

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

EFFECTIVE MAY 31, 2024

THIS SPECIAL WARRANTY DEED executed this 21st day of May, 2024, for and in CONSIDERATION OF **Zero and 00/100 Dollars (\$0.00)**, and other valuable consideration, the receipt whereof and sufficiency of which is hereby acknowledged, the undersigned **RCS CAPITAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY** whose mailing address is 4518 VALLEYDALE ROAD, HOOVER, AL 35242 (hereinafter referred to as the “Grantor”) does hereby grant, bargain, sell, and convey unto **RCS 1A LLC, A DELAWARE LIMITED LIABILITY COMPANY** whose mailing address is 4518 VALLEYDALE ROAD, HOOVER, AL 35242 (hereinafter referred to as the “Grantee”) the following described real estate situated in the County of SHELBY, State of Alabama, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

This instrument was prepared without the benefit of a title examination.

TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns, forever.

IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this conveyance is subject to any outstanding rights of redemption from foreclosure sale, and that this deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through, or under it.

Executed on this 21 day of May, 2024.

RCS CAPITAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY

By: [Signature]

Name: Lewis W. Cummings III

Title: Managing Member

STATE OF Alabama
COUNTY OF Shelby } SS.

I, Danielle Bowling, a Notary Public in and for the County in said State (or for said State at large), hereby certify that Lewis W. Cummings III, whose name as managing member (title) of **RCS CAPITAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, a corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing instrument, he/she, as such officer and with full authority, executed same voluntarily for and as the act of said **RCS CAPITAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY** on the same day bears date.

Given under my hand (and official seal of office) this 21 day of May, 2024.

[Signature]

Notary Public

My commission expires: 9/2/2026

Recordation Requested By/Return to:

OS NATIONAL
3097 SATELLITE BLVD, STE 400, BUILDING 700
DULUTH, GA 30097
File No. OMEGA OAKS WILLOW

Send Tax Notices to:

RCS 1A LLC, A DELAWARE LIMITED LIABILITY COMPANY
4518 VALLEYDALE ROAD
HOOVER, AL 35242

This Instrument Prepared By:

THOMAS H. CLAUNCH III, AL Bar No. 1402H38C
o/b/o BC LAW FIRM, P.A.
9164 EASTCHASE PARKWAY 209
MONTGOMERY, AL 36117

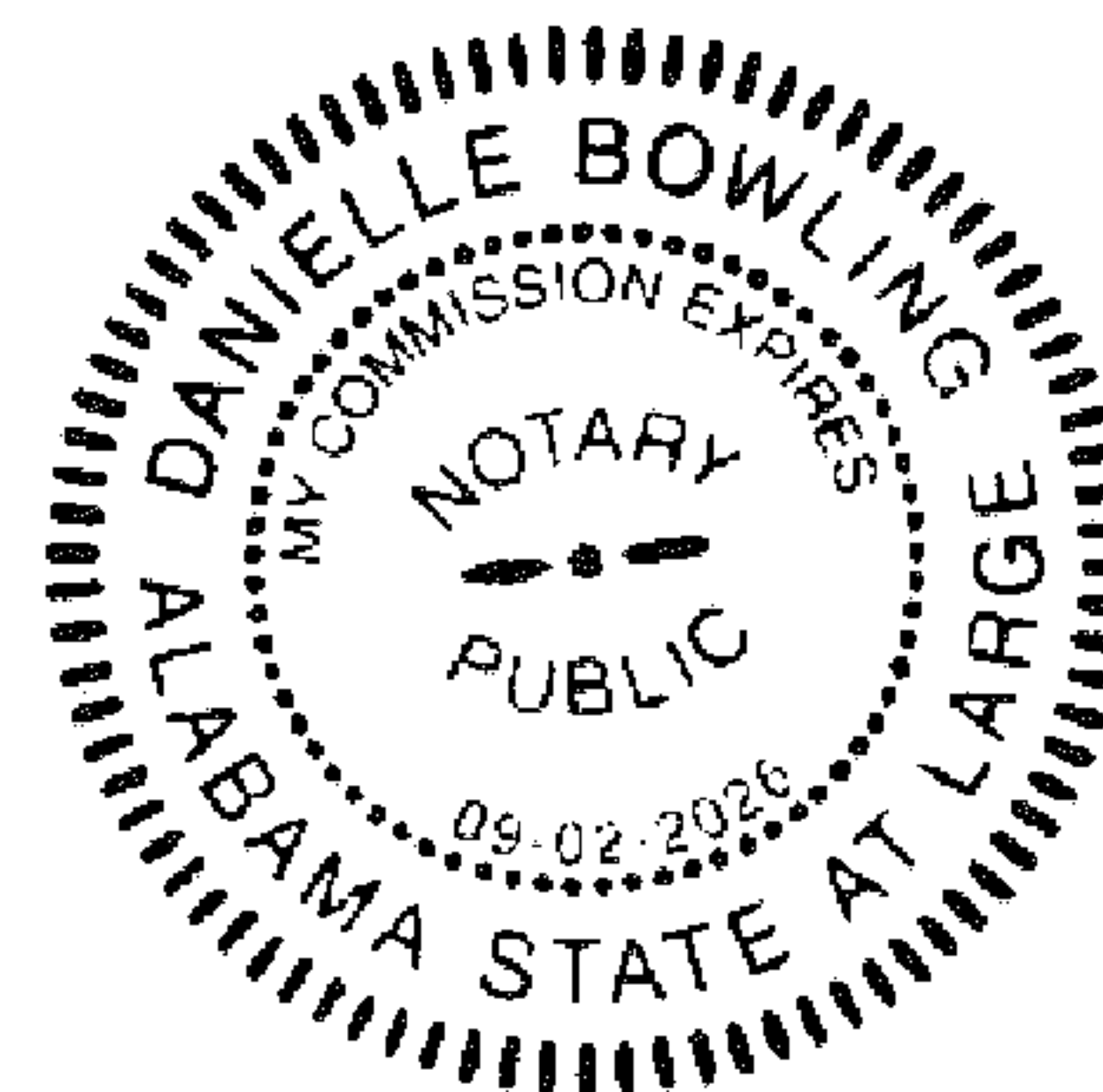


Exhibit A:

Address: 8218 Highway 119 Units 1-28, Alabaster, AL 35007-7535

County: Shelby

Parcel Identification Number: 23 6 23 2 001 001.001 and 23 6 23 2 001-001.002

Client Code: OMEGA-OW-04

PARCEL 1:

Commence at the NE corner of the NE 1/4 of the NW 1/4 of Section 23, Township 21 South, Range 3 West, and run South along the East line of said 1/4 - 1/4 a distance of 289.16 feet to a point on the North line of Green Valley Subdivision as recorded in Map Book 5, Page 94 in the Shelby County Probate Office; thence turn 91 degrees right and run West along the said North line of said subdivision 575 feet to the Point of Beginning; Thence continue along last described course 579.15 feet to a point on the East right of way line of Alabama Highway 119; thence run 84 degrees 04 minutes 05 seconds right to tangent and run North - Northwest along the arc of a highway curve to the left, having a central angle of 14 degrees 09 minutes 05 seconds a radius of 1072.35 feet and a tangent of 133.24 feet, an arc distance of 265.12 feet to an existing property corner; thence run 105 degrees 17 minutes 33 seconds right from tangent and run East along a monumented (by corners and fences) adversely occupied property line accepted by surveyor Conn a distance of 139.27 feet to an existing property corner thence turn 6 degrees 20 minutes 35 seconds right and run 150 feet to an existing property corner; thence turn 1 degree 39 minutes left and continue along adversely occupied property line a distance of 350 feet to an existing property corner, thence run 90 degrees 08 minutes 04 seconds right and run South a distance of 265.97 feet to the Point of Beginning.

Tax ID: 23-6-23-2-001-001.001

PARCEL 2:

Commence at the NE corner of the NE 1/4 of the NW 1/4 of Section 23, Township 21 South, Range 3 West, and run South along the East line of said 1/4 - 1/4 a distance of 289.16 feet to a point on the North line of the Green Valley Subdivision as recorded In Map Book 5, Page 94, in the Shelby County Probate office, thence turn 91 degrees right and run West along the said North line of said subdivision 180.03 feet to the Point of Beginning; Thence continue along East along described course 394.97 feet to an existing property corner, thence turn 90 degrees 00 minutes 19 seconds right and run North a distance of 265.97 feet to an existing property corner along a monumented (by corners end fences) adversely occupied property line accepted by surveyor Conn; thence turn 89 degrees 51 minutes 58 seconds right and run East along said adversely occupied property line a distance of 180.73 feet to an existing property corner, thence turn 00 degrees 48 minutes 17 seconds right and continue along said property line a distance of 167.01 feet to an existing property corner, thence turn 0 degrees 32 minutes 06 seconds right and continue along said adversely occupied line a distance of 47.23 feet to an existing property corner; thence turn 88 degrees 47 minutes 22 seconds right and run South a distance of 263.41 feet to the Point of Beginning.

Tax ID: 23-6-23-2-001-001.002

Reference - Plat Book 58, Page 8.

Less and except any part sold to the Alabama Department of Transportation by deed recorded in Instrument No. 20210317000133790.

Being the Same Property Conveyed to CS Equity Partners, LLC, an Alabama limited liability company, Grantee, from Madison Earl Development, LLC, a Utah limited liability company, Grantor, by Warranty Deed recorded 01/03/2024 as Instrument 20240103000000850 in the Shelby County Records.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/12/2024 09:10:33 AM
 \$1711.50 JOANN
 20240612000174370

Ann S. Boyd

Real Estate Sales Validation Form

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

Grantor's Name	RCS CAPITAL LLC	Grantee's Name	RCS 1A, LLC
Mailing Address	4518 Valleydale Road	Mailing Address	4518 Valleydale Road
	Hoover AL 35242		Hoover AL 35242

Property Address	See attached Exhibit A	Date of Sale	5/31/2024
		Total Purchase Price \$	
		or	
		Actual Value \$	
		or	
		Assessor's Market Value \$	1,680,060

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)

- | | |
|--|--|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input checked="" type="checkbox"/> Other Assessor |
| <input type="checkbox"/> 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 5/31/2024

Print Bradley Trombley

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1