

Recorded by:  
Old Republic National Title  
11055 Wayzata Blvd.  
Minnetonka, MN 55305  
ORTE749574/HJ

20231228000371860  
12/28/2023 02:59:46 PM  
DEEDS 1/4

Prepared by:  
EIAL GIRTZ PC  
11 GRACE AVE, STE 309  
GREAT NECK, NY 11021  
By: Eial Girtz

Return to:  
Alabama Park Place, LLC  
400 S 4<sup>th</sup> St, STE 410 PMB91774  
Minneapolis, MN 55415

File Identification Number:  
13 7 25 3 001 004.000  
Property: 3560 Pelham Parkway  
Pelham, Alabama 35124

### SPECIAL WARRANTY DEED

This **Special Warranty Deed** is executed this <sup>28</sup>21<sup>st</sup> day of December, 2023, by RCP1121 LLC, an Oklahoma Limited Liability Company ("Grantor") whose post office address is 411 Theodore Fremd Ave, Ste 206S, Rye, NY 10580 to Alabama Park Place, LLC, an Alabama Limited Liability Company ("Grantee") whose post office address is 400 S 4<sup>th</sup> St, STE 410 PMB91774, Minneapolis, MN 55415.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

**Witnesseth**, that Grantor, for the sum of \$10 and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee the following described property:

See Attached Exhibit A

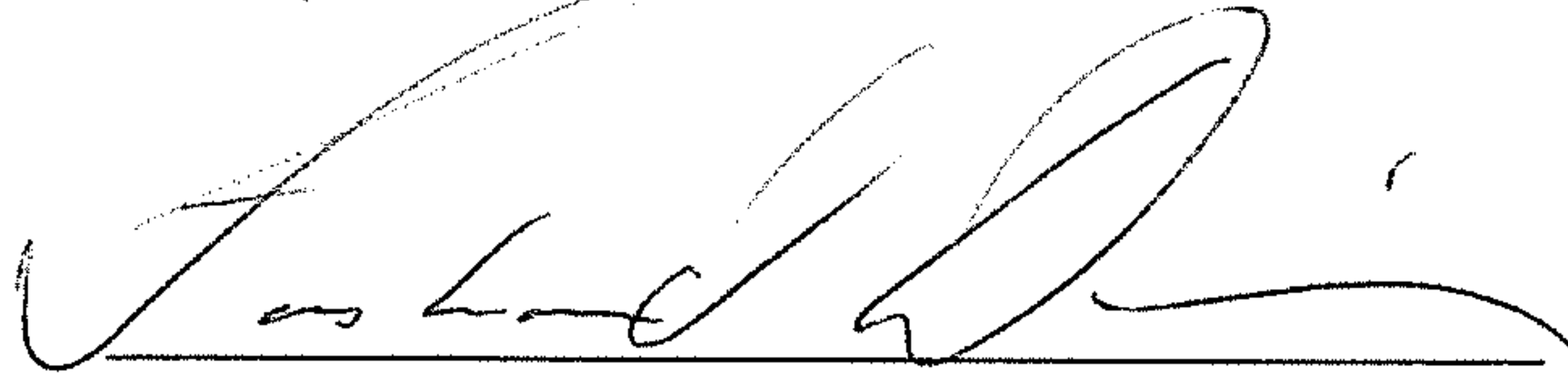
**This conveyance is subject to** easements, restrictions, reservations, and limitations of record, if any, **and together with** all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, to have and to hold the same in fee simple forever.

**And** Grantor hereby covenants to warrant and defend the title to the land hereby conveyed from any and all lawful claims which arise by, through or under Grantor, but against no others, except these items listed in attached Exhibit B.

