

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:

RNB Properties
7607 Hwy 26
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FIVE HUNDRED FORTY THOUSAND DOLLARS AND NO CENTS (\$540,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, we, *Dargin Properties, LLC an Alabama limited liability company* (herein referred to as *Grantors*) grant, bargain, sell and convey unto *RNB Properties, LLC and Carter Properties, LLC* (herein referred to as *Grantees*), the following described real estate, situated in: **SHELBY County, Alabama**, to-wit:

See Attached Exhibit A for Legal Description

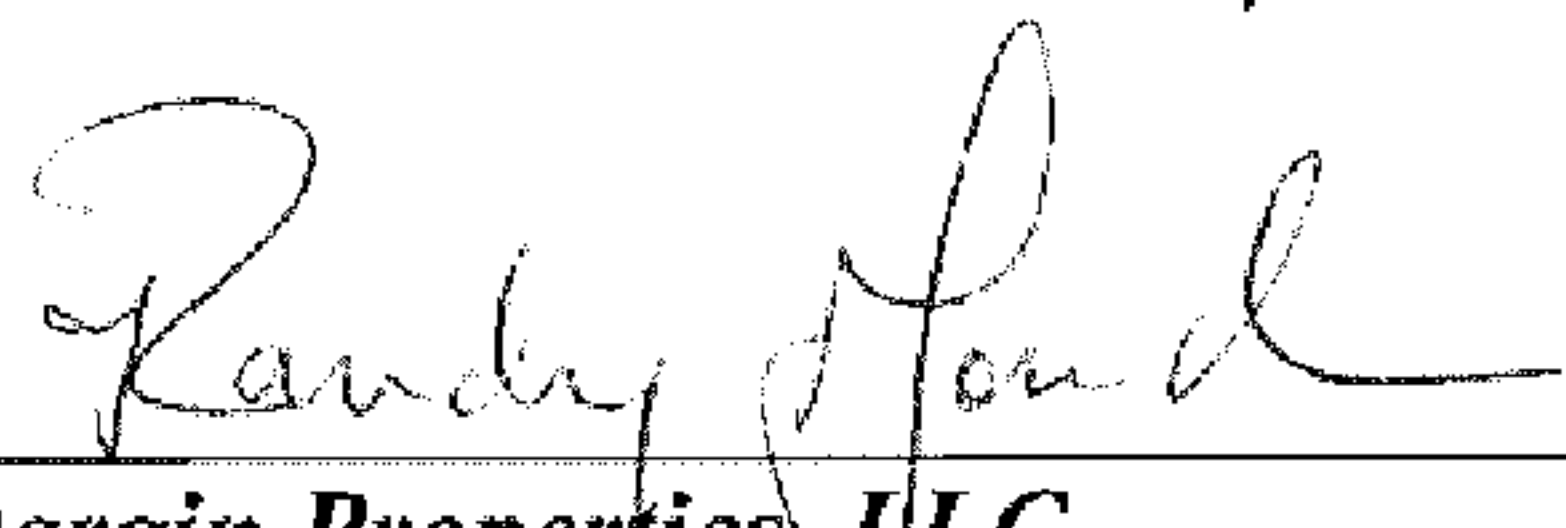
SUBJECT TO:

- 1. Ad valorem taxes due and payable October 1, 2022.
- 2. Easements, restrictions, rights of way, and permits of record

TO HAVE AND TO HOLD Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 18th day of Aug, 2022.

