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08/10/2022 10:03:33 AM
DEEDS 1/3

This instrument prepared by:
Gregory D. Harrelson, Attorney
The Harrelson Law Firm, LLC
101 Riverchase Pkwy East
Hoover, AL 35244

Send Tax Notice to:
Round Too Investments, LLC
120 Bishop Circle
Pelham, AL 35124

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Three Million Four Hundred Seventy Five Thousand & 00/100 dollars (\$3,475,000.00) to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, Rainsway, LLC, an Alabama limited liability company, (herein referred to as "Grantor"), does hereby grant, bargain, sell and convey unto Round Too Investments, LLC, an Alabama limited liability company, (herein referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to wit:

SEE EXHIBIT "A" LEGAL DESCRIPTION

Subject to:

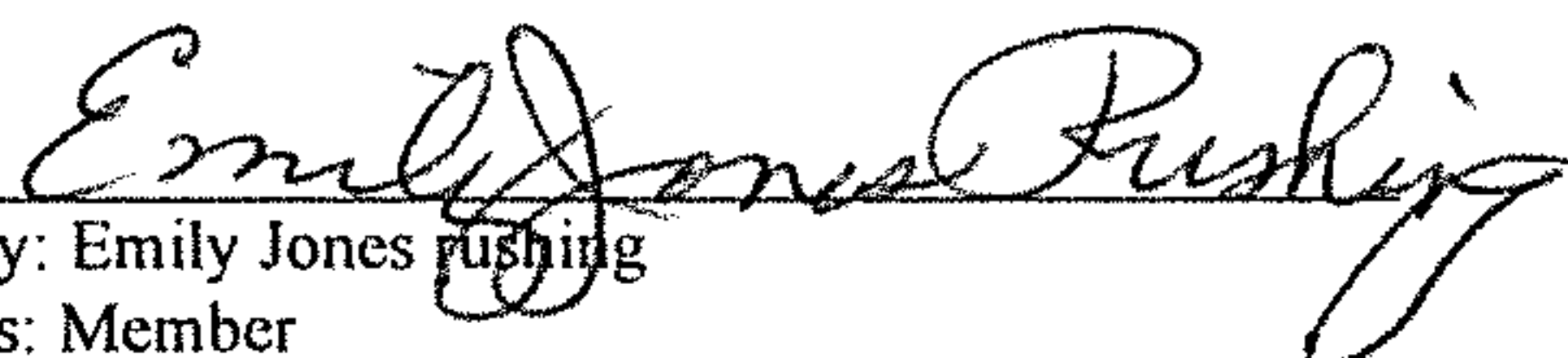
1. Taxes and assessments for the current year and subsequent years;
2. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record;
3. Any Mineral or Mineral Rights leased, granted or retained by prior owners;
4. Title to any portion of the land lying within any roadways;
5. Current Zoning and Use Restrictions.

TO HAVE AND TO HOLD to the said Grantees, their successors and assigns, forever.

And the Grantor hereby covenants with said Grantees that he/it/they are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that he/they/it have a good right and lawful authority to sell and convey the same as aforesaid; that said Grantor does hereby warrant the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but no other.

IN WITNESS WHEREOF, the said Grantor, by its Member who is duly authorized to execute this conveyance, has hereto set her signature and seal this the 28th day of July 2022.

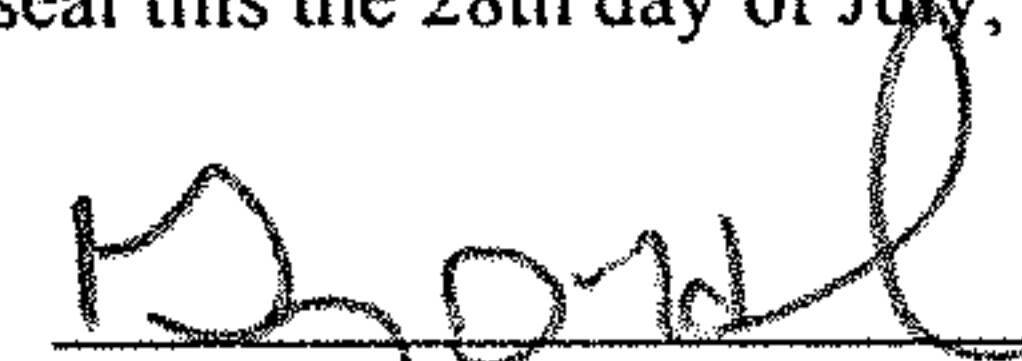
Rainsway, LLC


By: Emily Jones Rushing
Its: Member

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Emily Jones Rushing, whose name as Member of Rainsway, LLC, 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 member and with full authority, executed the same voluntarily for and as the act of said company on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 28th day of July, 2022.


