

Send Tax Notice to:  
RB Rental Properties, LLC  
1440 King George Dr.  
Alabaster, AL 35007

This Instrument Prepared By:  
**Sandy F. Johnson**  
**3156 Pelham Parkway**  
**Suite 2**  
**Pelham, AL 35124**

File: **PEL-24-8223**

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **ONE HUNDRED FIFTY FIVE THOUSAND AND 00/100 (\$155,000.00) and other good and valuable consideration**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Gayla C. Schofield, Trustee of Crowson Irrevocable Trust dated October 19, 2022 (herein referred to as "Grantor," whether one or more)**, whose mailing address is

232 Dakota Bend, Calera, AL 35040

by **RB Rental Properties, LLC (herein referred to as "Grantee")**, whose mailing address is

1440 King George Dr., Alabaster, AL 35007

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **6512 Hwy 16, Montevallo, AL 35115**, and more particularly described as:

*FOR PROPERTY DESCRIPTION, SEE **EXHIBIT A** ATTACHED HERETO AND MADE A PART HEREOF*

**SUBJECT TO:**

AD VALOREM TAXES DUE OCTOBER 1ST, 2025 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

**\$116,250.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.**

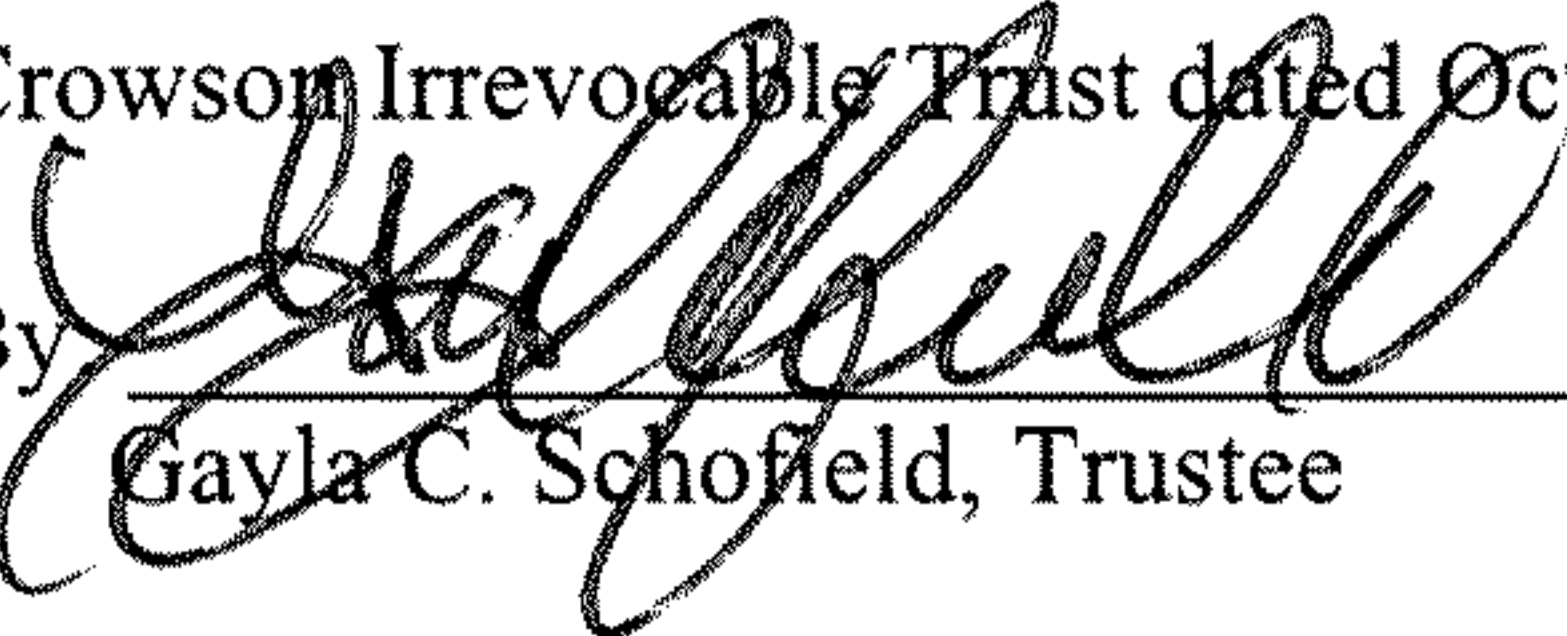
**An existing survey is being recorded as Exhibit B to this deed.**

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 12<sup>th</sup> day of November 2024.

