

Send Tax Notice To:
Showtime Properties, LLC
171 Big Rock Drive
Calera, Alabama 35040

This instrument was prepared by:
RNB PROPERTIES, LLC
1255 8th Avenue
Calera, Alabama 35040



20250312000074510 1/4 \$96.00
Shelby Cnty Judge of Probate, AL
03/12/2025 01:29:51 PM FILED/CERT

Statutory Warranty Deed

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

THAT IN CONSIDERATION OF SIXTY-FIVE THOUSAND and 00/100 DOLLARS (\$65,000.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **RNB PROPERTIES, LLC**, an Alabama limited liability company, (herein referred to as Grantor,) does grant, bargain, sell and convey unto **SHOWTIME PROPERTIES, LLC, an Alabama limited liability company**, (herein referred to as Grantee), the following described real estate, situated in the State of ALABAMA, County of SHELBY, to-wit:

An undivided ½ interest in the property more particularly described on *Exhibit A*, attached hereto and incorporated herein as if set out in full

Showtime Properties, LLC is already the record title holder of an undivided ½ interest in the subject property pursuant to the Deed recorded at Instrument # 20180109000008680 in the Office of the Judge of Probate of Shelby County, Alabama. It is the intent of this current deed to make Showtime Properties, LLC the sole owner of the subject property.

Subject to:

1. General and special taxes or assessments for 2025 and subsequent years not yet due and payable;
2. Any mining or mineral rights, leased, granted or retained by current or prior owners;
3. Any and all other encumbrance, easements, flood lines, restrictions, set-back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantee its heirs and assigns, forever .

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, the said Grantor, has hereto set its signature, this the 5th day of March 2025.

Shelby County, AL 03/12/2025
State of Alabama
Deed Tax: \$65.00



20250312000074510 2/4 \$96.00
Shelby Cnty Judge of Probate, AL
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RNB PROPERTIES, LLC

BY:

Randy Goodwin
Randy Goodwin

Its: Managing Member

STATE OF ALABAMA)
COUNTY OF SHELBY)

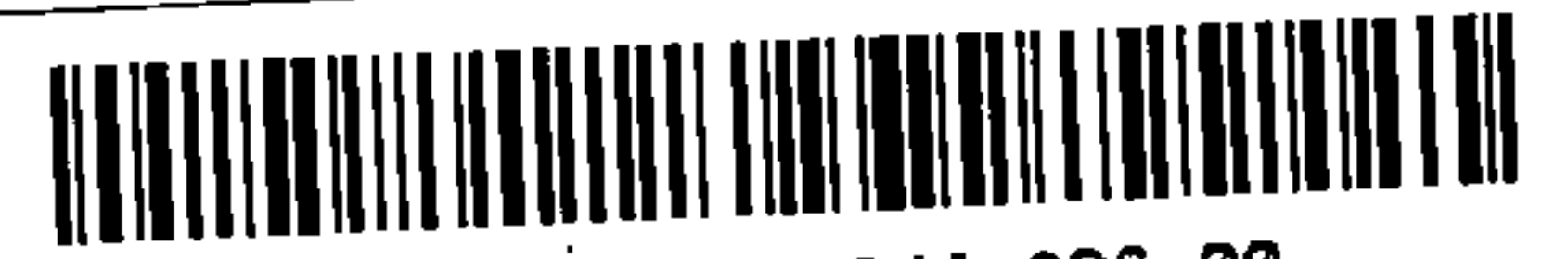
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that RANDY GOODWIN, whose name as Managing Member of RNB PROPERTIES, LLC, an Alabama limited liability company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he, as such Managing Member of such company and with proper authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of March, 2025.

[Signature]
NOTARY PUBLIC

My commission expires: 5-13-2027

EXHIBIT "A"



20250312000074510 3/4 \$96.00
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Begin at the Northeast corner of Section 19, Township 22, Range 2 West; thence South along the section line 200.4 feet to the North side of the Spring Branch Gravel Road; thence Northwesterly along said road 281.8 feet; thence North and parallel with the section line 400 feet; thence East to the section line (approx. 208.0 feet); thence South along the section line to the point of beginning.

PARCEL II:

Begin at a point on the Section line 400 feet North of the Southeast corner of Section 18, Township 22, Range 2 West; thence North along said section line, to the Northeast corner of the SE 1/4 of SE 1/4 of Section 18, Township 22, Range 2 West; thence continue North along said section line a distance of 500 feet; thence West to a point on the northerly line of property formerly sold to Raven Griffin in the NE 1/4 of SE 1/4, Section 18, Township 22, Range 2 West; thence South to the North boundary line of the SE 1/4 of SE 1/4 Section 18, Township 22, Range 2 West; thence continue South along the East boundary line of Raven Griffin property to the North side of the Spring Branch Gravel Road; thence Southeasterly along said road to a point that is 208.0 feet West of the Southeast corner of Section 18, Township 22, Range 2 West; thence North and adjoining property sold to Carrie Lee Skipper, a distance of 400 feet; thence along North side of Carrie Lee Skipper property to the point of beginning.

PARCEL III:

Begin at the NW corner of Section 20, Township 22, Range 2 West; thence run Easterly along the North boundary line of Section 20, 630 feet; thence South and parallel with the West line of Section 20 to the North side of the Spring Branch Gravel Road; thence Northwesterly along the North, side of the Spring Branch Gravel Road to the West Section line, Section 20, Township 22, Range 2 West; thence North along the West line of said Section 20 to the NW corner of Section 20, to the point of beginning.

LESS AND EXCEPT Portion contained in Parcel # 28-4-20-0-000-009.001 and Parcel # 28-4-20-0-000-009.002.

All Lying and Being Situated in Shelby County, Alabama.

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Real Estate Sales Validation Form

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

Grantor's Name RNB Properties, LLC
Mailing Address 1255 8th Avenue
Calera, Alabama 35040

Grantee's Name Showtime Properties, LLC
Mailing Address 171 Big Rock Drive
Calera, Alabama 35040

Property Address 3200 Highway 16
Calera, Alabama 35040

Date of Sale March 5, 2025
Total Purchase Price \$ 65,000.00

or
Actual Value \$

or
Assessor's Market Value \$



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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)

☐ 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 3-5-2025

Print Randy Goodwin

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1