

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 28 day of June, 2023.

**BARP November 2015, LLC, a Delaware  
Limited Liability Company**

By: [Signature]  
By: **RTO I, LLC, its Manager, by Ryan Medo, its Manager**

STATE OF Alabama  
COUNTY OF Jefferson

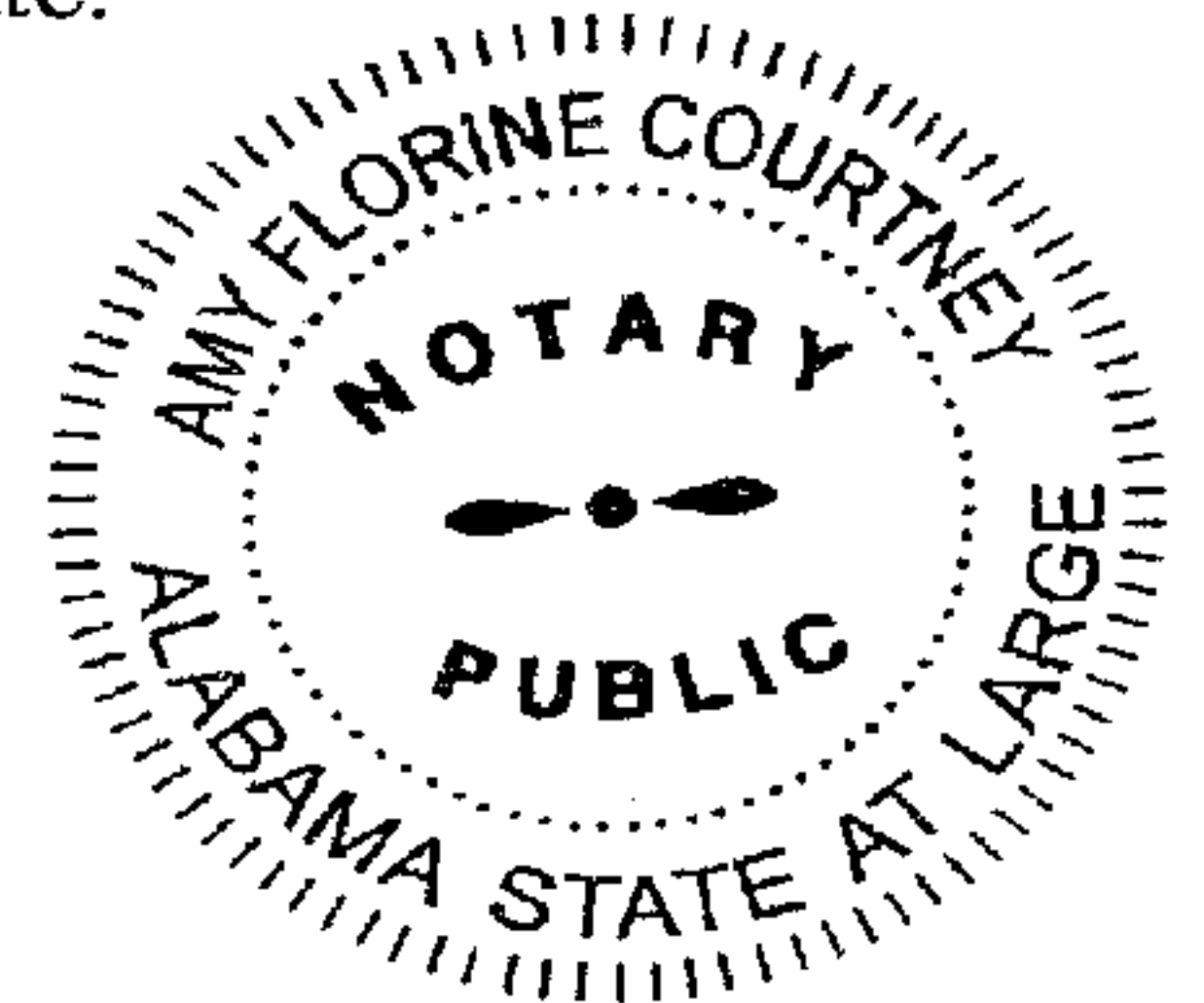
I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Ryan Medo, whose name as Manager of RTO I, LLC, the manager of BARP November 2015, LLC**, is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed 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, 2023.

