

20210226000098840  
02/26/2021 03:28:56 PM  
DEEDS 1/4

**Upon recording return this instrument to:**

Shelby Investments, LLC  
1511 Highway 13  
Helena, Alabama 35080  
Attention: Tim Webster

**This instrument was prepared by:**

Michael M. Partain, Esq.  
Attorney at Law  
Michael M. Partain, LLC  
The Kress Building  
301 Nineteenth Street, Suite 501  
Birmingham, Alabama 35203

**Mail tax notice to:**

Shelby Investments, LLC  
1511 Highway 13  
Helena, Alabama 35080  
Attention: Tim Webster

**RECORDING USE ONLY:**

The following information is offered in lieu of submitting  
an RT-1 Real Estate Sales Validation Form pursuant to  
Ala. Code (1975) §40-22-1

**Grantor's Name and Mailing  
Address:**

RBLIV Capital Management, LLC  
1618 Oak Park Drive  
Helena, Alabama 35080

**Grantees' Names and Mailing  
Address:**

Shelby Investments, LLC  
1511 Highway 13  
Helena, Alabama 35080  
Attention: Tim Webster

**Property Address:**

Highway 13  
Helena, Alabama 35080

**Date of Sale:**

February 25, 2021

**Purchase Price:**

\$270,000.00

STATE OF ALABAMA       )  
COUNTY OF SHELBY     )

**GENERAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS** that, for and in consideration of One Hundred Dollars (\$100) and other valuable considerations paid to **RBLIV Capital Management, LLC**, a Wyoming limited liability company, hereinafter referred to as "Grantor", by **Shelby Investments, LLC**, an Alabama limited liability company, hereinafter referred to as "Grantee", the receipt and sufficiency of which is acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantee a tract of land situated in Shelby County, Alabama, more particularly described on **EXHIBIT A** attached hereto and made a part hereof (the "Property").

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

Grantor does hereby covenant that the Grantor is lawfully seized and possessed of the Property and has the right and lawful authority to sell and convey the Property. The Grantor does hereby warrant the title

to the Property, and will defend the same against the lawful claims of all persons and that the Property is free and clear of all encumbrances except for the Permitted Exceptions, if any, set forth in **EXHIBIT B** attached hereto and by this reference made a part hereof, against which Grantor shall not defend.

**IN WITNESS WHEREOF**, Grantor has caused these presents to be executed in its name and behalf and its seal to be hereunto affixed and attested by its officers or representatives thereunto duly authorized this, the 25<sup>th</sup> day of February, 2021.

Grantor:

**RBLIV Capital Management, LLC**

By: [Signature]