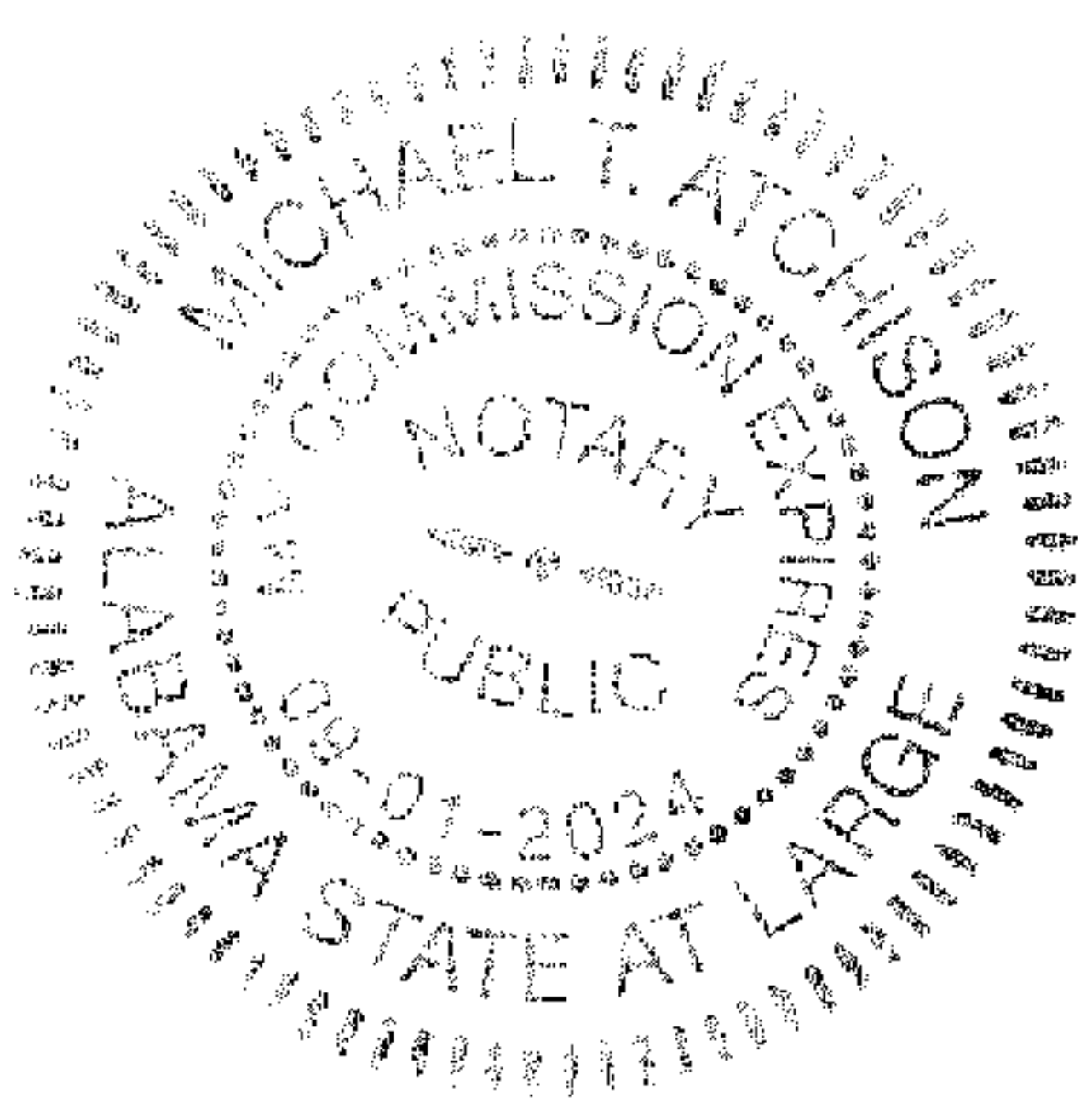


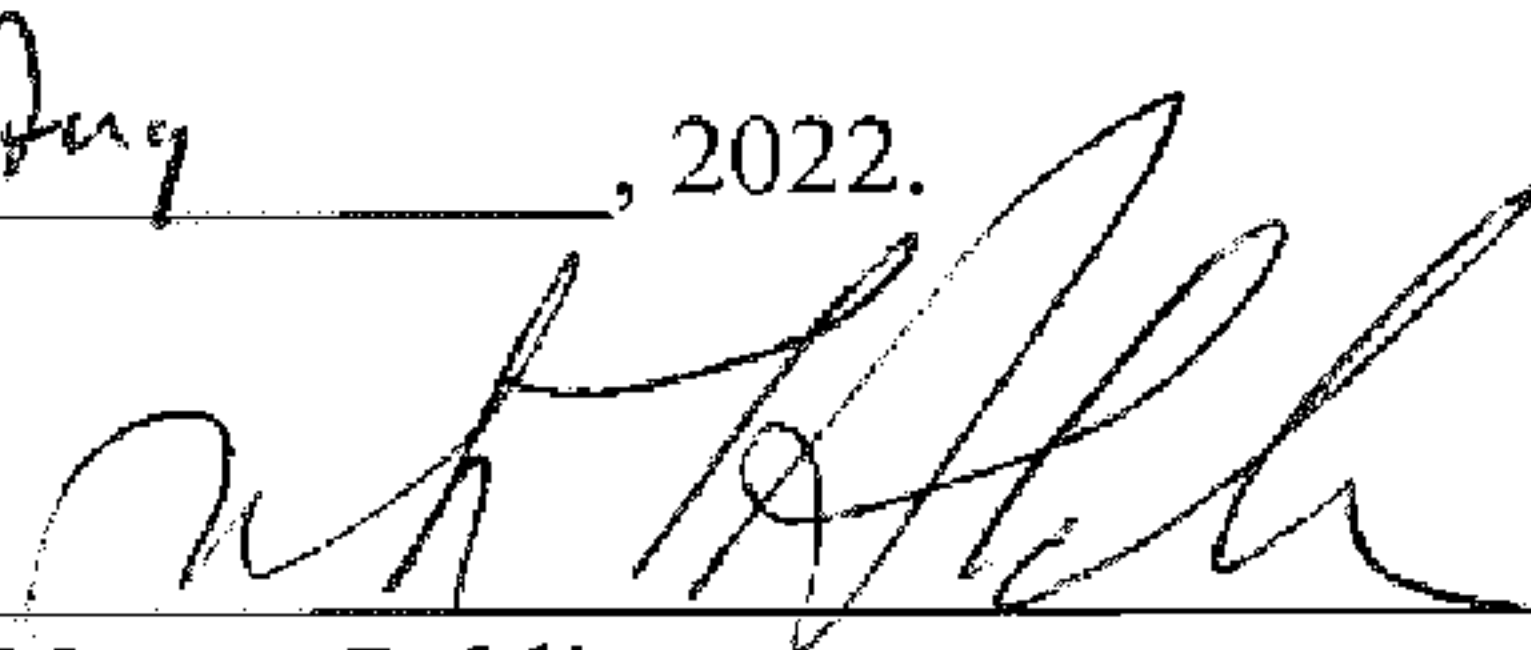
Dargin Properties, LLC
By: Randy Goodwin
As: Managing Member

