Document Prepared By: Shannon R. Crull, P. C. 3009 Firefighter Lane Birmingham, Alabama 35209

Send Tax Notice To: AARP, LLC 790 Montclair Rd Ste 215 Birmingham, AL 35213

### GENERAL WARRANTY DEED

STATE OF ALABAMA	}	
COUNTY OF SHELBY	}	KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF Seven Hundred Eighty Thousand One Hundred Fifty-Two Dollars and NO/100 (\$780,152.00) to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, Birmingham Area Rental Properties II, LLC, a Delaware Limited Liability Company, and BARP November 2015, LLC, a Delaware Limited Liability Company, (herein referred to as Grantor), grant, sell, bargain and convey unto, Alabama Area Rental Properties, LLC, a Delaware Limited Liability Company (herein referred to as Grantee whether one or more), the following described real estate, situated in SHELBY County, Alabama to wit:

## SEE ATTACHED EXHIBIT A

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$780,152.00 of the above consideration was secured by and through the purchase money mortgage closed herewith.

TO HAVE AND HOLD the said tract or parcel of land unto the said Grantee, its successors and assigns forever.

And Grantor does for itself and for its successors and assigns, covenant with the said Grantee, its successors and assigns, that I am lawfully seized in fee simple of said premises and I am authorized to convey the same; that they are free from all encumbrances, unless otherwise noted above; that I have good right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the	undersigned Grantor has hereunto set his/her hand and seal, this 26
day of June, 2023.	
	BARP November 2015, LLC, a Delaware Limited Liability Company  By: RTO I, LLC, its Manager, by Ryan Medo, its Manager
STATE OF Malana COUNTY OF Jetters	
I, the undersigned, a Notary Pul	blic in and for said County, in said State, do hereby certify that Ryan
Medo, whose name as Manager of RT	O I, LLC, the manager of BARP November 2015, LLC, is signed to
the foregoing deed and who is known to	me, acknowledged before me on this day that, being informed of the
contents of the conveyance, he/she exec	cuted the same voluntarily on the day the same bears date.
Given under my hand and official seal to	his the 28 day of June, 2023.
Notary Seal	
	Notary Public Public S
	My commission expires: 3/14/27
	THE STATE IN
	Birmingham Area Rental Properties II, LLC, a Delaware Limited Liability Company  By: RTØ I, LLC, its Manager, by Ryan Medo, its Manager
STATE OF Alana COUNTY OF Jefferson	
Medo, whose name as Manager of RT LLC, is signed to the foregoing deed an	olic in and for said County, in said State, do hereby certify that Ryan CO I, LLC, the manager of Birmingham Area Rental Properties II, and who is known to me, acknowledged before me on this day that, being nee, he/she executed the same voluntarily on the day the same bears date.
Given under my hand and official seal to	his the <u>28</u> day of <u>June</u> , <u>2023</u> .
Notary Seal	ORINE COLL
	Notary Public My commission expires: 3/14/2
23-1428	TO UBLIO

BARP November 2015, LLC, a Delaware Limited Liability Company

By: RTO I, LLC, its Manager, by Robert F. Ashurst, its Manager

STATE OF Alabama COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Robert F. Ashurst, whose name as Manager of RTO I, LLC, the manager of BARP November 2015, LLC, is signed to**the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28 day of June, zozz.

Notary Seal

Notary Public

My commission expires: 3/14/27

PUBLIC AND STATE

Birmingham Area Rental Properties II, LLC, a Delaware Limited Liability Company

By: RTO I, LLC, its Manager, by Robert F. Ashurst, its Manager

STATE OF Alabama COUNTY OF Jeffera

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that Robert F. Ashurst, whose name as Manager of RTO I, LLC, the manager of Birmingham Area Rental Properties II, LLC, is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28 day of home, zozz

Notary Seal

Notary Public

My commission expires: 31 412 7

PUBL

## Real Estate Sales Validation Form

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

Grantor's Name Mailing Address	Birmingham Area Rental Properties II, LLC 790 Montclair Road Ste 215 Birmingham, AL 35213	Grantee's Name Mailing Address	Alabama Area Rental Properties LLC  790 Montclair Road  Ste 215  Birmingham, AL 35213
Property Address	See Attached Property List	Date of Sale Total Purchase Price Or Actual Value Or Assessor's Market Value	\$
	rice or actual value claimed on this form car ecordation of documentary evidence is not r		following documentary evidence:
Bill of S Sales Co X Closing	ontractOther:	.1	
	ce document presented for recordation conts form is not required.	ains all of the requ	ired information referenced above,
Grantor's name	Instruction and mailing address - provide the name of		ns conveying interest to property
	nt mailing address.	ree to the transfer of the tra	The dear of the British
Grantee's name being conveyed	and mailing address - provide the name of al.	the person or perso	ns to whom interest to property is
	ss - the physical address of the property beir to the property was conveyed.	ng conveyed, if ava	ilable. Date of Sale - the date on
	price - the total amount paid for the purchase instrument offered for record.	se of the property, l	both real and personal, being
conveyed by th	if the property is not being sold, the true value instrument offered for record. This may be assessor's current market value.		
current use valu	rovided and the value must be determined, to uation, of the property as determined by the ty for property tax purposes will be used and § 40-22-1 (h).	local official charg	ged with the responsibility of
accurate. I furtl	est of my knowledge and belief that the infeatunderstand that any false statements claired in Code of Alabama 1975 § 40-22-1 (h).	·	
Date $\sqrt{28}$	3-2023 Print <u>Lynda</u>	Howard	
Unattest	ed (verified by)	Sign // W/Grantor/Gran	Se_/w  tee/ Owner/Agent) circle one

