

THIS INSTRUMENT PREPARED BY:
JOEL R. BLANKENSHIP, ATTORNEY
1201 NORTH 19TH STREET
BIRMINGHAM, AL 35234

SEND TAX NOTICE TO:
RHA 1-Birmingham, LLC
3505 Koger Blvd
Suite 400
Duluth, GA 30096

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)


20140522000156310 1/2 \$109.50
Shelby Cnty Judge of Probate, AL
05/22/2014 03:05:04 PM FILED/CERT

That in consideration of NINTY-TWO THOUSAND FIVE HUNDRED and no/100 (\$92,500.00) Dollars to the undersigned GRANTOR, in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, Joel L. Peoples and Brandi M. Peoples, a married couple (herein referred to as GRANTOR), do grant, bargain, sell and convey unto RHA 1-Birmingham, LLC, a Delaware Limited Liability Company (herein referred to as GRANTEE), the following described real estate, situated in Shelby County, Alabama, to-wit:

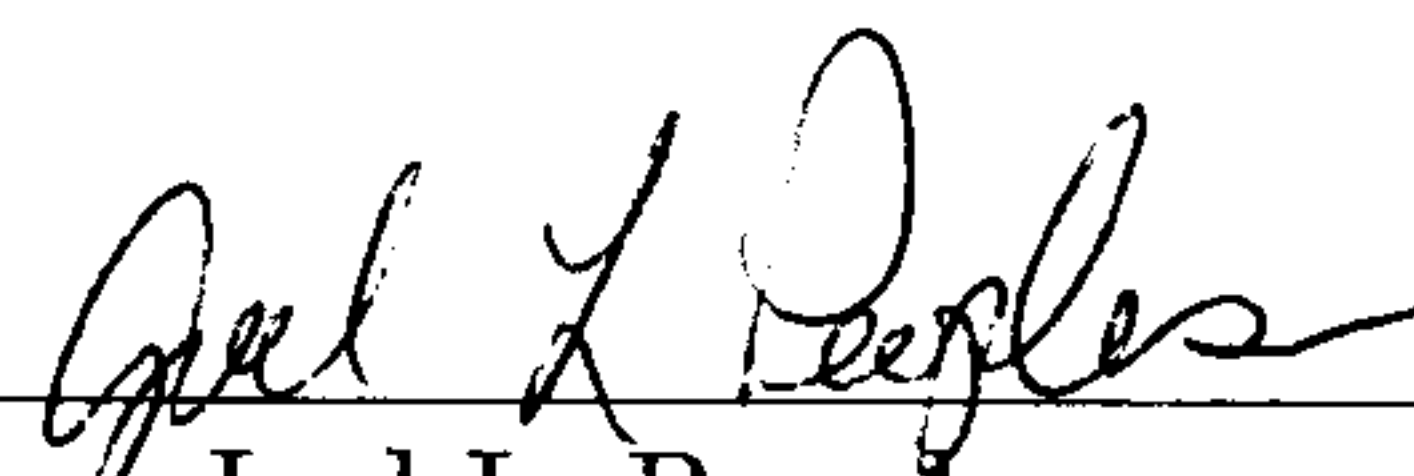
Lot 33-A, according to the Survey of Brook Forest Addition to Wyndham, Phase Two, as recorded in Map Book 30, Page 85, in the Probate Office of Shelby County, Alabama.