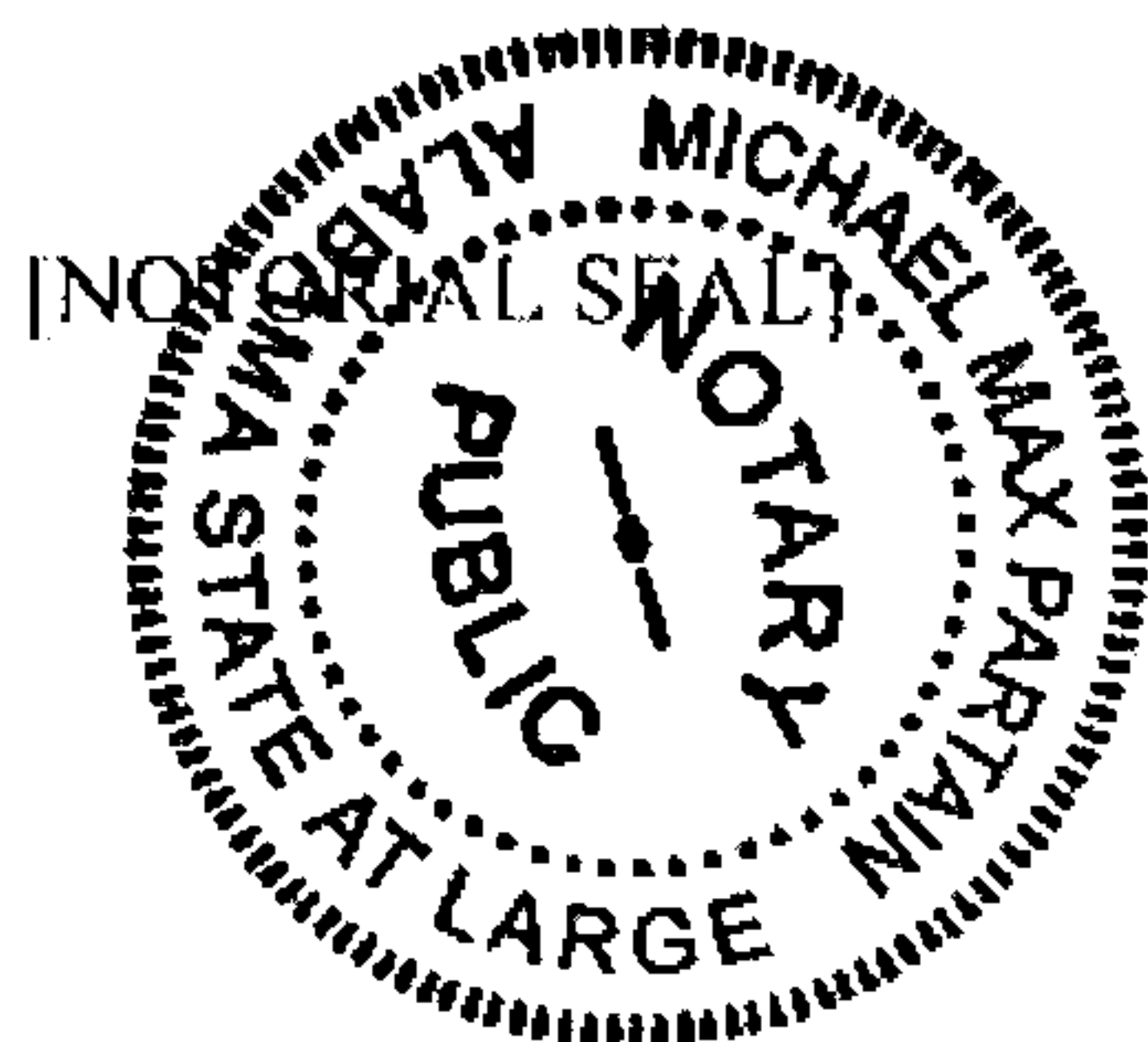
Name: ROBERT B LIVERLY IV

Its: Manager

STATE OF ALABAMA     )  
COUNTY OF JEFFERSON    )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert B. Liverly IV, whose name as Manager of RBLIV Capital Management, LLC, a Wyoming 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 said conveyance, she, in such capacity and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal of office this 25<sup>th</sup> day of February, 2021.



[Signature]  
Notary Public

My Commission Expires: 1-20-2025

**EXHIBIT A**

**Legal Description of the Property**

The West  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  and the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 12, Township 21 South, Range 5 West, Shelby County, Alabama, containing approximately 30 acres.

Also, a non-exclusive easement for ingress, egress, and utilities over Grantee's remaining property to the above described Property.

**EXHIBIT B**

**Permitted Exceptions**

1. Taxes due in the year of 2021, a lien, but not yet payable, until October 1, 2021.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title to the Property that would be disclosed by an accurate and complete land survey of the Property. The term "encroachment" includes encroachments of existing improvements located on the Property onto adjoining land, and encroachments onto the Property of existing improvements located on adjoining land.
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, limestone, and gravel in, on, and under the Property.
4. All matters affecting the Property recorded in the Probate Office of Shelby County, Alabama.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/26/2021 03:28:56 PM  
\$301.00 CHARITY  
20210226000098840

*Allen S. Byrd*