# 20230710000205220 07/10/2023 03:06:55 PM DEEDS 5/6

#### **Allocation Amounts**

Count	Property Address	City	County	State	Zip	Loan Amount
520	100 14th Street SW	Alabaster	Shelby	AL	35007	\$182,956.00
521	1115 Ridge Drive	Pelham	Shelby	AL	35124	\$202,287.00
522	2063 Rossburg Place	Calera	Shelby	AL	35040	\$107,012.00
523	33 Lancaster Court	Calera	Shelby	AL	35040	\$144,294.00
	600 Cahaba Manor Lane	Pelham	Shelby	AL	35124	\$143,603.00
	<u></u>		Shelby Total			\$780,152.00

# EXHIBIT A PROPERTY DESCRIPTION FOR SHELBY COUNTY TRACT 520 – TRACT 524

LEGAL DESCRIPTION: COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 34, TOWNSHIP 20 SOUTH, RANGE 3 WEST, AND RUN ALONG SAID 1/4-1/4 LINE NORTH 88 DEGREES 47 MINUTES EAST 315 FEET; THENCE NORTH 2 DEGREES WEST 449.5 FEET; THENCE SOUTH 88 DEGREES 47 MINUTES WEST 15 FEET; THENCE NORTH 2 DEGREES WEST 407 FEET TO THE POINT OF BEGINNING OF THE LOT HEREIN DESCRIBED; THENCE CONTINUE ALONG THE SAME SAID COURSE, IN THE SAME SAID COURSE, IN THE SAME DIRECTION, A DISTANCE OF 137 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE ALABASTER

AND HELENA ROAD; THENCE RUN IN A WESTERLY DIRECTION ALONG THE SOUTH BOUNDARY OF SAID RIGHT OF WAY LINE OF THE ALABASTER AND HELENA ROAD A DISTANCE OF 117 FEET; THENCE RUN IN A SOUTHERLY DIRECTION PARALLEL WITH THE EAST BOUNDARY OF THE LOT HEREIN DESCRIBED A DISTANCE OF 137 FEET TO A POINT; THENCE RUN IN AN EASTERLY DIRECTION TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

PARCEL ID: 13 8 34 4 002 009.000

TRACT 521 - 1115 RIDGE DRIVE PELHAM AL 35124

TRACT 520 - 100 14<sup>TH</sup> STREET SW ALABASTER AL 35007

LEGAL DESCRIPTION: LOT 2, ACCORDING TO THE SURVEY OF CORRECTED SURVEY OF R. O. RAMER'S ADDITION TO LITTLE OAK RIDGE ESTATES, AS RECORDED IN MAP BOOK 11, PAGE 8, SHELBY COUNTY RECORDS.

PARCEL ID: 13 1 12 1 001 006.005

TRACT 522 - 2063 ROSSBURG PLACE CALERA AL 35040

LEGAL DESCRIPTION: LOT 138, ACCORDING TO THE SURVEY OF ROSSBURG TOWNHOMES, AS RECORDED IN MAP BOOK 36, PAGE 18, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

PARCEL ID: 28 3 05 0 009 038.000

TRACT 523 - 33 LANCASTER COURT CALERA AL 35242

LEGAL DESCRIPTION: LOT 8, ACCORDING TO THE AMENDED MAP OF IVANHOE, AS RECORDED IN MAP BOOK 6, PAGE 10, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. PARCEL ID: 28 3 05 0 001 054.000

TRACT 524 - 600 CAHABA MANOR LANE PELHAM AL 35124

LEGAL DESCRIPTION: LOT 1, ACCORDING TO THE SURVEY OF CAHABA MANOR TOWN HOMES, THIRD ADDITION, AS RECORDED IN MAP BOOK 7, PAGE 158, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

20230710000205220

PARCEL ID: 13 1 12 2 004 011.000

**END** 

A H A N

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/10/2023 03:06:55 PM
\$38.00 BRITTANI

23-1428

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