

THIS INSTRUMENT PREPARED BY:

Jeff W. Parmer
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

SEND TAX NOTICE TO:

RDM3, LLC
1420 N. Lamar Blvd.
Oxford, MS 38655

STATE OF ALABAMA)

STATUTORY WARRANTY DEED

COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **NINE HUNDRED THOUSAND AND 00/100 (\$900,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **The CWD, L L.C. and Dantract, Inc.** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **RDM3, LLC** (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in **Shelby County**, State of Alabama, to-wit:

Lot 5AA, according to the Resurvey of Lot 5A, The Crossroads Northeast, as recorded in Map Book 55, Page 58, in the Probate Office of Shelby County, Alabama.

Together with that certain Access Agreement for ingress and egress as recorded in Instrument Number 20170508000160140 in the Probate Office of Shelby County,

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

All of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

Grantor makes no warranty or covenant respecting the nature of the quality of title to the property herein conveyed other than that the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property herein since the day of the acquisition thereof by the Grantor except as disclosed to Grantee.

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this **31st day of January, 2022.**

The CWD, L L.C.

Charles W. Daniel
By: Charles W. Daniel
Its Managing Member

Dantract, Inc.

Charles W. Daniel
By: Charles W. Daniel
Its President

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Charles W. Daniel whose name as Managing Member of The CWD, L L.C., 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 the Instrument, he/she as such Managing Member and with full authority, signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this **31st day of January, 2022.**

Jeff W. Farmer
NOTARY PUBLIC
My Commission Expires: **09/13/2024**



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/03/2022 03:43:13 PM
\$26.00 JOANN
20220203000050980

Allen S. Bayl

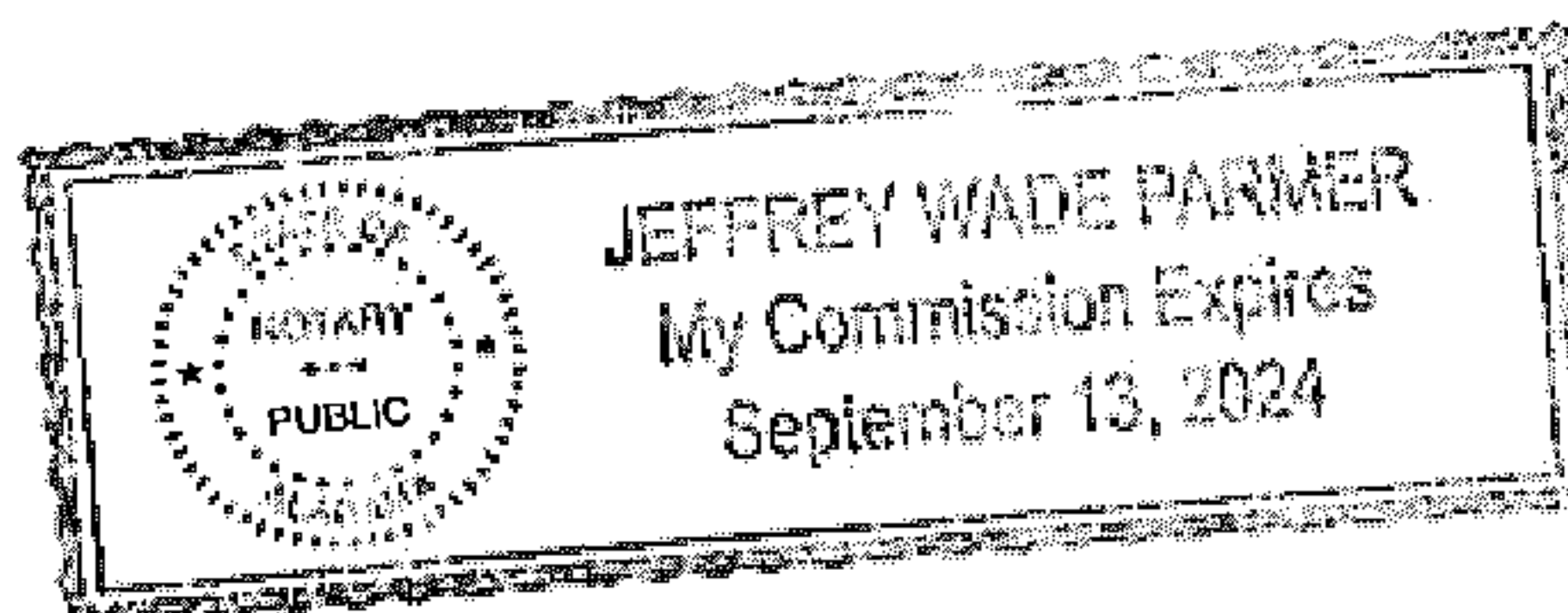
STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Charles W. Daniel whose name as President of Dantract, Inc. 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 the Instrument, he/she as such President and with full authority, signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this **31st day of January, 2022.**

Jeff W. Farmer
NOTARY PUBLIC
My Commission Expires: **09/13/2024**



STATE OF ALABAMA