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

Send Tax Notice To: Elpis Holdings, LLC 3051 Morgan Road Bessemer, Alabama 35022

20210715000345000 1/4 \$456.00 Shelby Cpty ludge
Shelby Coty 112-
Shelby Cnty Judge of Probate, AL 07/15/2021 02:42:29 PM FILED/CERT

STATE OF ALABAMA	
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

THIS IS A STATUTORY WARRANTY DEED executed and delivered this 15 day of 2021, by RSW LLC, a Florida limited liability company (hereinafter referred to as the "Grantor"), to Elpis Holdings, LLC, an Alabama 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 easements, conditions and restrictions of record that lawfully affect the Property and subject to those matters that would be shown on a current, accurate survey of the Property or by an inspection thereof, as well as taxes and assessments for the current year, and all subsequent years, which are not yet due and payable.

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.

Shelby County, AL 07/15/2021 State of Alabama Deed Tax:\$425.00 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:

RSW LLC
P.O. Box 3889
Elpis Holdings, LLC
3051 Morgan Road

Lakeland, FL 33802 Bessemer, Alabama 35022

Property Address: Helena Road & Bearden Lane, Helena, Alabama 35080;

See Exhibit A

Purchase Price: \$425,000.00

The Purchase Price of the Property can be verified by the closing statement.

[Signature appears on following page.]

	EXECUTED AND DELIVERED this \(\frac{1}{2}\)	3	day of July	
--	---	---	-------------	--

SELLER/GRANTONZ:

RSW LLC,

a Florida limited liability company

By:

Name: Ralph Stephen Weeks

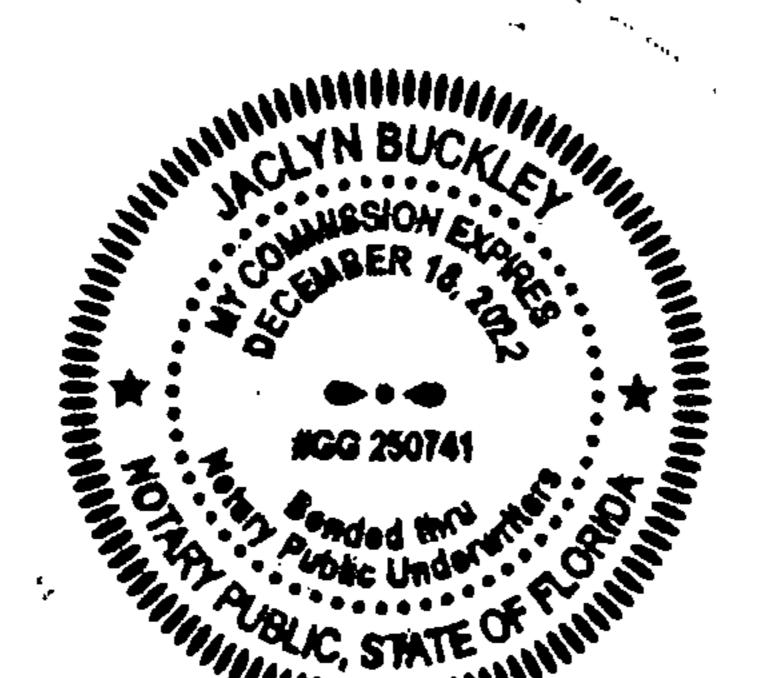
Its:

Manager

STATE OF Flow de COUNTY OF YOIK

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ralph Stephen Weeks, whose name as the Manager of RSW LLC, a Florida 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 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 13 day of July



Notary Public
My Commission Expires: 12 (18120) 2

20210715000345000 3/4 \$456.00 Shelby Cnty Judge of Probate, AL 07/15/2021 02:42:29 PM FILED/CERT

EXHIBIT A Description of Property

Parcel I

A parcel of land in the Southwest ¼ of the Northeast ¼ and the Southeast ¼ of the Northeast ¼ of Section 2, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows:

From the Southwest corner of the Southeast ¼ of the Northeast ¼ of said section, run in a Westerly direction along the South line of said section 61.19 feet to the point of beginning; thence continue West along said course for a distance of 400 feet; thence turn an angle of 89 degrees 40 minutes to the right and run in a Northerly direction 46.96 feet; thence turn an angle to the right of 26 degrees and run in a distance of 178.24 feet; thence turn an angle to the left of 25 degrees 40 minutes and run a distance of 130 feet; thence turn an angle to the right of 90 degrees and run a distance of 485 feet to the West right of way of State Highway No. 261; thence run in a Southwesterly direction along said right of way to the point of beginning.

Parcel II

A parcel of land in the Southwest ¼ of the Northeast ¼ and the Southeast ¼ of the Northeast ¼ of Section 2, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows:

From the Southwest corner of the Southeast ¼ of the Northeast ¼ of said section, run in a Westerly direction along the South line of the Southwest ¼ of the Northeast ¼ of said section 461.19 feet; thence turn an angle of 89 degrees 40 minutes to the right and run in a Northerly direction 46.96 feet; thence turn an angle of the right of 26 degrees and run a distance of 178.24 feet; thence turn an angle to the left of 25 degrees 40 minutes and run a distance of 130 feet to the point of beginning; thence turn an angle to the right of 90 degrees and run a distance of 485 feet to the West right of way of State Highway No. 261; thence run in a Northeasterly direction along said state Highway No. 261, 100 feet; thence run due Westerly 527 feet, more or less (to a point of 85 feet Northerly of the point of beginning); thence run in a Southerly direction 85 feet to the point of beginning.

20210715000345000 4/4 \$456.00 Shelby Cnty Judge of Probate, AL 07/15/2021 02:42:29 PM FILED/CERT