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09/28/2021 10:09:07 AM
DEEDS 1/3

This Instrument Prepared By:
Holly Worley
The McNamee Firm, PC
3055 Lorna Road, Ste. 100
Birmingham, AL 35216

Grantor's Address:
James Ryan
1380 Hardwood Drive
Gulf Shores, AL 36542

Property Address:
4353 Morningside Drive
Helena, AL 35080

Grantee's Address:
RS Rental II
31 Hudson Yards
New York City, New York 10001

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TWO-HUNDRED SEVENTEEN THOUSAND, FIVE HUNDRED DOLLARS (\$217,500.00), and other good and valuable consideration in hand paid to James E. Ryan, Jr., married (hereinafter referred to as "Grantor(s)"), the receipt and sufficiency of which is hereby acknowledged, by the RS Rental II, LLC, a Delaware Limited Liability Company (hereinafter referred to as "Grantee(s)"), does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee(s), in fee simple absolute together with every contingent remainder and right of reversion, and subject to all the provisions contained in this warranty deed, the following described real property situated in Shelby County, Alabama, to-wit:

*FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.*

Being the same property conveyed to Rita L. Ryan and husband James E. Ryan, Jr. by Warranty Deed, Jointly for Life with Remainder to Survivor executed on March 27, 1991 and recorded on March 29, 1991 in Book 335, Page 611 in the office of the Judge of Probate of Shelby County, Alabama. Rita L. Ryan departed this life on December 28, 2012. James E. Ryan, Jr. and Rita L. Ryan remained continuously married from the acquisition date through the date of death of Rita L. Ryan. James E. Ryan, Jr. is now married to Nicoline Ryan, who joins in this conveyance to divest any and all of her marital interest in the property.

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS WARRANTY DEED ARE MADE SUBJECT TO THE FOLLOWING:

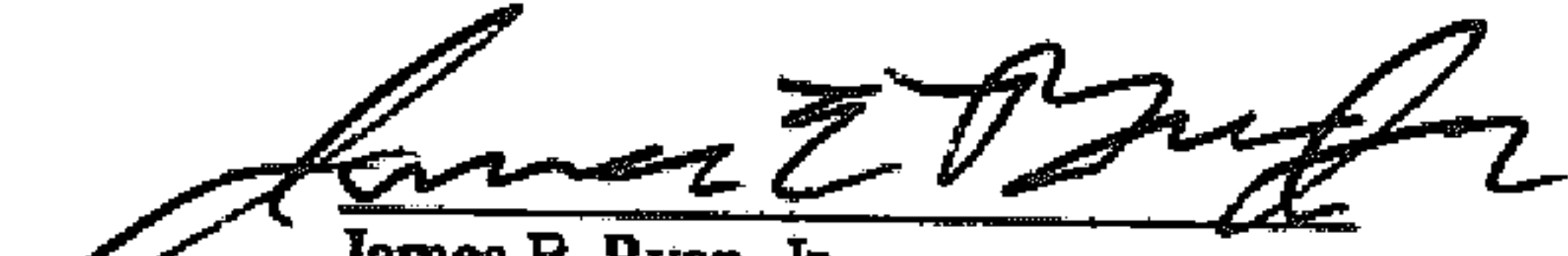

Any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

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

TO HAVE AND TO HOLD unto said Grantee(s), and the heirs and assigns of said Grantee(s), in fee simple, forever.

AND except as to the above, and taxes hereafter falling due, which are assumed by said Grantee(s), for the Grantor(s), and for the heirs and assigns of the Grantor(s), hereby covenants and warrants to and with said Grantee(s), Grantee's heirs and assigns, that the Grantor(s) is seized of an indefeasible estate in fee simple in and to said real property, and has a good and lawful right to sell and convey the same, and that the Grantor(s) is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor(s) does hereby WARRANT and will forever DEFEND the title to said real property, unto said Grantee(s), and Grantee's heirs and assigns, against the lawful claims and demands of all persons whomsoever.


IN WITNESS WHEREOF, the Grantor(s) has set the hand and seal of the Grantor(s) on this, the 21 of SEPT, 2021.


James E. Ryan, Jr.

Nicoline Ryan

STATE OF ALABAMA
COUNTY OF ~~JEFFERSON~~ Baldwin

On this 21 day of Sept, 2021, before me personally appeared James E. Ryan, Jr. and Nicoline Ryan, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21 day of Sept, 2021.


