

20210913000445030  
09/13/2021 01:59:36 PM  
DEEDS 1/3

**Recording Requested By/Return to:**  
SPRUCE  
6100 TENNYSON PARKWAY, Suite 225  
PLANO, TX 75024

**Send Tax Notices to:**  
RII 1SC BIRMINGHAM I LLC  
370 HIGHLAND AVE, SUITE 200  
PIEDMONT, CA 94611

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**STATUTORY WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS** that

**JAMES L. BUFFKIN AND MEAGHAN BUFFKIN, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, whose mailing address is 245 OAK FOREST DRIVE, PELHAM, AL 35124, hereinafter called the Grantor, for and in consideration of the sum of TEN AND NO/100THS (\$10.00) DOLLARS and the other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged to have been paid to the said Grantor by **RII 1SC BIRMINGHAM I LLC**, whose mailing address is 370 HIGHLAND AVE, SUITE 200, PIEDMONT, CA 94611, hereinafter referred to as the Grantee, does here by GRANT, BARGAIN, SELL, and CONVEY unto the said Grantee, his heirs and assigns, all of that certain parcel of real property situated in the State of Alabama, County of SHELBY, and more particularly described as follows, viz:

**Lot 41, according to the Survey of Rocky Ridge Phase 2, as recorded in Map Book 27, Page 16, in the Probate Office of Shelby County, Alabama.**

Parcel ID No.: 13 8 28 1 005 041.000

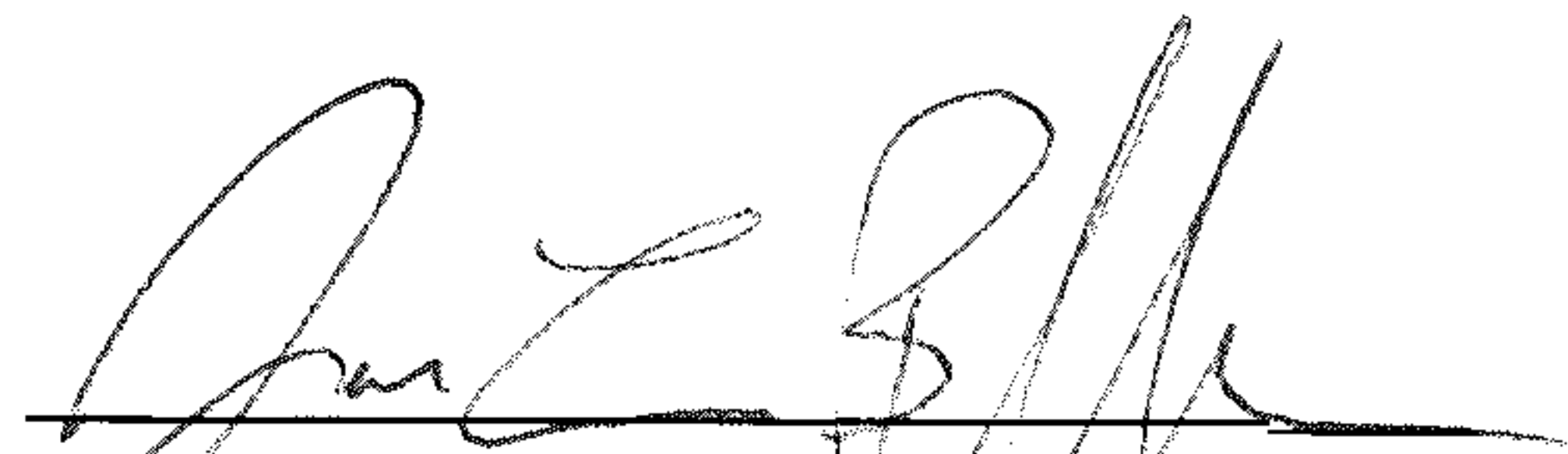
SUBJECT TO:

1. Building setback line(s), easement(s) and other matters as set forth on recorded plat of subdivision.
2. Easement(s) granted Alabama Power Company by instrument(s) recorded in Real Property Book \_\_\_\_\_, Page \_\_\_\_\_ and Real Property Book \_\_\_\_\_, Page \_\_\_\_\_.
3. Any and all reservations of oil, gas and minerals in, over or under the subject property, together with any and all rights to mine or remove the same, and any and all rights in connection therewith of title by instrument(s) recorded in Probate Court records.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining;

TO HAVE AND TO HOLD the same unto the said Grantee, his heirs and assigns, in fee simple, forever.