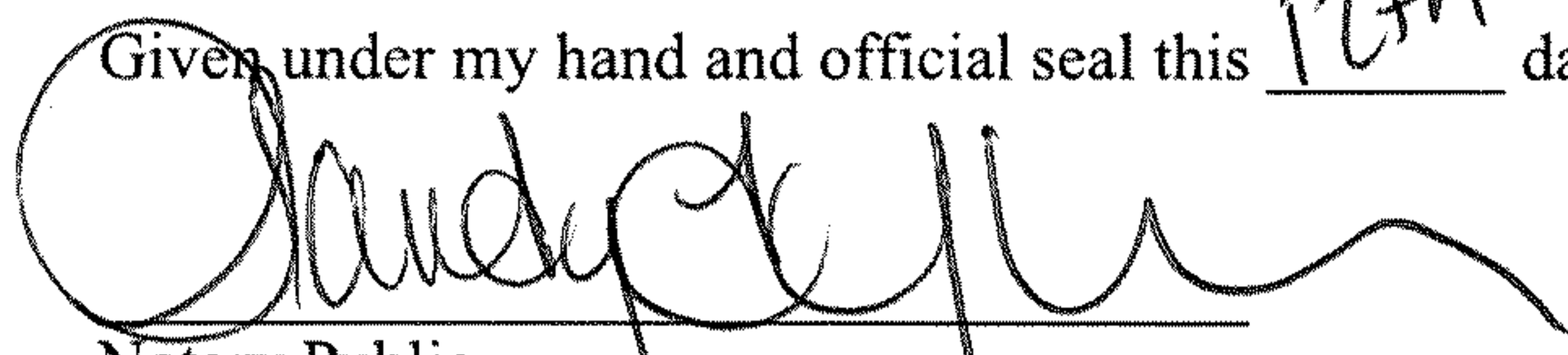
Crowson Irrevocable Trust dated October 19, 2022