Notary Signature
My commission expires: April 21/2025

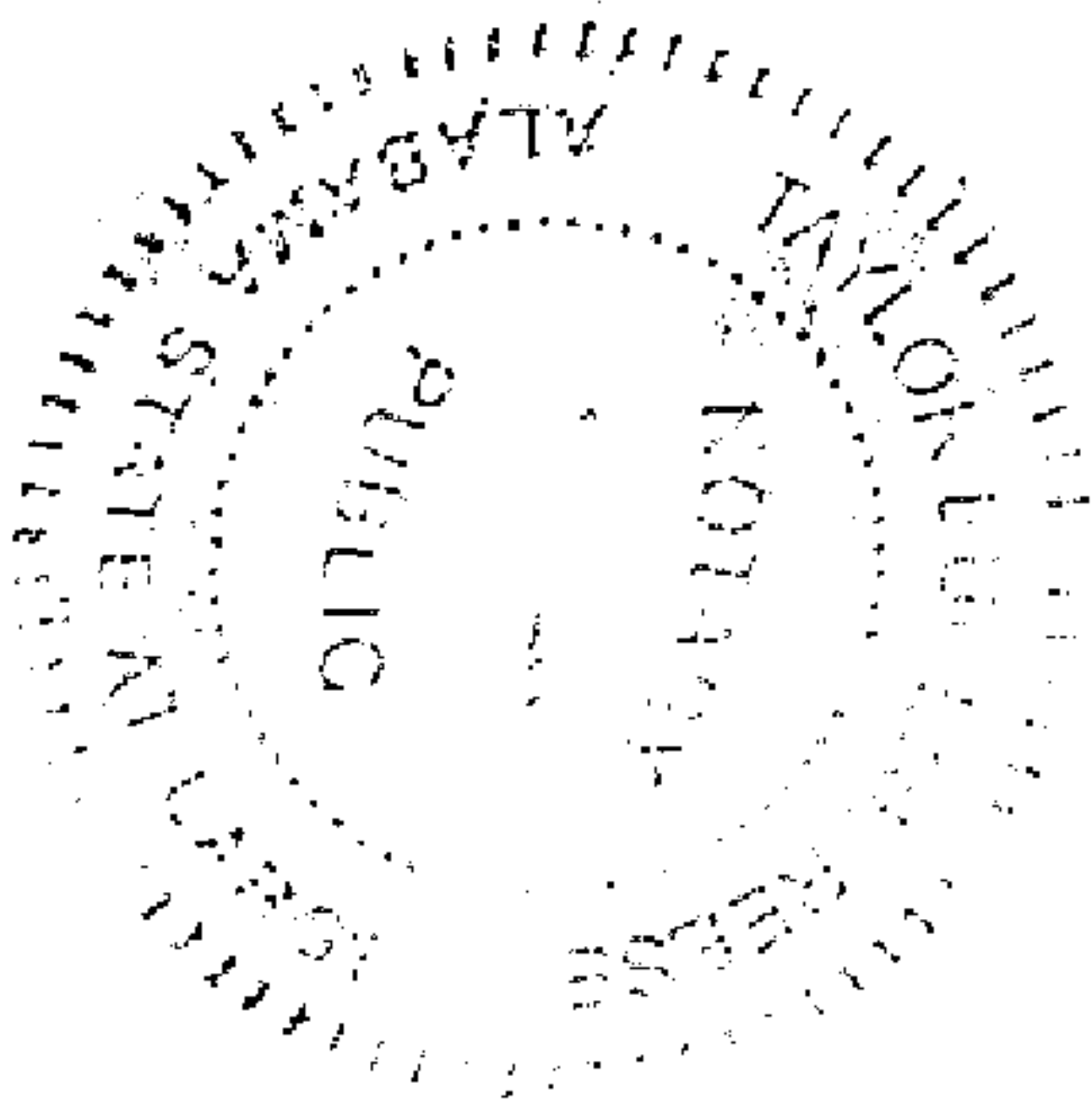


EXHIBIT "A"

**Property Address: 4533 Morningside Drive
Helena, AL 35080**

Lot 22, in Block 1 according to the Amended Map of Plantation South, First Sector as recorded in Map Book 7, Page 173 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
09/28/2021 10:09:07 AM
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Allie S. Bayl