

TAX ASSESSOR'S VALUE AND RECORDING TAX BASED ON \$2,385,540.00

SEND TAX NOTICE TO:

RCS Capital, LLC
4518 Valleydale Rd.
Hoover, AL 35242

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 **Ten and no/100 (\$10.00)**, in hand paid to the undersigned, **CS Equity Partners, LLC, an Alabama Limited Liability Company**, whose address is 4518 Valleydale Rd., Hoover, AL 35242 (hereinafter "Grantor", whether one or more), by **RCS Capital, LLC**, whose address is 4518 Valleydale Rd., Hoover, AL 35242 (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 100 Egg and Butter Road, Columbiana, AL 35051**, to-wit:

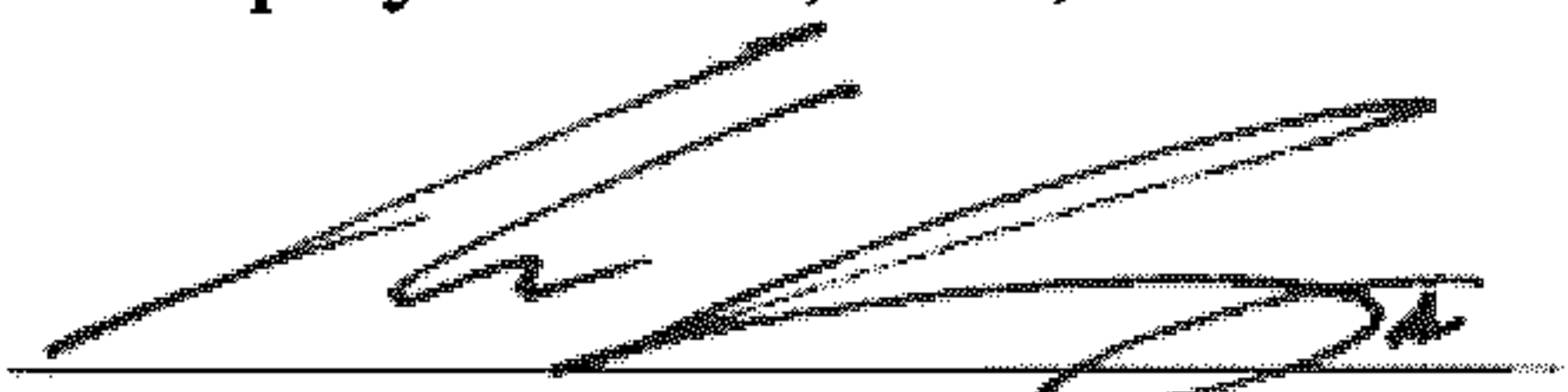
A PART OF THE SE-1/4 OF SECTION 26, TOWNSHIP 21 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE WHERE THE SOUTHEAST RIGHT OF WAY LINE OF ALABAMA HIGHWAY NO. 25 INTERSECTS THE WEST RIGHT OF WAY LINE OF EGG AND BUTTER ROAD; THENCE SOUTH 49°59'02" WEST, 1484.43 FEET, ALONG THE SOUTHEAST RIGHT OF WAY LINE OF ALABAMA HIGHWAY NO. 25 TO A POINT ON THE NORTHEAST RIGHT OF WAY LINE OF JONESBORO CIRCLE; THENCE SOUTH 27°18'28" EAST, 68.55 FEET, ALONG SAID RIGHT OF WAY LINE; THENCE SOUTH 81°11'07" EAST, 649.06 FEET; THENCE NORTH 15°59'44" EAST, 325.29 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 81°13'24" EAST 408.01 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF EGG AND BUTTER ROAD; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING COURSES: NORTH 16°25'30" EAST, 74.83 FEET; NORTH 13°54'40" EAST, 95.45 FEET; NORTH 8°15'39" EAST, 96.81 FEET; NORTH 2°48'48" EAST, 97.40 FEET; NORTH 2°15'01" WEST, 97.25 FEET; NORTH 6°13'34" WEST, 67.00 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE RUN THENCE SOUTH 63°26'03" WEST, 521.52 FEET; THENCE SOUTH 0°45'19" EAST, 226.53 FERT; THENCE SOUTH 81°13'24" EAST, 8.34 FEET TO THE POINT OF BEGINNING.

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.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for itself, its successors 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 successors and assigns shall warrant and defend the same to the said Grantee, and Grantee's heirs executors, administrators, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, CS Equity Partners, LLC, an Alabama Liability Company, by Crown Acquisitions, LLC, its Member by Lewis W. Cummings, III, its Member, who is authorized to execute this conveyance, has caused this conveyance to be executed on this 8th day of July, 2022.

