

SEND TAX NOTICE TO:
RR4 Opc01 LP
200 East Palmetto Park Road
Ste 103
Boca Raton, FL 33432

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

STATE OF ALABAMA COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **TWO HUNDRED THIRTY SEVEN THOUSAND AND 00/100 (\$237,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Roberta L. Eagle, an unmarried woman and Marilee Henson, a married woman**, whose address is 244 Kensington Lane, Alabaster, AL 35007, (hereinafter "Grantor", whether one or more), by **RR4 Opc01 LP**, whose address is 200 East Palmetto Park Road, Ste 103, Boca Raton, FL 33432, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, **the address of which is 117 Sunset Lane, Calera, AL 35040** to-wit:

Lot 131, according to the Survey of Summerchase, Phase 3, as recorded in Map Book 25, Page 65, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

The herein described property does not constitute the homestead of Marilee Henson nor that of her spouse.

Roberta Eagle is one and the same person as Roberta L. Eagle, grantee in the certain deed recorded in Instrument No. 20220224000078920.

Marilee Lynn Henson is one and the same person as Marilee Henson, grantee in the certain deed recorded in Instrument No. 20220224000078920.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$0.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 12th day of May, 2022.

*Roberta L. Eagle by Marilee Lynn
Henson attorney in fact*

Roberta L. Eagle by Marilee Lynn Henson, as her Attorney-In-Fact

Marilee Henson

Marilee Henson



STATE OF ALABAMA
COUNTY OF SHELBY

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/16/2022 08:33:51 AM
\$264.00 JOANN
20220516000198040

Allen S. Boyd

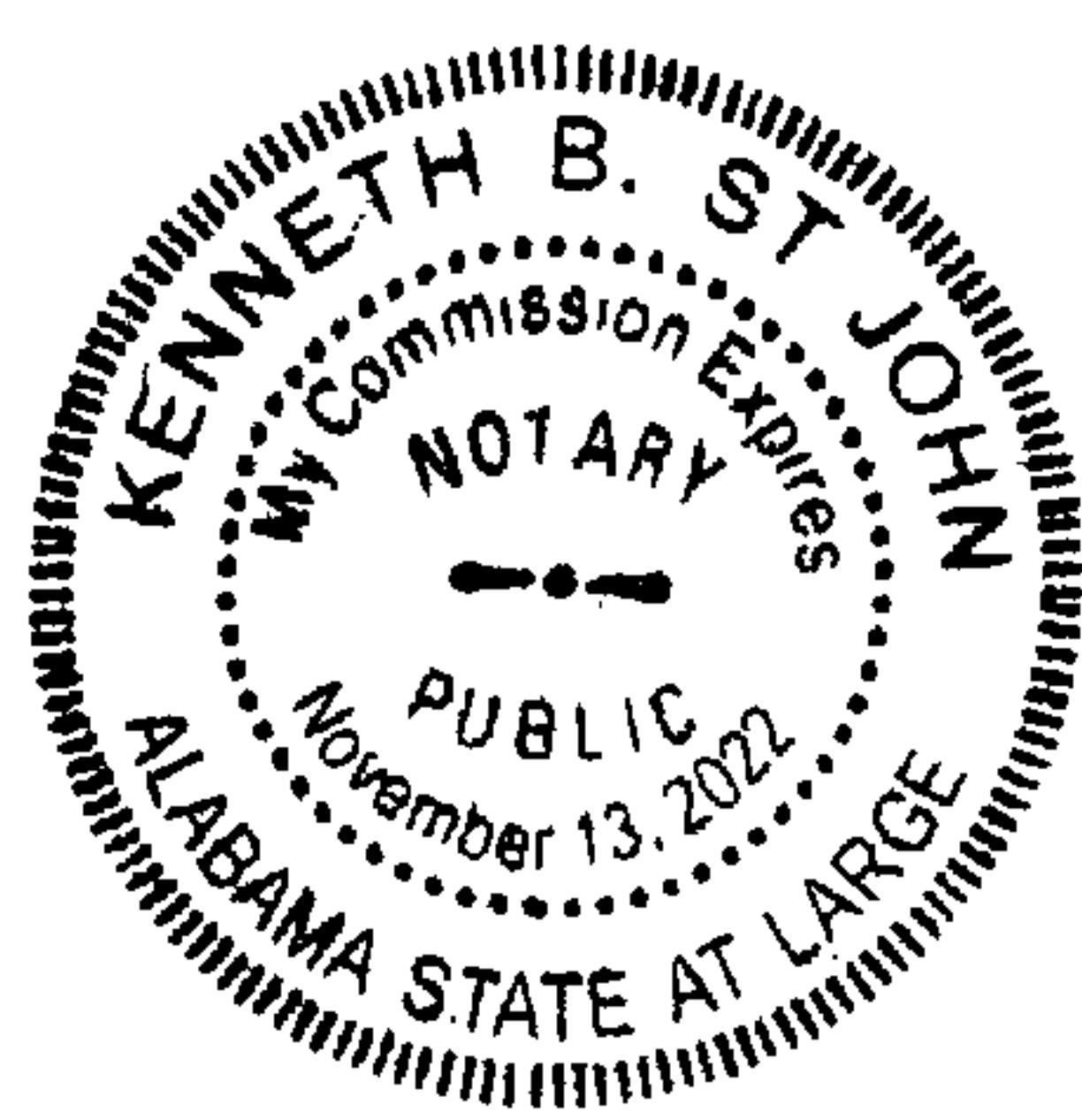
I, the undersigned Notary Public in and for said County and State, hereby certify that Marilee Lynn Henson, whose name as Attorney-in-Fact for Roberta L. Eagle, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, as such Attorney-in-Fact and with full authority, executed the same voluntarily for Roberta L. Eagle, on the day the same bears date.

Given under my hand and official seal this 12th day of May, 2022.

Notary Public

Printed Name: Kenneth B. St. John
My Commission Expires: 11/13/2022

STATE OF ALABAMA
COUNTY OF SHELBY



I, the undersigned Notary Public in and for said County and State, hereby certify that Marilee Henson, whose name 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 conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of May, 2022.

Notary Public

Printed Name: Kenneth B. St. John
My Commission Expires: 11/13/2022