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that *Randy Goodwin as Managing Member of Dargin Properties, LLC*, whose name is signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of Aug, 2022.





Notary Public
My Commission Expires: 9-1-24

EXHIBIT A - LEGAL DESCRIPTION

Part of the South ½ of Section 33, Township 21 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Parcel A

Begin at the Northeast corner of Lot 13 of Summerchase, Phase I, as recorded in Map Book 23, Page 7, in the Office of the Judge of Probate in Shelby County; thence South 33 degrees 49 minutes 4 seconds East along the Easterly line of said Summerchase a distance of 208.89 feet; thence North 73 degrees 0 minutes 0 seconds East, a distance of 416.88 feet to the Westerly right of way of U.S. Highway 31; thence North 33 degrees 35 minutes 66 seconds West along said right of way a distance of 210.30 feet; thence South 72 degrees 46 minutes 59 seconds West and leaving said right of way a distance of 417.26 feet to the point of beginning.

Parcel B2

Commence at the Northeast corner of Lot 2 of Summerchase Commercial Village Phase I, as recorded in Map Book 23, Page 138, in the Office of the Judge of Probate in Shelby County; thence South 55 degrees 3 minutes 25 seconds West along the North line of said Lot 2, a distance of 220.76 feet; thence North 34 degrees 56 minutes 35 seconds West a distance of 40.44 feet; thence South 55 degrees 3 minutes 25 seconds West, a distance of 92.35 feet; thence North 34 degrees 56 minutes 35 seconds West a distance of 139.89 feet to the point of beginning; thence North 70 degrees 41 minutes 30 seconds East a distance of 327.39 feet to the Westerly right of way of U.S. Highway 31; thence North 33 degrees 35 minutes 56 seconds West along said right of way a distance of 29.37 feet; thence South 73 degrees 0 minutes 0 seconds West and leaving said right of way a distance of 332.12 feet; thence South 34 degrees 56 minutes 35 seconds East a distance of 43.44 feet to the point of beginning.

LESS AND EXCEPT THE FOLLOWING:

Parcel B1

Begin at the Northeast corner of Lot 2, of Summerchase Commercial Village Phase I, as recorded in Map Book 23, Page 138, in the Office of the Judge of Probate in Shelby County; thence South 55 degrees 3 minutes 25 seconds West along the North line of said Lot 2, a distance of 220.76 feet; thence North 34 degrees 56 minutes 35 seconds West a distance of 40.44 feet; thence South 55 degrees 3 minutes 25 seconds West a distance of 92.35 feet; thence North 34 degrees 56 minutes 35 seconds West a distance of 139.89 feet; thence North 70 degrees 41 minutes 30 seconds East a distance of 327.39 feet to the Westerly right of way of U.S. Highway 31; thence South 33 degrees 35 minutes 56 seconds East along said right of way a distance of 92.12 feet to the point of beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/19/2022 10:44:35 AM
\$568.00 JOANN
20220819000326390

Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name Dargin Properties LLC
Mailing Address 7607 Hwy 26
Columbiana, AL 35051

Grantee's Name RNB Properties
Mailing Address 7607 Hwy 26
Columbiana, AL 35051

Property Address _____
Acroye Sec 33-21-20

Date of Sale 18 Aug 2022
Total Purchase Price \$ _____
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 18 Aug 2022

Print Dargin Properties LLC

Sign Randy Hall

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one