Notary Seal

[Signature]  
Notary Public

My commission expires: 3/14/27



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

By: [Signature]  
By: **RTO I, LLC, its Manager, by Ryan Medo, its Manager**

STATE OF Alabama  
COUNTY OF Jefferson

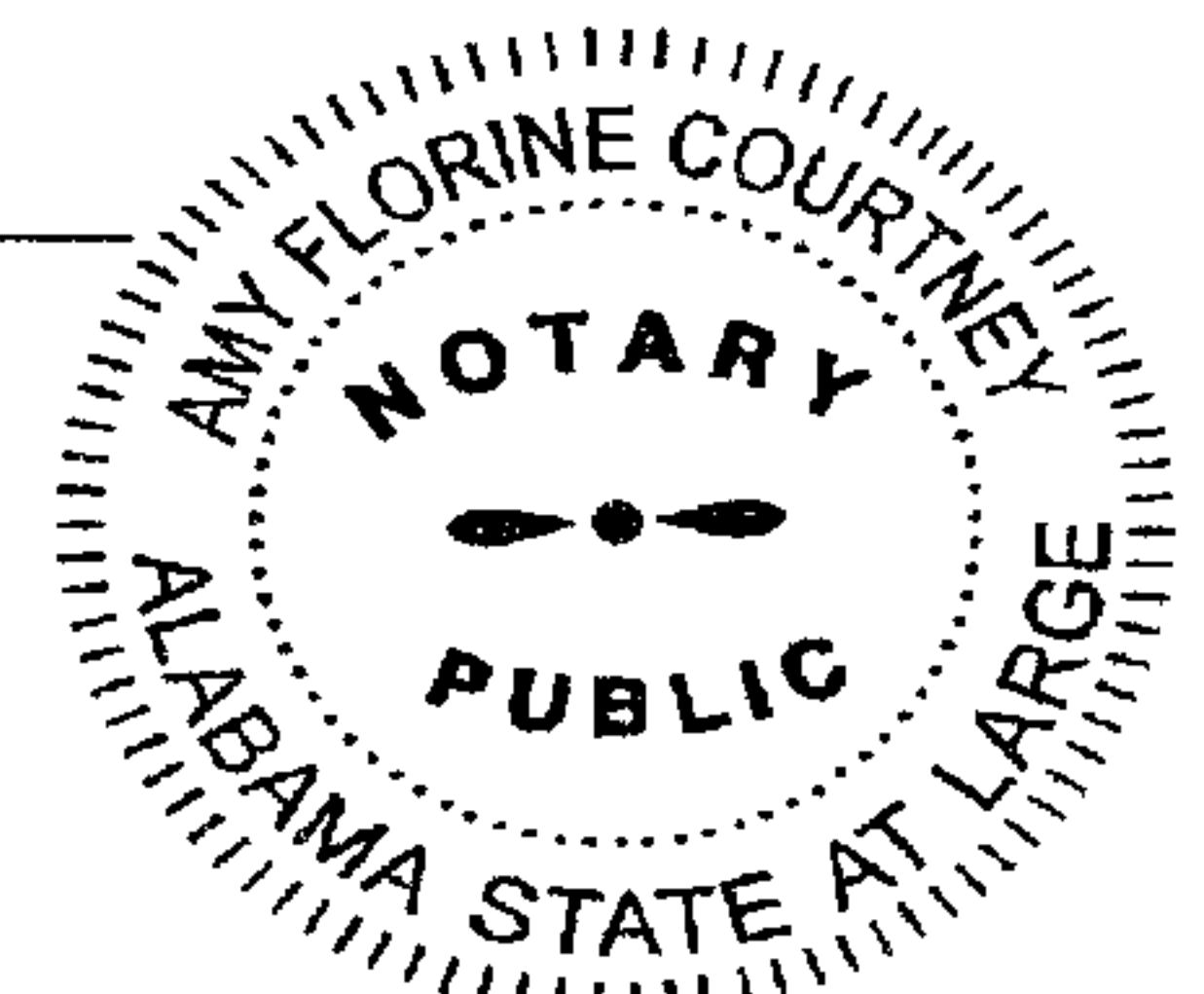
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[Signature]  
Notary Public