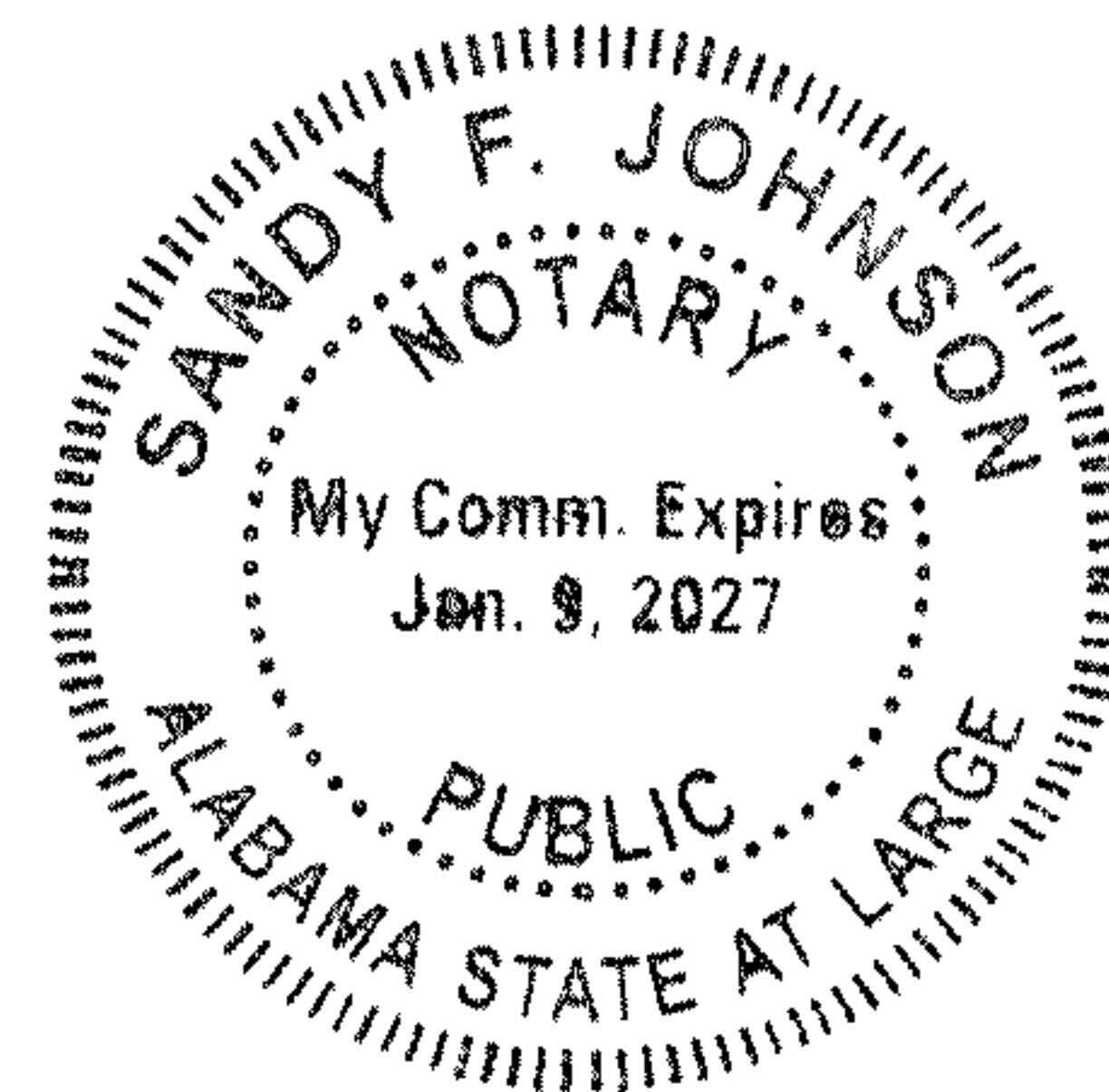
By   
Gayla C. Schofield, Trustee

State of Alabama  
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Gayla C. Schofield**, whose name(s) as **Trustee(s) of Crowson Irrevocable Trust**, is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they, as such Trustee(s) and with full authority, executed the same voluntarily for and as the act of as **Trustee(s) of Crowson Irrevocable Trust**, on the day the same bears date.

Given under my hand and official seal this 12<sup>th</sup> day of November, 2024.

  
Notary Public  
Sandy F. Johnson  
Printed Name  
My Commission Expires: 01/09/2027



**EXHIBIT A**

Property 1:  
Parcel 1

Commence at the intersection of the South R.O.W. line of Shelby County Highway 22 and the East R.O.W. line of Shelby County Highway 16, located in Section 1, Township 22 South, Range 3 West, Shelby County, Alabama; thence S00°00'00"E along the East R.O.W. line of Shelby County Highway 16 a distance of 422.62' to the POINT OF BEGINNING; thence continue S00°00'00"W and along said R.O.W. line a distance of 30.02'; thence S87°59'30"E and leaving said R.O.W. line a distance of 200.34'; thence S00°07'16"E a distance of 209.30'; thence S87°47'09"E a distance of 210.00'; thence N00°07'16"W a distance of 240.08'; thence N87°59'30"W a distance of 410.25' to the POINT OF BEGINNING.

Said Parcel containing 1.29 acres, more or less.

Parcel 2

Commence at the intersection of the South R.O.W. line of Shelby County Highway 22 and the East R.O.W. line of Shelby County Highway 16, located in Section 1, Township 22 South, Range 3 West, Shelby County, Alabama; thence S00°00'00"W a distance of 452.64' to the POINT OF BEGINNING; thence continue S00°00'00"E and along said R.O.W. line a distance of 208.57'; thence S87°47'09"E and leaving said R.O.W. line a distance of 200.81'; thence N00°07'16"W a distance of 209.30'; thence N87°59'30"W a distance of 200.34' to the POINT OF BEGINNING.

Said Parcel containing 0.96 acres, more or less.

INTERSECTION OF THE  
SOUTH R.O.W. LINE OF  
SHELBY COUNTY HIGHWAY  
22 AND THE EAST R.O.W.  
LINE OF SHELBY COUNTY  
HIGHWAY 116