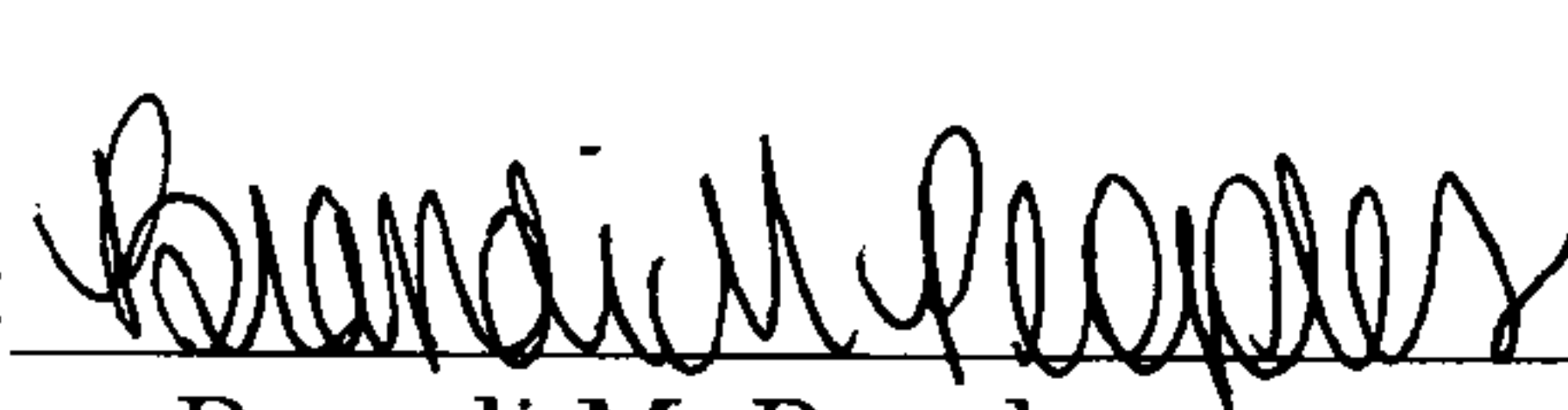
- 1) Subject to ad valorem taxes for the current tax year and all subsequent years.
- 2) Also subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.

TO HAVE AND TO HOLD to the Grantee, its successors and assigns forever. And we do for ourselves and for our administrators, successors, and assigns covenant with the said GRANTEE, their successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our administrators, successors, and assigns shall warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 14th day of May, 2014