WITNESS the hands and seal of said Grantor(s) this 10<sup>th</sup> day of September, 2021.

  
JAMES L. BUFFKIN

  
MEAGHAN BUFFKIN

STATE OF ALABAMA

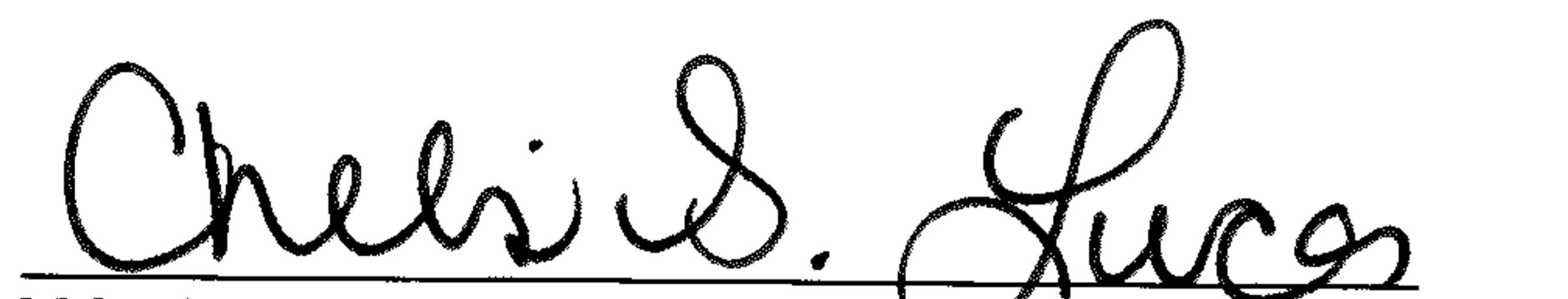
COUNTY OF

Jefferson

} SS.

I, Chelsi S. Lucas, a Notary Public, hereby certify that JAMES L. BUFFKIN and MEAGHAN BUFFKIN whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date. Given under my hand this 10th day of September, 2021.

Chelsi S. Lucas  
Notary Public, Alabama State At Large  
My Commission expires 11/01/2022

  
NOTARY PUBLIC  
My Commission Expires: 11/01/2022

**Prepared By:**

LYNN BYRD, ATTORNEY AT LAW  
O/B/O BC LAW FIRM, P.A.  
PO BOX 44  
MONROEVILLE, AL 36461

Property Address: 246 Rocky Ridge Dr, Helena, AL 35080

Grantee's address: 370 HIGHLAND AVE, SUITE 200, PIEDMONT, CA 94611

**Send Tax Notices to:**

RII 1SC BIRMINGHAM I LLC  
370 HIGHLAND AVE, SUITE 200  
PIEDMONT, CA 94611

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name JAMES L. BUFFKIN AND  
 Mailing Address MEAGHAN BUFFKIN  
245 OAK FOREST DRIVE,  
PELHAM, AL 35124

Grantee's Name RII 1SC BIRMINGHAM I LLC  
 Mailing Address 370 HIGHLAND AVE,  
SUITE 200,  
PIEDMONT, CA 94611

Property Address 246 Rocky Ridge Dr,  
Helena, AL 35080  
 Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 09/13/2021 01:59:36 PM  
 \$283.00 JOANN  
 20210913000445030

Date of Sale 09/10/2021  
 Total Purchase Price \$ 255,000.00  
 or  
 Actual Value \$  
 or  
 Assessor's Market Value \$

*Allen S. Byrd*

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 PURCHASE CONTRACT

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 09/13/2021

Print PATRICK BURNS

☐ Unattested

Sign

*Patrick Burns*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**