My commission expires: 3/14/27



**BARP November 2015, LLC, a Delaware  
Limited Liability Company**

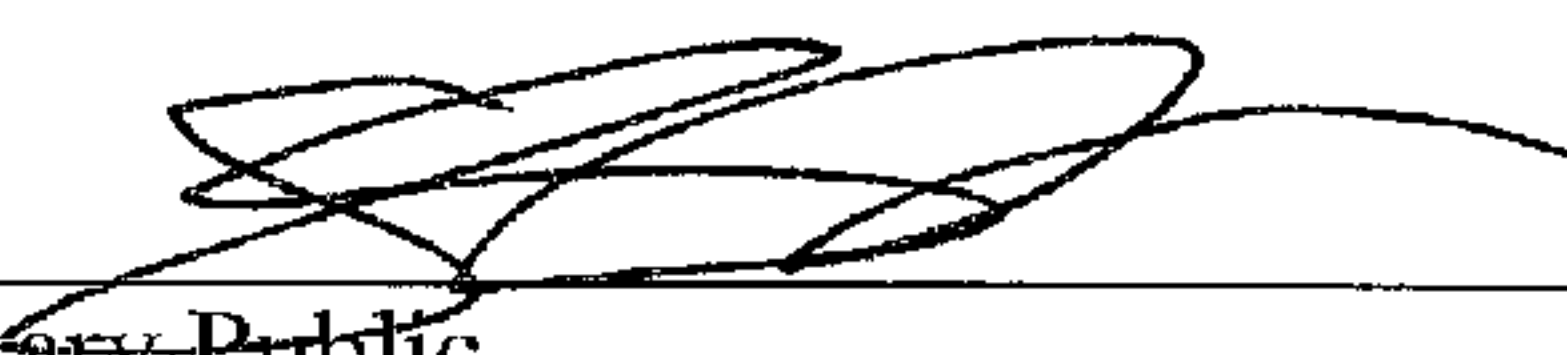
  
By: RTO I, LLC, its Manager, by Robert F. Ashurst, its Manager

STATE OF Alabama  
COUNTY OF Jefferson

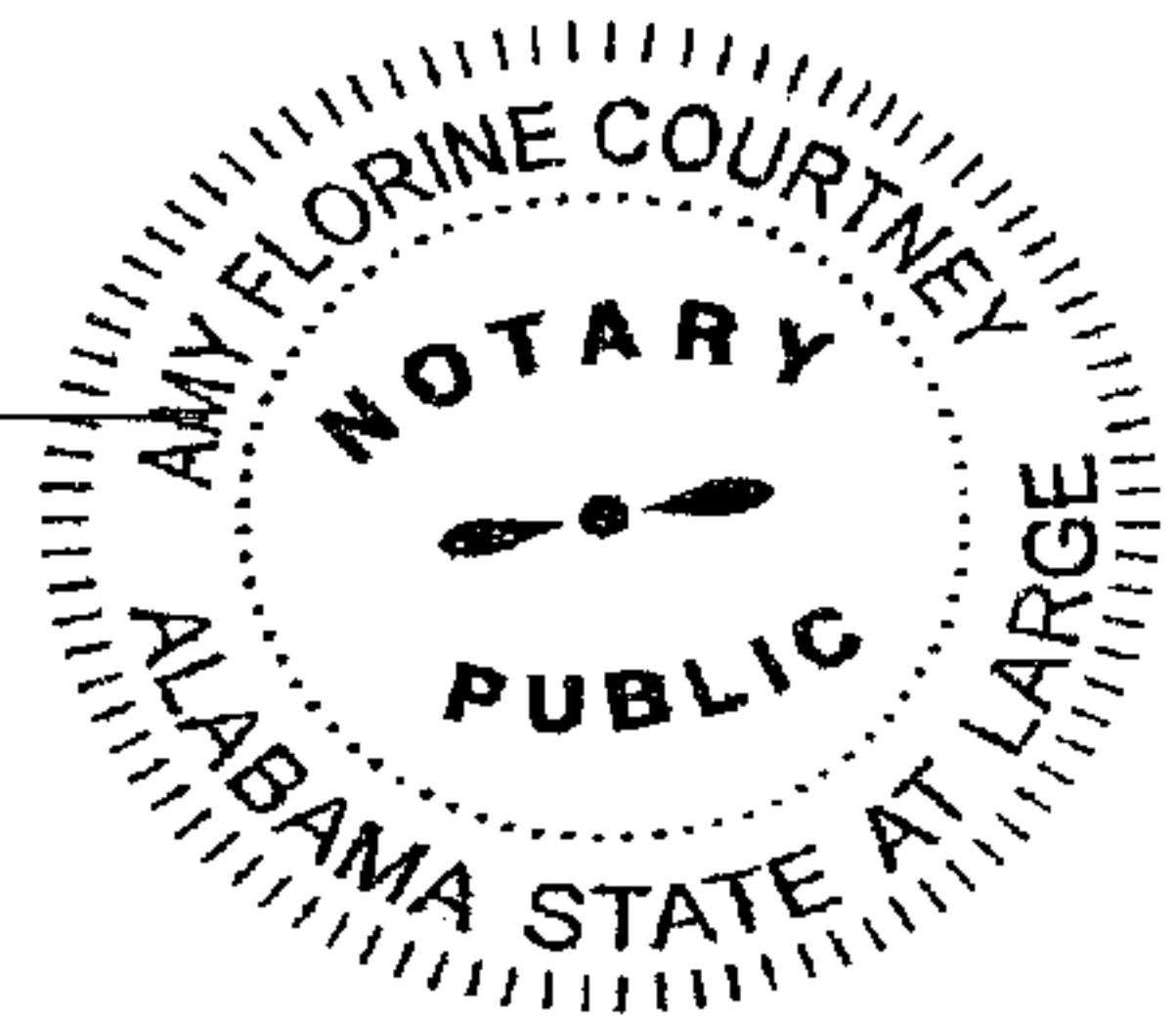