CS Equity Partners, LLC, an Alabama Liability Company



By: Crown Acquisitions, LLC, its Member

By: Lewis W. Cummings, III, its Member

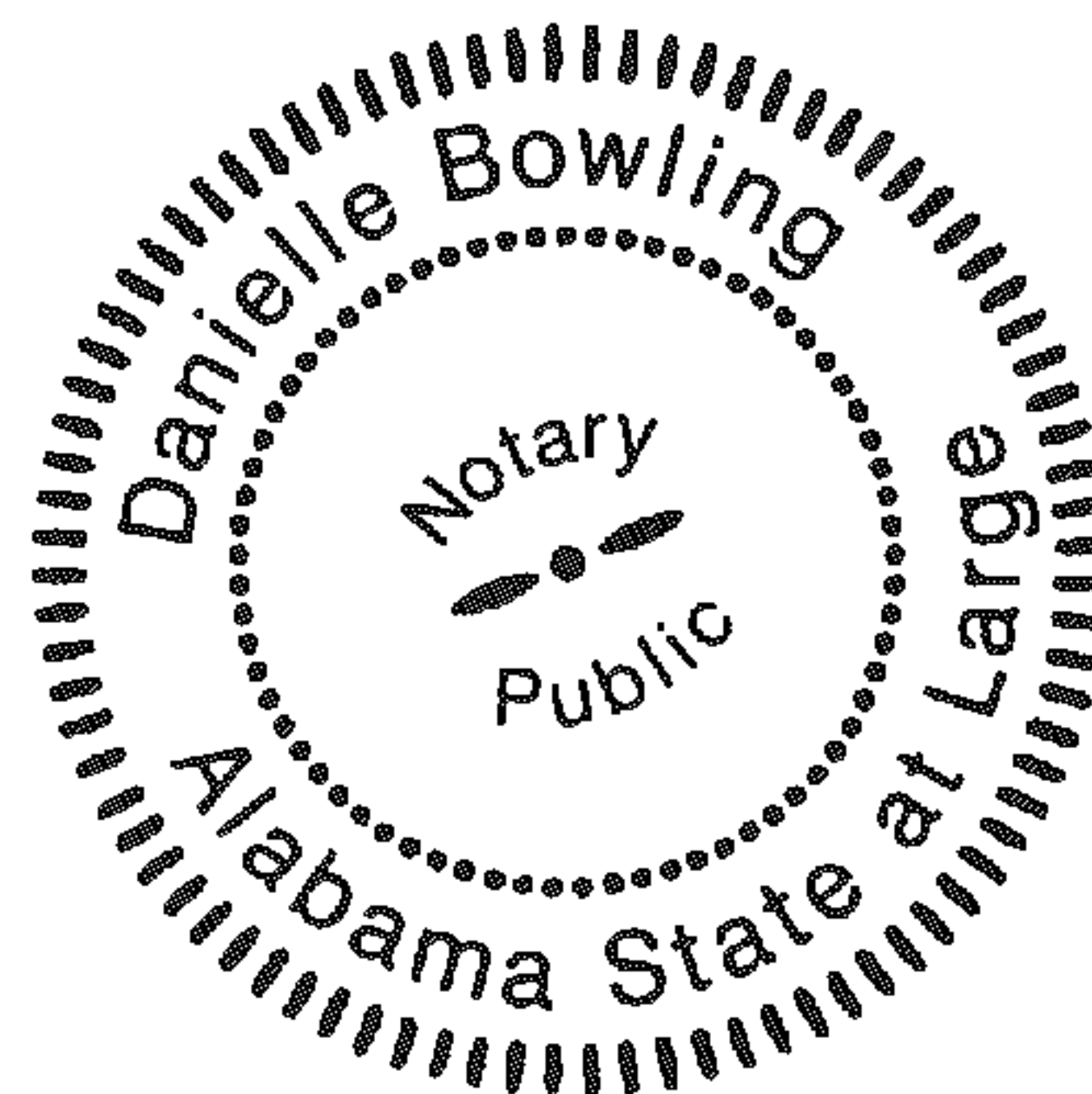
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Lewis W. Cummings, III, as Member of Crown Acquisitions, LLC, as Member of CS Equity Partners, LLC, an Alabama Limited Liability Company, 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, he, in his capacity and with full authority, executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this 8th day of July, 2022.



Notary Public

My Commission Expires: 9/13/22



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/12/2022 10:39:39 AM
\$2411.00 JOANN
20220712000274310