20241115000354830 11/15/2024 11:34:43 AM DEEDS 4/4

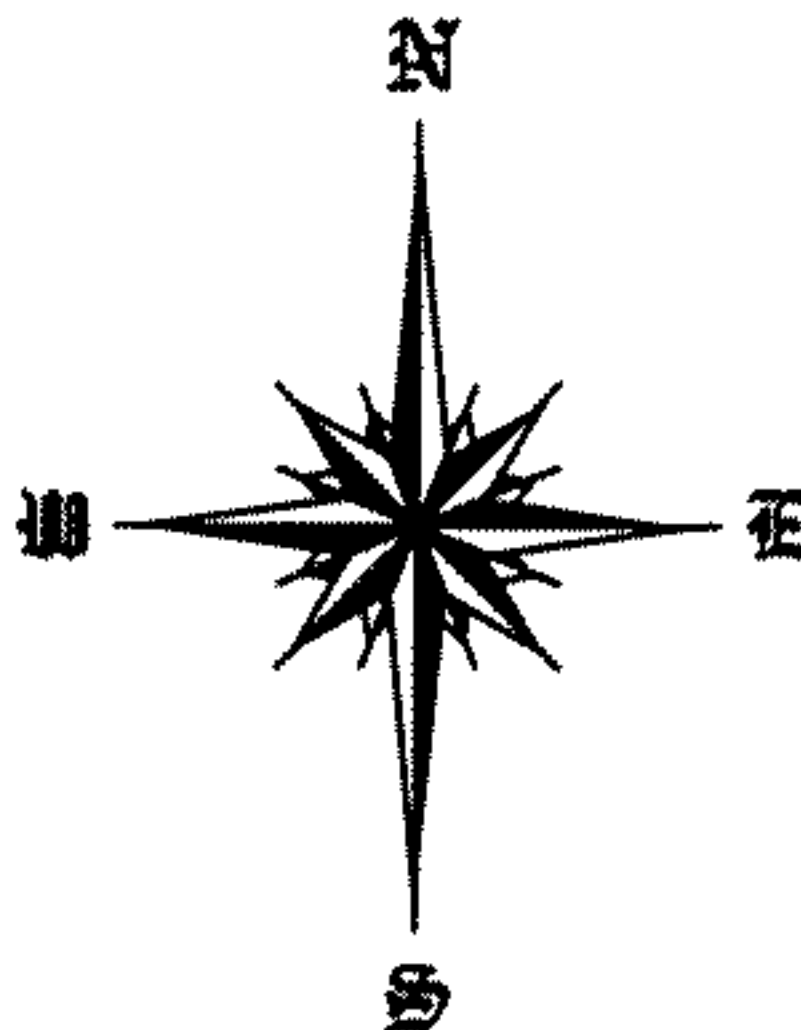
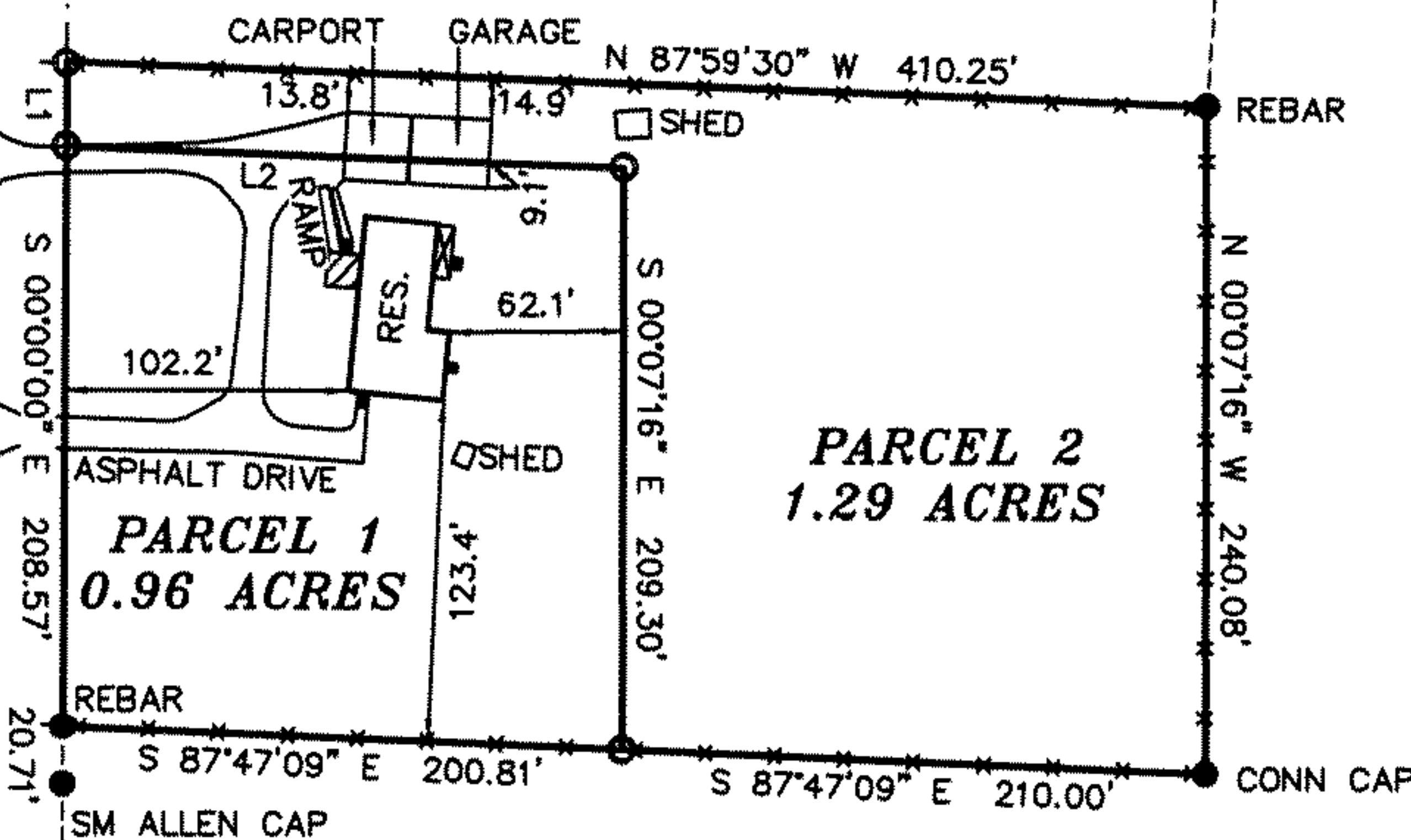
| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 00°00'00" W | 30.02'   |
| L2   | S 87°59'30" E | 200.34'  |