**In Witness Whereof**, Grantor has signed and sealed these presents the day and year above written.

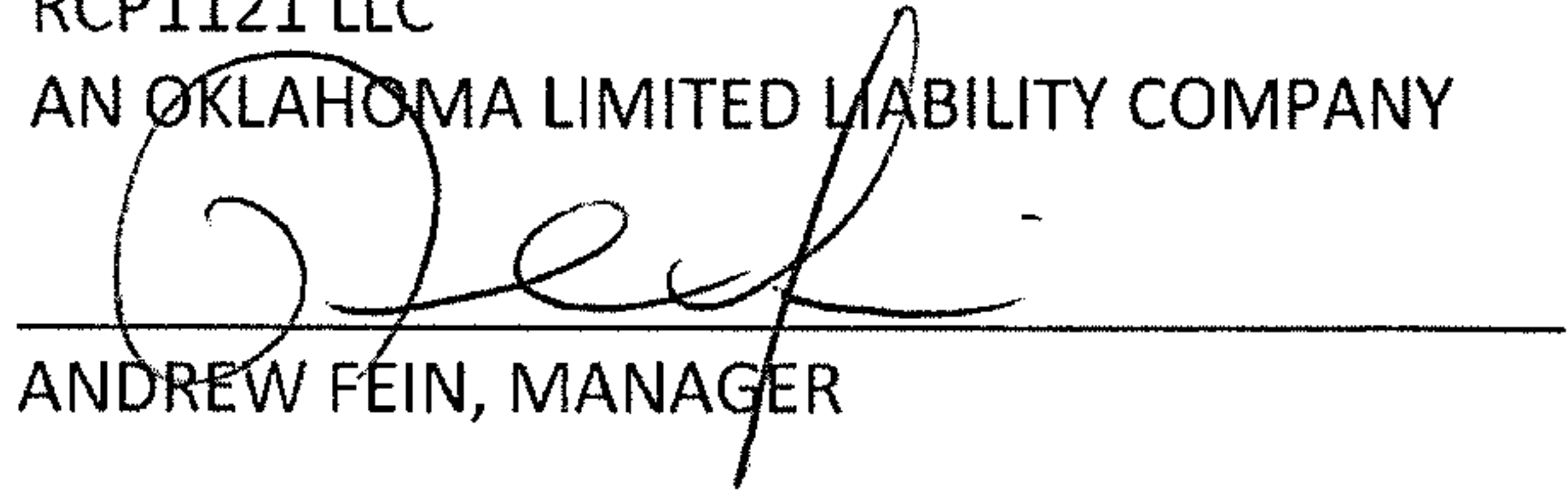
*[signature page to follow]*

Signed, sealed and delivered as to all Grantors  
in the presence of:



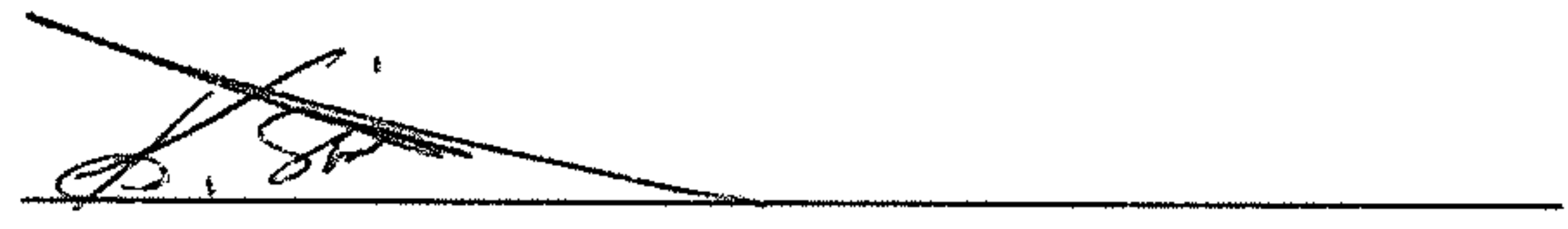
Signature of Witness 1

RCP1121 LLC  
AN OKLAHOMA LIMITED LIABILITY COMPANY

  
ANDREW FEIN, MANAGER

Fashard Davis

Print Name of Witness 1



Signature of Witness 2

Kristopher Smith

Print Name of Witness 2

State of New York  
County of Westchester

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 19<sup>th</sup> day of December, 2023 by Andrew Fein, manager of RCP1121 LLC, an Oklahoma limited liability company, on behalf of the limited liability company,  who is personally known to me or  who has produced NYS Driver license as identification.

Ousmane Diop  
Notary Public State of New York  
Registration No. 01DI6392371  
Qualified in Westchester County  
My Commission Expires May 28, 2027

