

Send Tax Notice To:
M & A Investment Holdings, LLC
234 Beaver Creek Parkway
Pelham, Alabama 35124

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



20251031000334270 1/3 \$103.00
Shelby Cnty Judge of Probate, AL
10/31/2025 11:03:04 AM FILED/CERT

Statutory Warranty Deed

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

THAT IN CONSIDERATION OF **SEVENTY-FIVE THOUSAND and 00/100 DOLLARS (\$75,000.00)** 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 **M & A INVESTMENT HOLDINGS, LLC, an Alabama limited liability company** (herein collectively referred to as Grantee), the following described real estate, situated in the State of ALABAMA, County of SHELBY, to-wit:

Lot 7, according to the Survey of Covington Place, as recorded in Map Book 35, Page 55, in the Probate Office of Shelby County, Alabama;

Lot 8, according to the Survey of Covington Place, as recorded in Map Book 35, Page 55, in the Probate Office of Shelby County, Alabama; and

Lot 9, according to the Survey of Covington Place, as recorded in Map Book 35, Page 55, in the Probate Office of Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for 2025 and subsequent years not yet due and payable;
2. Existing easements, restrictions, set back lines, rights of way, limitations of record;
3. Covenants, restrictions, and reservations of record;
4. Mineral rights not owned by the Grantor;
5. All other existing easements, flood lines, restrictions, set-back lines, rights of ways, limitations, if any, of record.

?>

TO HAVE AND TO HOLD unto the said Grantee it 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.

Shelby County, AL 10/31/2025
State of Alabama
Deed Tax: \$75.00



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IN WITNESS WHEREOF, the said Grantor, has hereto set his signature, this the 10th day of July 2025.

RNB PROPERTIES, LLC,
an Alabama limited liability company

BY: _____

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 10th day of July, 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 M & A Investment Holdings, LLC
Mailing Address 234 Beaver Creek Rd
Pelham, AL 35124

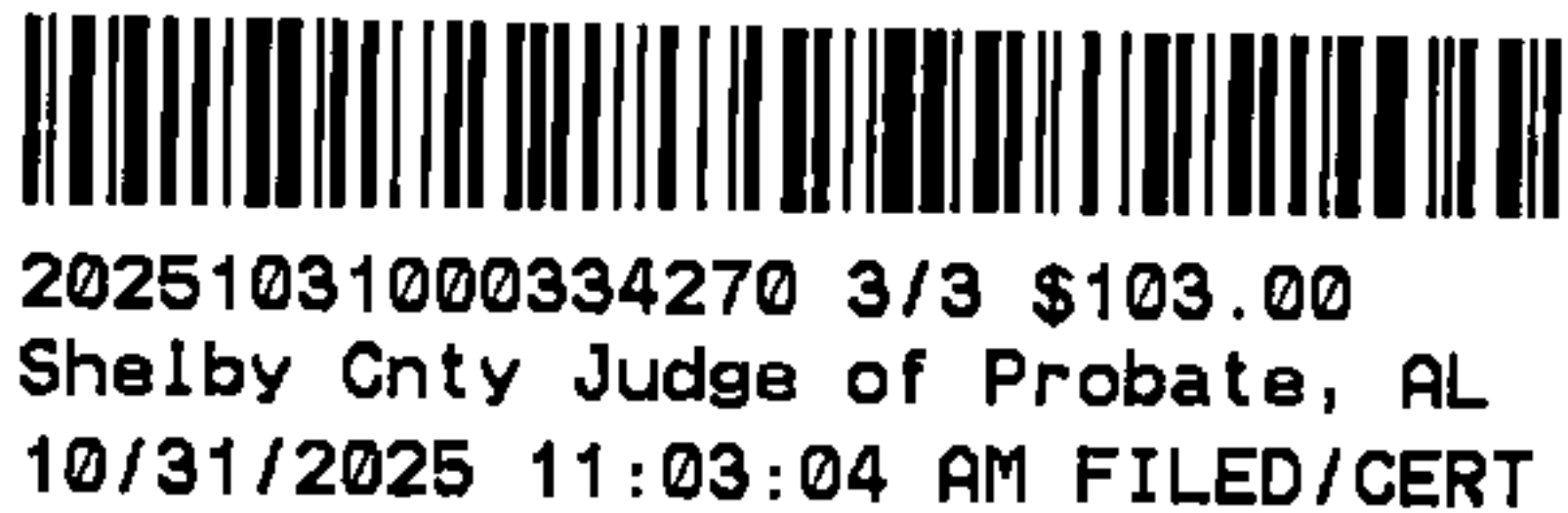
Property Address 125 Covington Pl Chelsea
133 Covington Pl Chelsea
137 Covington Pl Chelsea

Date of Sale 7-10-2025

Total Purchase Price \$ 75,000.00

or
Actual Value \$

or
Assessor's Market Value \$



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 7/10/25

Unattested

(verified by)

Print

Sign

Randy Goodwin

Randy Goodwin

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1