

20220106000006780
01/06/2022 10:49:29 AM
DEEDS 1/4

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

Property Address:
141 BUCKINGHAM CIR
MONTEVALLO, AL 35115

Grantee's Address:
32 Mercer Street
4th Floor
New York, NY 10013

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration in hand paid to Caroline Homes & Investments, LLC, an Alabama Limited Liability Company (hereinafter referred to as "Grantor(s)"), the receipt and sufficiency of which is hereby acknowledged, by the RS Rental III-A, 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.

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 5th of January, 2022.

Caroline Homes & Investments, LLC, an Alabama Limited Liability Company

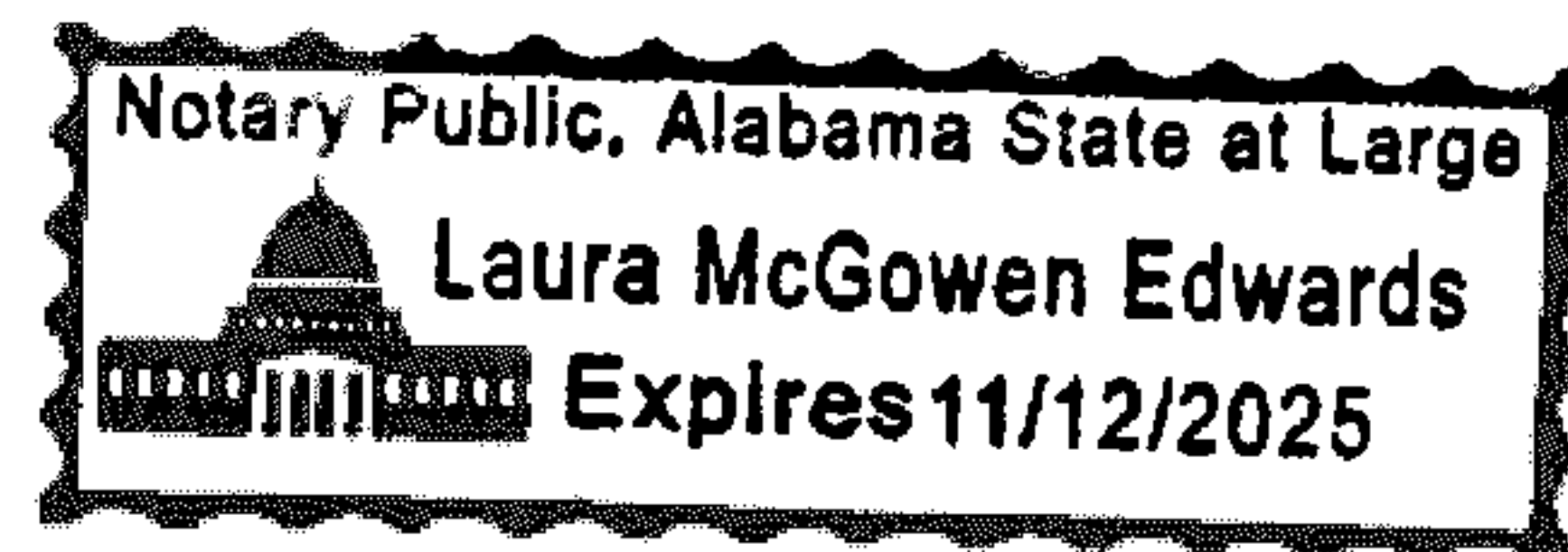
By: Mark H. Schroeter
Mark H. Schroeter, Authorized Signer

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Laura Edwards, a al Notary Public, in and for said County in said State, hereby certify that Mark H. Schroeter whose name as Authorized Signer of Caroline Homes & Investments, LLC, an Alabama 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 (she), as such officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and seal this 5th day of January, 2022.

Laura Edwards
Notary Public
My Commission Expires: 11/12/2025



20220106000006780 01/06/2022 10:49:29 AM DEEDS 3/4

EXHIBIT "A"

**Property Address: 141 BUCKINGHAM CIR
MONTEVALLO, AL 35115**

The following described real estate situated in the County of Shelby, State of Alabama:

Lot 13 according to the survey of Canterbury Estates, First Addition, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 16 at Page 67.

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

Grantor's Name Caroline Homes & Investments, LLC
 Mailing Address 4385 Heritage View Road
Birmingham, AL 35242

Grantee's Name RS Rental III-A, LLC
 Mailing Address 32 Mercer Street
4th Floor
New York, NY 10013

Property Address 141 BUCKINGHAM CIR
MONTEVALLO, AL 35115

Date of Sale January 6, 2022
 Total Purchase Price \$130,000.00
 Or
 Actual Value \$
 Or
 Assessor's Market Value \$



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/06/2022 10:49:29 AM
 \$161.00 JOANN
 20220106000006780

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:

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 01/06/2022 Print Laura Edwards

☐ Unattested
 (verified by)

Sign Laura Edwards
 (Grantor/Grantee/ Owner/Agent) circle one