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/15/2024 11:34:43 AM  
\$70.00 JOANN  
20241115000354830

Allen S. Bayl

SHELBY COUNTY HIGHWAY 16 - 80' R.O.W.



STATE OF ALABAMA  
SHELBY COUNTY

I, Rodney Shiflett, a Registered Professional Land Surveyor in the State of Alabama do hereby certify that this is a true and correct plat of my survey as shown hereon. That there are no visible encroachments of any kind upon the subject lot except as shown hereon, excluding utility service lines, wires or pipes that serve the subject lot only that are within dedicated easements or rights of way. That steel corners have been found or installed at all lot corners. I hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief, the correct legal description being as follows:

Parcel 1

Commence at the intersection of the South R.O.W. line of Shelby County Highway 22 and the East R.O.W. line of Shelby County Highway 16, located in Section 1, Township 22 South, Range 3 West, Shelby County, Alabama; thence S00°00'00"E along the East R.O.W. line of Shelby County Highway 16 a distance of 422.62' to the POINT OF BEGINNING; thence continue S00°00'00"W and along said R.O.W. line a distance of 30.02'; thence S87°59'30"E and leaving said R.O.W. line a distance of 200.34'; thence S00°07'16"E a distance of 209.30'; thence S87°47'09"E a distance of 210.00'; thence N00°07'16"W a distance of 240.08'; thence N87°59'30"W a distance of 410.25' to the POINT OF BEGINNING.

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Said Parcel containing 0.96 acres, more or less.

I further certify that I have consulted the Federal Insurance Rate Map (F.I.R.M.) Community Panel #01117C 0395 E, Zone 'X', dated February 20, 2013 and found that the above described Parcel does not lie in a Flood Hazard Zone.

NOTE:

This Parcel shown and described herein may be subject to setbacks, Right-of-Ways, easements, zoning and restrictions that may be found in the Probate Office of said County.

According to my survey of September 6, 2023

*Rodney Shiflett*  
Rodney Shiflett Al. Reg. #21784



| LEGEND |                     |
|--------|---------------------|
| ○      | 1/2" REBAR SET      |
| ●      | IRON PIN FOUND      |
| —      | R.O.W.              |
| —      | RIGHT-OF-WAY        |
| —      | NOT TO SCALE        |
| —      | UTILITY POLE        |
| —      | OVERHEAD UTILITIES  |
| (M)    | FIELD MEASURED      |
| (P)    | PLAT / RECORDED MAP |
| ⊗      | COVERED DECK/PORCH  |
| ⊠      | DECK/PORCH          |

JOB NO. 23526  
DATE 9/7/23 DATE OF FIELD SURVEY 8/24/23  
ADDRESS 6512 Highway 16 SCALE 1" = 50' (11X17)  
DRAWN BY H. LETTS CHECK BY R.Y.S.

RODNEY SHIFLETT SURVEYING

P.O. BOX 204  
COLUMBIANA, ALABAMA 35051  
TEL. 205-669-1205 FAX. 205-669-1298