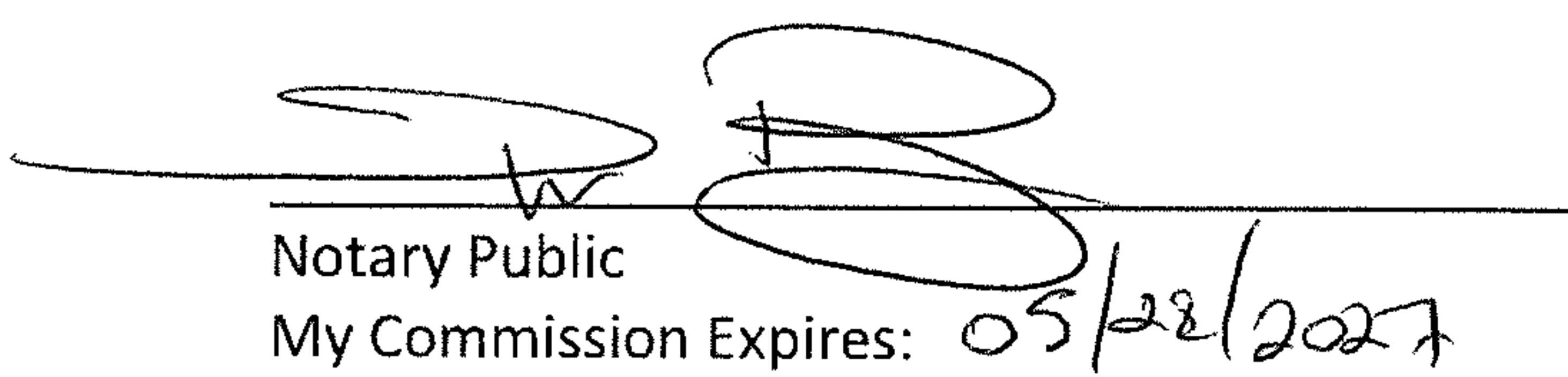
  
Notary Public  
My Commission Expires: 05/28/2027

EXHIBIT A  
LEGAL DESCRIPTION

PART OF THE NW¼ OF THE SW¼ OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 3 WEST, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF SAID ¼-¼ AND RUN SOUTHERLY ALONG THE WEST LINE OF SAID ¼-¼ FOR 373.97'; THENCE TURN 81°19'53" LEFT AND RUN SOUTHEASTERLY FOR 652.61' TO A FOUND ½" REBAR, BEING THE POINT OF BEGINNING; THENCE TURN 90°57'10" LEFT AND RUN N 5°46'25" E FOR 15.80' TO A FOUND ½" REBAR; THENCE RUN N 8°27'33" E FOR 109.61' TO A FOUND ½" REBAR; THENCE RUN S 89°18'27" E FOR 99.80' TO A FOUND ½" REBAR, SITUATED ON THE WESTERLY RIGHT OF WAY LINE OF PELHAM PARKWAY; THENCE RUN S 15°37'46" W, ALONG SAID RIGHT OF WAY LINE FOR 323.41' TO A FOUND ½" REBAR; THENCE RUN N 89°50'21" W FOR 42.01' TO A FOUND ½" REBAR; THENCE RUN N 3°32'10" E FOR 188.76' 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 RCP1121, LLC  
Mailing Address 411 Theodore Fremd Ave  
Suite 206  
S. Rye, NY 10580

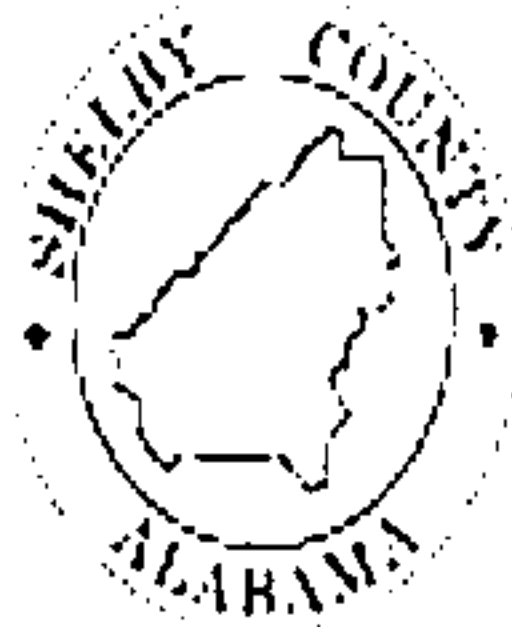
Grantee's Name Alabama Park Place LLC  
Mailing Address 400 S. 4th St, Ste 410  
Minneapolis, MN 55415

Property Address 3560 Pelham Parkway  
Pelham, AL 35124

Date of Sale December 28, 2023  
Total Purchase Price \$ 2,740,000

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  
12/28/2023 02:59:46 PM  
\$2771.00 JOANN  
20231228000371860



purchase price or actual value claim Allen S. Byrd 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 \_\_\_\_\_

Print Holly Johnson - Old Republic Title/Agent

Unattested

(verified by)

Sign Holly Johnson  
(Grantor/Grantee/Owner/Agent) circle one