

20220609000231690
06/09/2022 03:33:59 PM
DEEDS 1/4

STATE OF Georgia)
)
COUNTY OF Fulton)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS; that, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt and sufficiency of which are hereby acknowledged, **TAYLOR MERCANTILE AL1, LLC**, an Alabama limited liability company, also known as "Taylor Mercantile AL1, an Alabama limited liability company" as referenced in that certain Statutory Warranty Deed, dated March 23, 2022, of record in Shelby County Alabama Judge of Probate record 20220331000131250 filed on 03/31/2022 at 10:38:44 a.m. (herein collectively referred to as "Grantor"), does hereby grant, bargain, sell and convey unto **RCP1121, LLC**, an Oklahoma limited liability company (herein referred to as "Grantee"), its successors and assigns, the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

See legal description attached hereto as Exhibit "A" and incorporated herein by reference.

This conveyance is made subject to: i) ad valorem taxes for the current year; and ii) easements, restrictions, reservations and conditions of record.

For ad valorem tax purposes only, the mailing address of the Grantee is RCP1121, LLC, c/o Rhino Capital Partners LLC, 411 Theodore Fremd Avenue, Suite 206 S, Rye, New York 10580.

TO HAVE AND TO HOLD the aforegranted Property to the said Grantee, its successors and assigns, FOREVER.

The real property herein conveyed does not constitute the homestead of Grantor.

[Signature appears on following page]

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed as of the 3 th day of June, 2022.

TAYLOR MERCANTILE AL1, LLC
An Alabama limited liability company

By: [Signature]
Name: Grant Jaax
Its: Manager

STATE OF Georgia
COUNTY OF Fulton

Limited Liability Company Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Grant Jaax whose name as the Manager of Taylor Mercantile AL1, LLC, 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, as such managing member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this 2 day of June, 2022.

KENDALL CAMPEAU
NOTARY PUBLIC
DeKalb County
State of Georgia
My Comm. Expires February 23rd, 2026

[Signature]
Notary Public
My Commission Expires: 02/23/2026

This instrument was prepared by:

Blue Sky Law
4045 Orchard Road, Building 400
Smyrna, Georgia 30080

EXHIBIT "A"
LEGAL DESCRIPTION

Address: 3560 Pelham Parkway, Pelham, Alabama 35124

The Land referred to herein below is situated in the County of Shelby, State of Alabama, and is described as follows:

PART OF THE NW¼ OF THE SW¼ OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 3 WEST, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF SAID ¼-¼ AND RUN SOUTHERLY ALONG THE WEST LINE OF SAID ¼-¼ FOR 373.97'; THENCE TURN 81°19'53" LEFT AND RUN SOUTHEASTERLY FOR 652.61' TO A FOUND ½" REBAR, BEING THE POINT OF BEGINNING; THENCE TURN 90°57'10" LEFT AND RUN N 5°46'25" E FOR 15.80' TO A FOUND ½" REBAR; THENCE RUN N 8°27'33" E FOR 109.61' TO A FOUND ½" REBAR; THENCE RUN S 89°18'27" E FOR 99.80' TO A FOUND ½" REBAR, SITUATED ON THE WESTERLY RIGHT OF WAY LINE OF PELHAM PARKWAY; THENCE RUN S 15°37'46" W, ALONG SAID RIGHT OF WAY LINE FOR 323.41' TO A FOUND ½" REBAR; THENCE RUN N 89°50'21" W FOR 42.01' TO A FOUND ½" REBAR; THENCE RUN N 3°32'10" E FOR 188.76' TO THE POINT OF BEGINNING.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Taylor Mortgage AL1, LLC
 Mailing Address 3495 Piedmont Road
Bldg. 11, Suite 215
Atlanta Georgia 30305

Grantee's Name RCD1121, LLC
 Mailing Address c/o Rhine Capital Partners, LLC
444 The Plaza East Ave., Ste. 206 S
Rye, New York 10520

Property Address 3560 Pelham Parkway
Pelham, AL 35124

Date of Sale June 3, 2022
 Total Purchase Price \$ 2,400,000

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ _____

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 June 3, 2022

By: [Signature]
 Print Name Grant Jaax, Manager

Sign

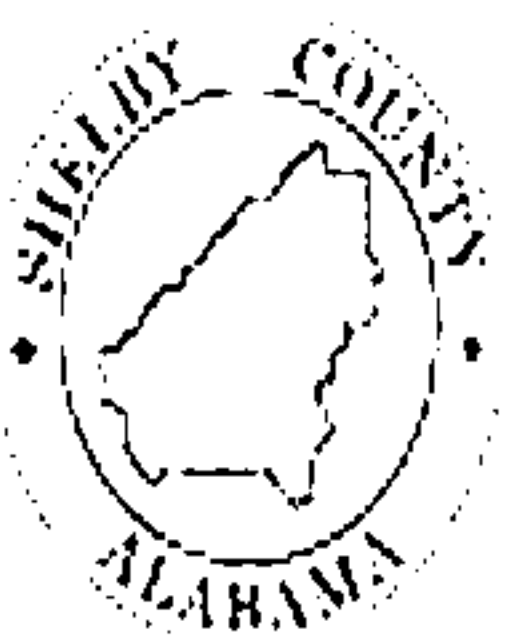
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/09/2022 03:33:59 PM
 \$2431.00 JOANN
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Allen S. Bayl