

WARRANTY DEED

STATE OF ALABAMA
County of Shelby

Send Tax Notice To:
Cameron Brice Acreman
101 REESE DR
ALABASTER AL 35007

Know all men by these presents:

That in consideration of TWO HUNDRED THIRTY FIVE THOUSAND AND 00/100 (\$ 235,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, RR4 Opocol, LP (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto: Cameron Brice Acreman (herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 61, according to the Survey of Ironwood, as recorded in Map Book 32, Page 88, in the Probate Office of Shelby County, Alabama.

Subject to Easements, Restrictions and rights of way of record.

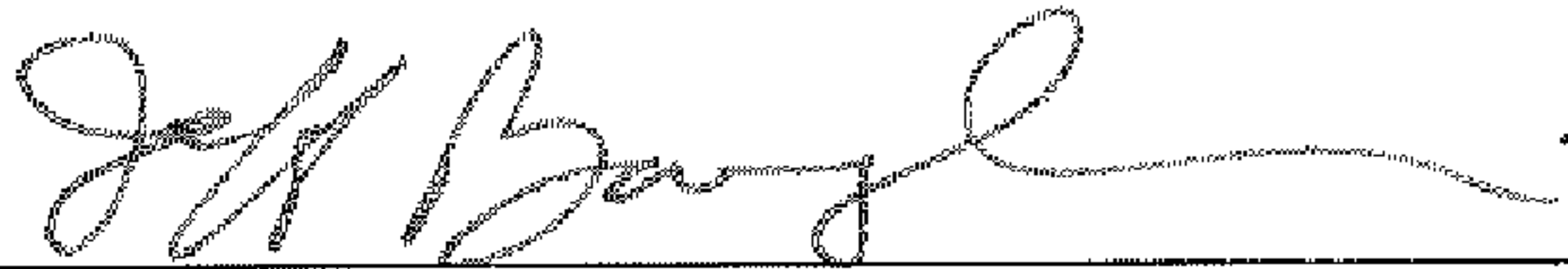
Subject to Mineral and Mining rights of record.

\$226,400.00 of the purchase price was obtained by a purchase money mortgage filed simultaneously herewith

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; That I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their 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 31st day of January, 2025

RR4 Opco1 LP, a Delaware limited partnership
RR4 GP1 LLC, a Delaware limited liability company, its general partner




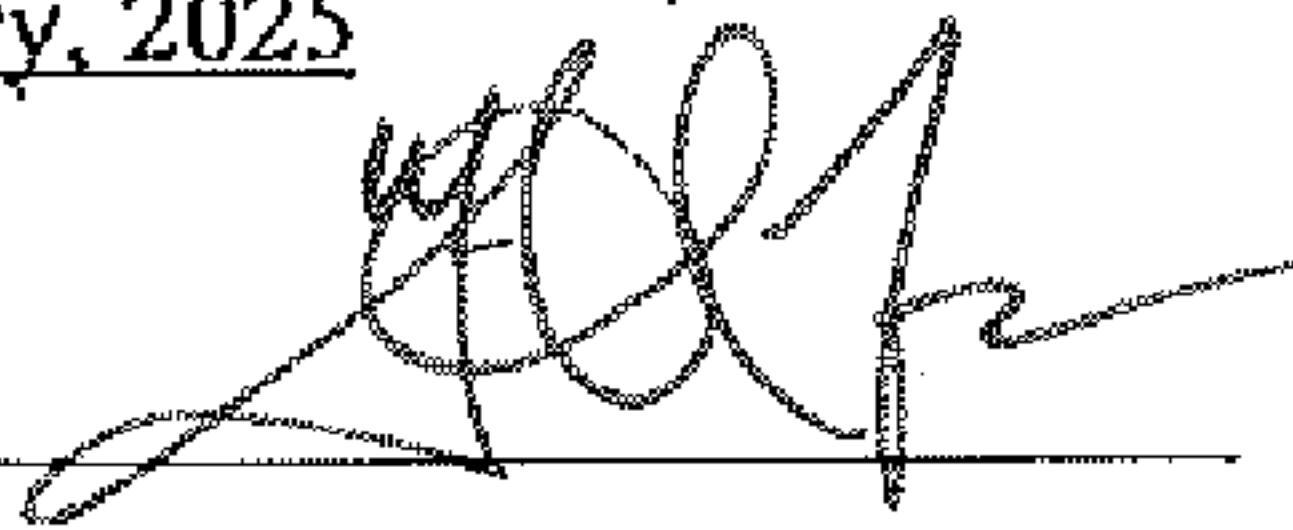
By: Jeff Baryshnik, Manager

STATE OF ~~Alabama~~ Ontario
COUNTY Jefferson Essex

General Acknowledgment

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that JEFF BARYSHNIK whose name as MANAGER of RR4 Opco1 LP, a Delaware limited partnership AND RR4 GP1 LLC, a Delaware limited liability company, its general partner, a Limited Liability Company/ a Limited partnership, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company/ Limited partnership Given under my hand and official seal this 31st day of January, 2025

 Vinh The Tran, Esq., LL.B.
Attorney-At-Law, Notary Public,
Commissioner of Oaths/Affidavits Etc.
LSO# 57761C 188-639 Dupont Street, Toronto, Ontario, Canada M6G 1Z4
WWW.ONELAW.CA E: VINHTRANLAW@HOTMAIL.COM T: 1-647-209-7369



NOTARY PUBLIC
MY COMMISSION EXPIRES:

U.S. CONSULATE GENERAL
TORONTO
Registered & Insured Notary
UNLIMITED * NO EXPIRATION
IDENTIFICATION VERIFIED
NO ILA
AUTHENTICATION * LEGALIZATION * AGENT

Prepared by: Parker Law Firm, LLC
Jeremy L. Parker
1320 Alford Ave Ste 102
Birmingham, AL 35226

