, LLC, 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 the instrument, he, as such Manager and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this 28th day of December, 2020.

Julie Bias
Notary Public

My Commission Expires: 5-29-22

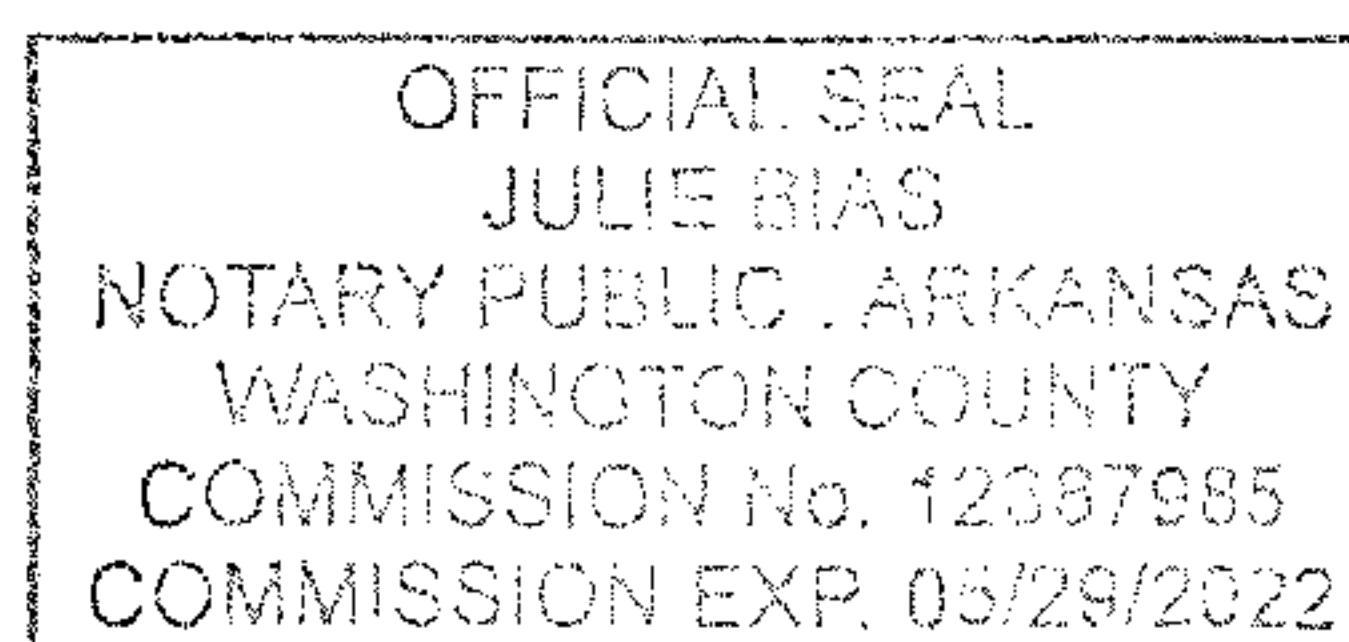


EXHIBIT A

LEGAL DESCRIPTION

LAND TITLE FILE NO.: 4362R-20

Lots 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, according to the Final Plat of Town Side Square Sector Two, as recorded in Map Book 51, page 79, in the Probate Office of Shelby County, Alabama.

FOR INFORMATIONAL PURPOSES

2020 Parcel ID

22 9 31 4 001 016.000

Lot	2021 Parcel ID	Address
5	22 9 31 4 004 005.000	732 The Heights Lane, Calera, AL 35040
6	22 9 31 4 004 006.000	736 The Heights Lane, Calera, AL 35040
7	22 9 31 4 004 007.000	740 The Heights Lane, Calera, AL 35040
8	22 9 31 4 004 008.000	744 The Heights Lane, Calera, AL 35040
9	22 9 31 4 004 009.000	748 The Heights Lane, Calera, AL 35040
10	22 9 31 4 004 010.000	752 The Heights Lane, Calera, AL 35040
11	22 9 31 4 004 011.000	756 The Heights Lane, Calera, AL 35040
12	22 9 31 4 004 012.000	760 The Heights Lane, Calera, AL 35040
13	22 9 31 4 004 013.000	764 The Heights Lane, Calera, AL 35040
14	22 9 31 4 004 014.000	768 The Heights Lane, Calera, AL 35040
15	22 9 31 4 004 015.000	772 The Heights Lane, Calera, AL 35040
16	22 9 31 4 004 016.000	776 The Heights Lane, Calera, AL 35040
17	22 9 31 4 004 017.000	780 The Heights Lane, Calera, AL 35040
18	22 9 31 4 004 018.000	784 The Heights Lane, Calera, AL 35040
19	22 9 31 4 004 019.000	788 The Heights Lane, Calera, AL 35040
20	22 9 31 4 004 020.000	792 The Heights Lane, Calera, AL 35040
21	22 9 31 4 004 021.000	796 The Heights Lane, Calera, AL 35040
22	22 9 31 4 004 022.000	800 The Heights Lane, Calera, AL 35040
23	22 9 31 4 004 023.000	804 The Heights Lane, Calera, AL 35040
24	22 9 31 4 004 024.000	808 The Heights Lane, Calera, AL 35040
25	22 9 31 4 004 025.000	812 The Heights Lane, Calera, AL 35040
26	22 9 31 4 004 026.000	816 The Heights Lane, Calera, AL 35040
27	22 9 31 4 004 027.000	815 The Heights Lane, Calera, AL 35040
28	22 9 31 4 004 028.000	811 The Heights Lane, Calera, AL 35040
29	22 9 31 4 004 029.000	807 The Heights Lane, Calera, AL 35040
30	22 9 31 4 004 030.000	803 The Heights Lane, Calera, AL 35040
31	22 9 31 4 004 031.000	799 The Heights Lane, Calera, AL 35040

32	22 9 31 4 004 032.000	775 The Heights Lane, Calera, AL 35040
33	22 9 31 4 004 033.000	747 The Heights Lane, Calera, AL 35040
34	22 9 31 4 004 034.000	743 The Heights Lane, Calera, AL 35040
35	22 9 31 4 004 035.000	739 The Heights Lane, Calera, AL 35040
36	22 9 31 4 004 036.000	735 The Heights Lane, Calera, AL 35040
37	22 9 31 4 004 037.000	731 The Heights Lane, Calera, AL 35040

EXHIBIT B

PERMITTED EXCEPTIONS

1. All taxes for the year 2021 and subsequent years, not yet due and payable.
2. Right of Way granted to Alabama Power Company as recorded in Deed Volume 234, page 862 and Deed Book 136, page 330 in the Probate Office of Shelby County, Alabama.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating there to, as recorded in Deed Volume 136, page 228, in the Probate Office of Shelby County, Alabama.
4. Easement to Alabama Power Company recorded in Instrument 20190829000317780, in the Probate Office of Shelby County, Alabama.
5. Declaration of Covenants, Conditions and Restrictions for Town Side Square Sector Two as recorded in Instrument 20191204000448240, in the Probate Office of Shelby County, Alabama.
6. Building lines and easements as shown by recorded map.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/08/2021 09:15:32 AM
\$1400.50 JESSICA
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Allen S. Bayl