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Notary Seal

  
Notary Public

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**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 Jefferson

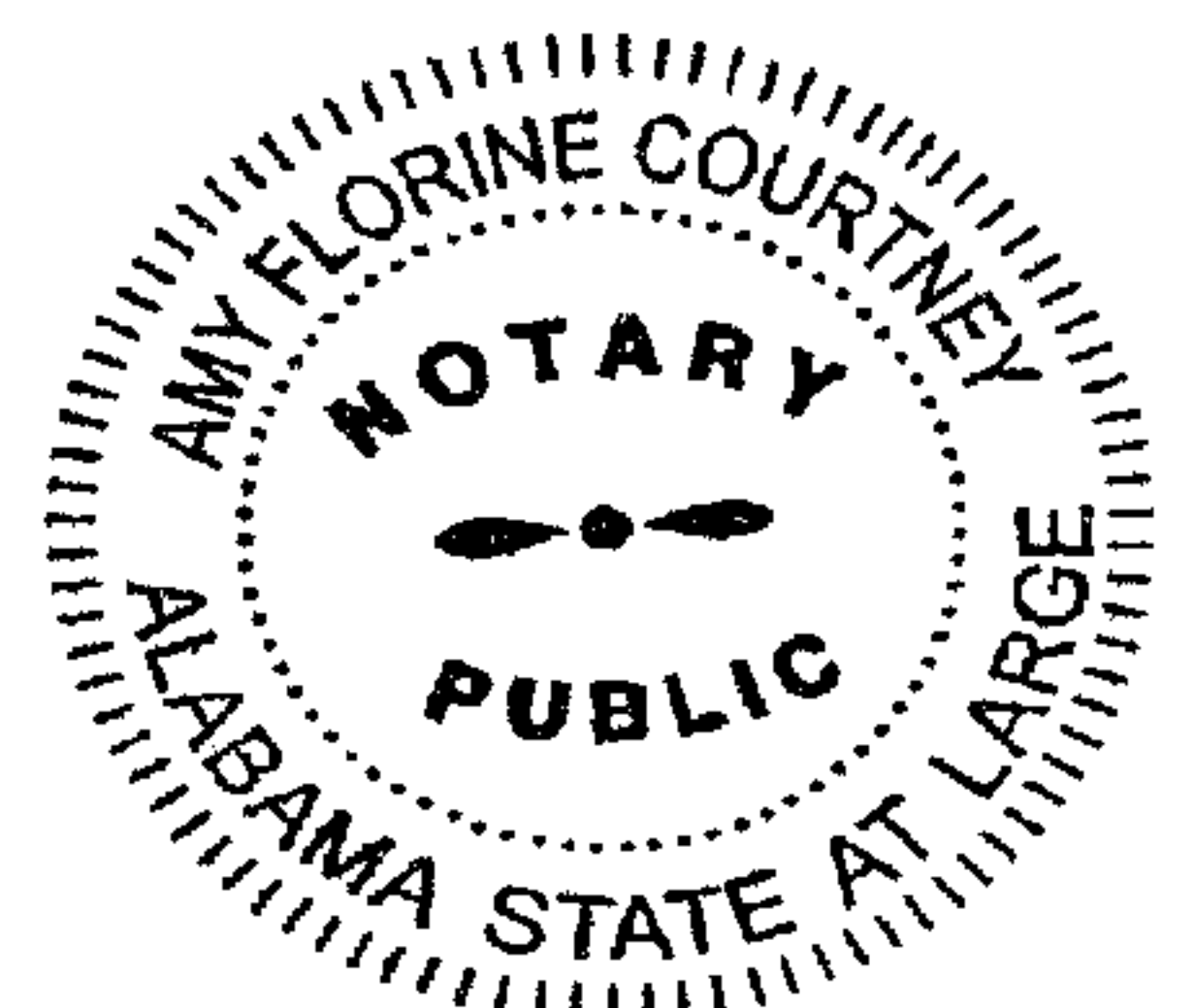
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## Allocation Amounts