Shelby County, AL 05/22/2014
State of Alabama
Deed Tax: \$92.50

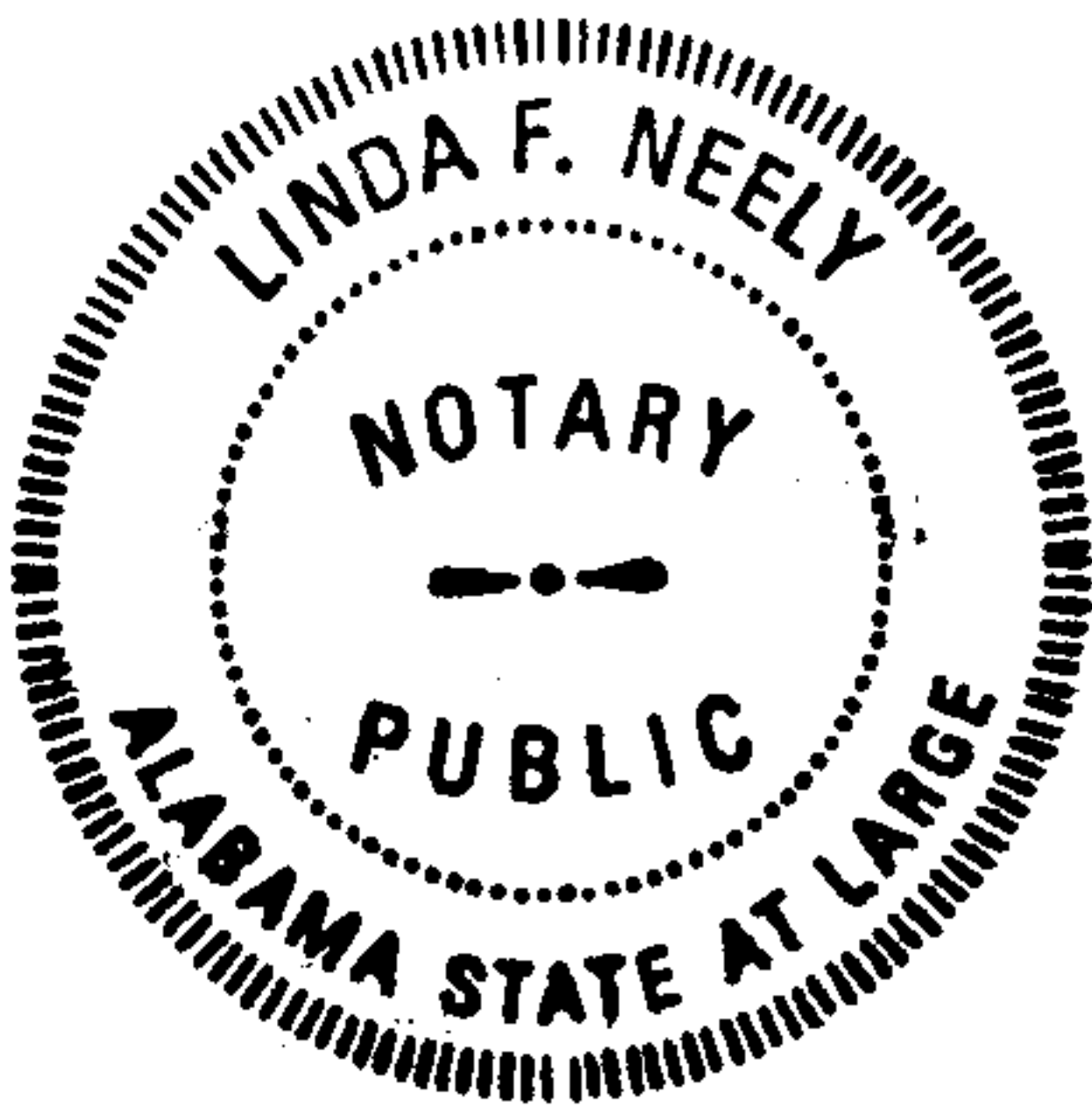
By: 
Joel L. Peoples

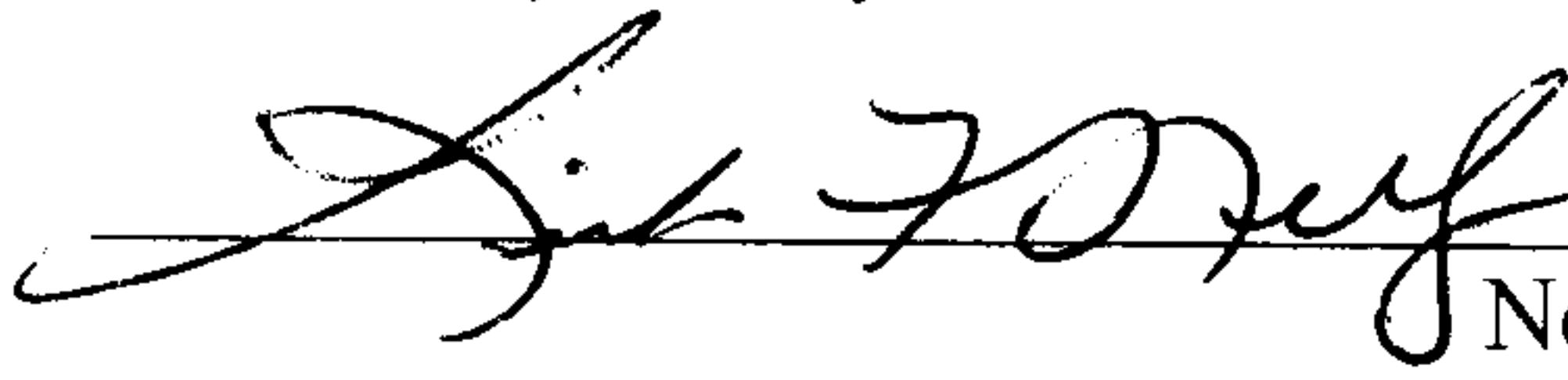
By: 
Brandi M. Peoples

STATE OF ALABAMA
JEFFERSON COUNTY

I, Linda Neely, Notary Public for the State of Alabama, do hereby certify that Joel L. Peoples and Brandi M. Peoples, whose names are signed to the foregoing instrument, and who are known by me, acknowledged before me on this day that, being informed of the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 14th day of May, 2014.




Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: AUGUST 4, 2014

Real Estate Sales Validation Form

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

Grantor's Name Joel and Brandi Peoples
Mailing Address 9487 Brook Forest Circle
Helena, AL 35080

Grantee's Name RHA 1-Birmingham, LLC
Mailing Address 3505 Koger Blvd.
Suite 400
Duluth, GA 30096

Property Address 9487 Brook Forest Circle
Helena, AL 35080

Date of Sale 3/14/2014
Total Purchase Price \$ 92,500.00
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 5-14-14

Print Brandi M. Peoples

Sign [Signature]

Unattested _____

(Grantor/Grantee/Owner/Agent) circle one



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fied by)

Print Form

Form RT-1