

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

*This instrument was prepared by:*  
**RNB PROPERTIES, LLC**  
1255 8<sup>th</sup> Avenue  
Calera, Alabama 35040



20250312000074520 1/3 \$38.00  
Shelby Cnty Judge of Probate, AL  
03/12/2025 01:29:52 PM FILED/CERT

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**Statutory Warranty Deed**

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STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY )

THAT IN CONSIDERATION OF TEN THOUSAND and 00/100 DOLLARS (\$10,000.00) 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:

**LOTS 1 through 8, in Block 38, all according to J.H. DUNSTAN'S MAP OF THE TOWN OF CALERA, SHELBY COUNTY, ALABAMA**

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 5<sup>th</sup> day of March 2025.


**RNB PROPERTIES, LLC**

BY: \_\_\_\_\_

Randy Goodwin  
Its: Managing Member

Shelby County, AL 03/12/2025  
State of Alabama  
Deed Tax: \$10.00

STATE OF ALABAMA           )  
COUNTY OF SHELBY        )

  
20250312000074520 2/3 \$38.00  
Shelby Cnty Judge of Probate, AL  
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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 5<sup>th</sup> day of March, 2025.

  
\_\_\_\_\_  
NOTARY PUBLIC

My commission expires: 5-13-2027

# 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 Lots 1 thru 8, Blk 38 Dunstons Map  
Calera, Alabama 35040

Date of Sale March 5, 2025  
Total Purchase Price \$ 10,000.00

or  
Actual Value \$

or  
Assessor's Market Value \$



20250312000074520 3/3 \$38.00  
Shelby Cnty Judge of Probate, AL  
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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 3-5-25

Print Randy Goodwin

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1