| 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 Roszburg Place   | Calera    | Shelby       | AL    | 35040 | \$107,012.00 |
| 523   | 33 Lancaster Court    | Calera    | Shelby       | AL    | 35040 | \$144,294.00 |
| 524   | 600 Cahaba Manor Lane | Pelham    | Shelby       | AL    | 35124 | \$143,603.00 |
|       |                       |           | Shelby Total |       |       | \$780,152.00 |

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

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

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

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.

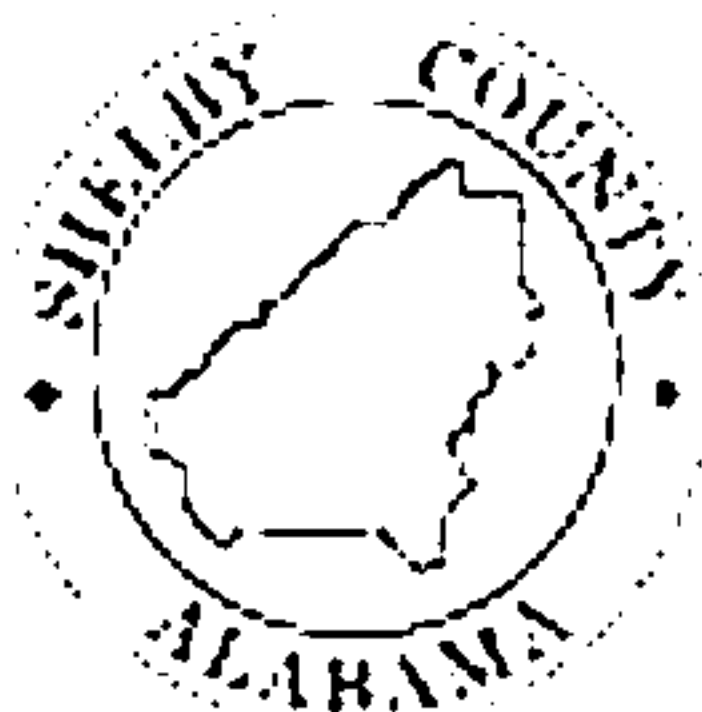
PARCEL ID: 28 3 05 0 001 054.000

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.

PARCEL ID: 13 1 12 2 004 011.000

END



23-1428

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  
20230710000205220

*Allen S. Bayl*