Notary Public
My Commission Expires: 8/21/23

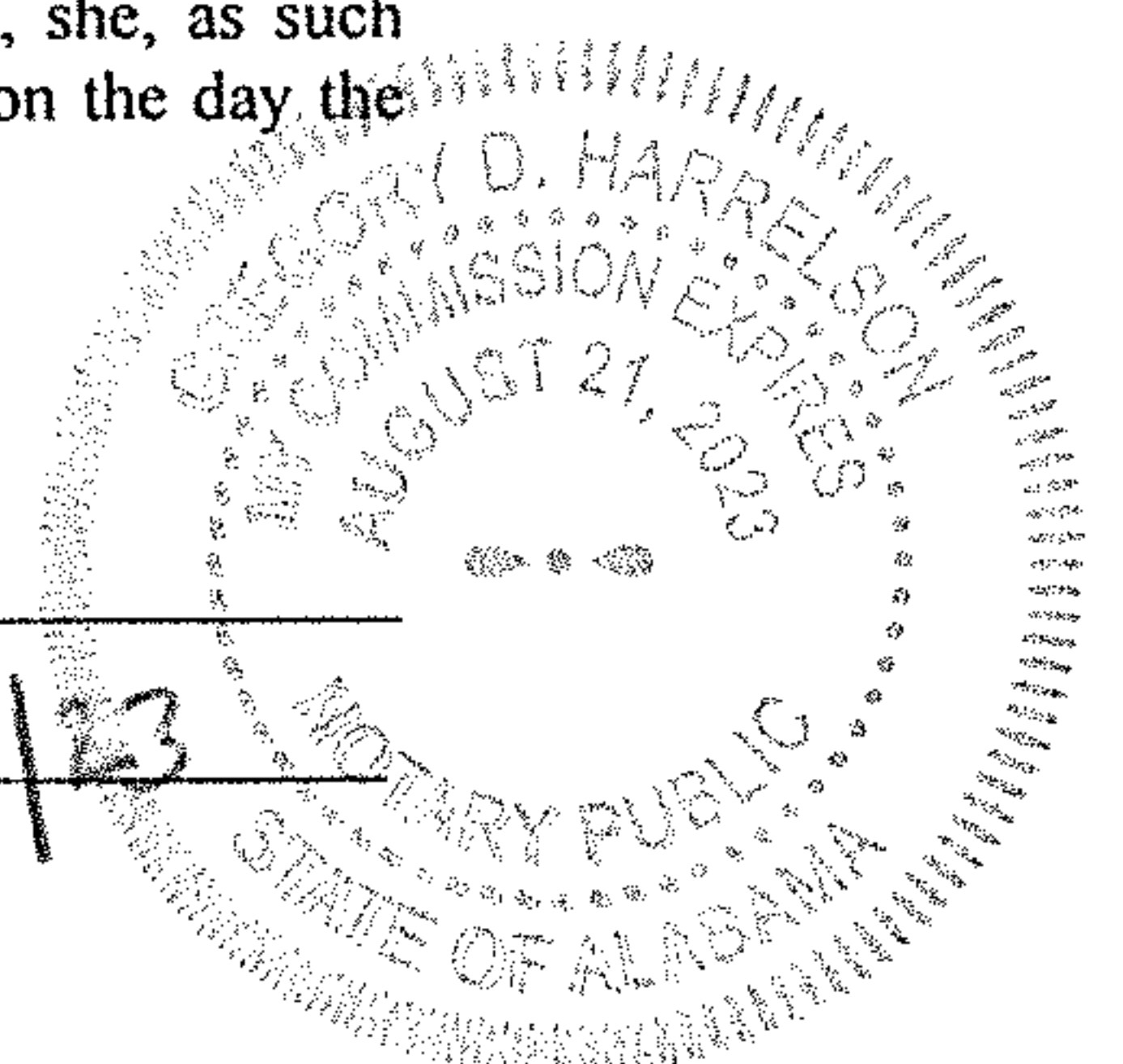


EXHIBIT "A"

Legal Description:

Part of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$, part of the W $\frac{1}{2}$ of SE $\frac{1}{4}$, and part of the E $\frac{1}{2}$ of SW $\frac{1}{4}$, all in Section 15, Township 19 South, Range 2 West, Shelby County, Alabama, said parts being more particularly described as follows:

From the Southeast corner of the SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of said Section 15, run North along the East line of said SW $\frac{1}{4}$ of SE $\frac{1}{4}$, for 341.21 ft., thence right 90°11' and East for 227.67 feet to a point in the center of the old Birmingham-Columbiana Road, said point being the point of beginning of the land herein conveyed:

Thence from said point of beginning turn an angle of 180° and run West for 2546.66 feet, to the center of a road, thence right 85°06' and Northerly along said road for 230.4 feet, thence right 21°25' and Northerly along said road for 617.31 feet to an intersection with Indian Crest Drive, thence right 41°34' and Northeasterly along Indian Crest Drive for 249.09 feet, thence left 9°45' and Northeasterly for 167.92 feet to the point of curve of a curve to the left, said curve having a central angle of 33°23' and a radius of 318.23 feet, thence along the arc of said curve for 185.39 feet, thence Northeasterly along a line tangent to said curve for 183.64 feet to the point of curve of a curve to the right, said curve having a central angle of 31°42' and a radius of 151.81 feet, thence along the arc of said curve to the right for 83.99 feet, thence Northeasterly along a line tangent to said curve for 260.06 feet to the point of curve of a curve to the right, said curve having a central angle of 24°33' and a radius of 470.17 feet, thence along the arc of said curve to the right for 201.63 feet, thence Northeasterly along a line tangent to said curve for 145.2 feet, thence left 18°24' and Northeasterly for 104.4 feet to the centerline of the Caldwell Mill Road, thence right 90° and Southeasterly along the center line of the Caldwell Mill Road for 1925.7 feet to the point of curve of a curve to the right, said curve having a radius of 1432.7 feet, thence along the arc of said curve (said arc being the centerline of Caldwell Mill Road) for 255 feet to an intersection with the centerline of the old Birmingham Columbiana Road, thence right and South along the centerline of said old Birmingham-Columbiana Road for 111.4 feet to the point of beginning.

LESS AND EXCEPT:

A parcel of land situated in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 15, Township 19 South, Range 2 West, Shelby County, Alabama.

Commence at the SE corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said section 15 and run North along the East line of said SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ for 341.21 feet, more or less, to the North line of the subdivision of Lee Street Estate as recorded in Map Book 4, Page 80 in the Office of Judge of Probate, Shelby County, Alabama; thence turn a deflection angle of 89°49'00" to the left and run in a Westerly direction along the said North line for a distance of 483.75 to an ALA ENG capped iron at the POINT OF BEGINNING; thence continue along the last described course along the North line of said subdivision and then along the North line of Indian Forest Estates, Second Sector – Block Three as recorded in Map Book 6, Page 11 in the Office of Judge of Probate, Shelby County, Alabama, for a distance of 1527.05 feet to an ALA ENG capped iron; thence leaving said North line turn and interior angle to the left of 65°31'31" and run in a Northeasterly direction for a distance of 851.46 feet to an ALA ENG capped iron; thence turn and interior angle to the left of 161°25'21" and run in a Northeasterly direction for a distance of 152.69 feet to an ALA ENG capped iron; thence turn and interior angle to the left of 184°35'40" and run in a Northeasterly direction for a distance of 160.46 feet to an ALA ENG capped iron; thence turn and interior angle to the left of 97°45'17" and run in a Southeasterly direction for a distance of 559.23 feet to an ALA ENG capped iron; thence turn and interior angle to the left of 235°03'01" and run in a Northeasterly direction for a distance of 566.80 feet to an ALA ENG capped iron on the right-of-way of Caldwell Mill Road; thence turn and interior angle to the left of 102°47'44" and run in a Southeasterly direction, along said right-of-way, for a distance of 62.57 feet to a concrete right-of-way monument; thence turn and interior angle to the left of 270°00'00" and run in a Northeasterly direction, along said right-of-way, for a distance of 20.00 feet to an ALA ENG capped iron; thence turn and interior angle to the left of 90°00'00" and run in a Southeasterly direction, along said right-of-way, for a distance of 85.53 feet to an ALA ENG capped iron; thence, leaving said right-of-way, turn and interior angle to the left of 77°12'16" and run in a Southwesterly direction for a distance of 590.87 feet to an ALA ENG capped iron; thence turn and interior angle to the left of 279°16'51" and run in a Southeasterly direction for a distance of 733.09 feet 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 Rainsway, LLC
 Mailing Address PO Box 531335
Birmingham, AL 35253

Grantee's Name Round Too Investments, LLC
 Mailing Address 120 Bishop Circle
Pelham, AL 35124

Property Address N/A

Date of Sale 07/28/2022

Total Purchase Price \$ 3,475,000.00

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
 08/10/2022 10:03:33 AM
 \$309.50 JOANN
 20220810000312270

Alvin S. Byrd

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

☐ Appraisal

☐ Sales Contract

☐ Other

☒ Closing Statement

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 7-28-22

Print Emily Jones Rushing

Unattested

Sign

Emily Jones Rushing

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1