

THIS INSTRUMENT PREPARED BY:  
Jeff W. Parmer  
Law Offices of Jeff W. Parmer, LLC  
2204 Lakeshore Drive, Suite 125  
Birmingham, AL 35209

SEND TAX NOTICE TO:  
**R H Property Management LLC**  
238 Anna Creek Drive  
Helena, AL 35080

**20191203000447330**  
**12/03/2019 03:54:05 PM**  
**DEEDS 1/4**

STATE OF ALABAMA        )  
  
COUNTY OF JEFFERSON    )

**GENERAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **ONE HUNDRED FORTY FIVE THOUSAND AND 00/100** and NO/100 (**145,000.00**) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Houso LLC** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **R H Property Management LLC** (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in **Shelby County**, State of Alabama, to-wit:

**See Attached Exhibit "A"**

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Property Address: **3191 Lee Street, Pelham, AL 35124**


**\$144,510.00** of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S successors, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this 25 day of November, 2019.

Houso LLC



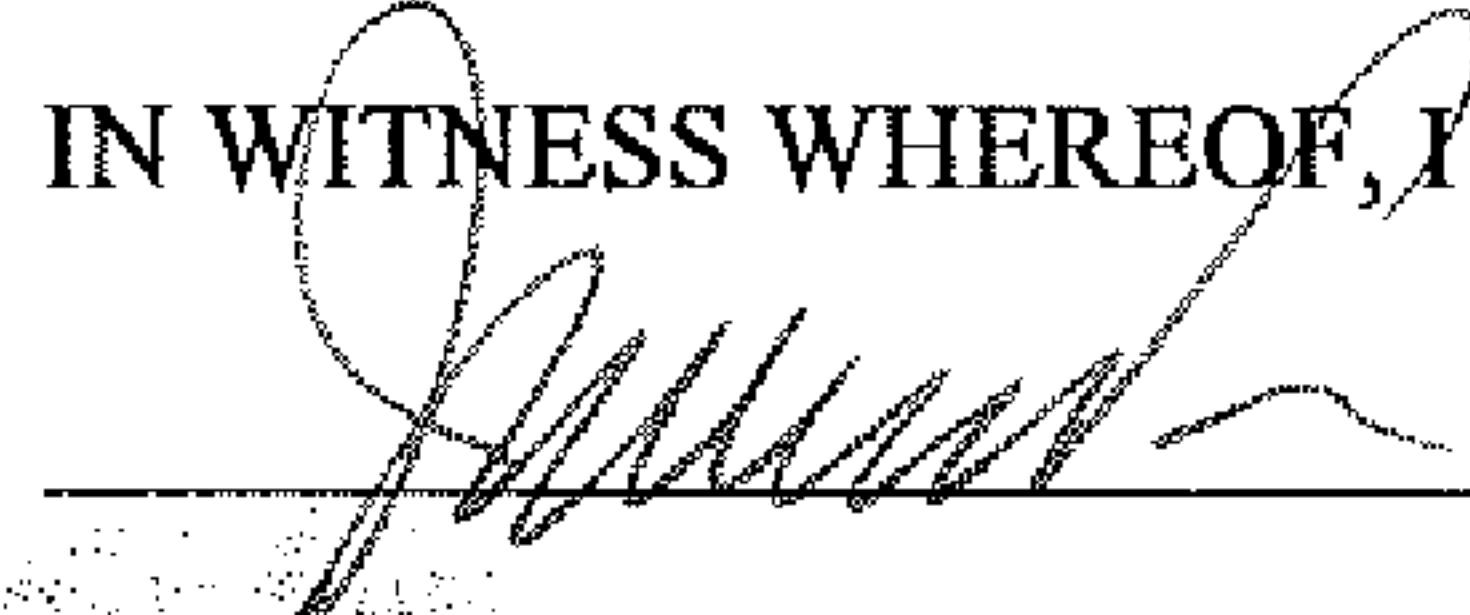
By: Mike Brady  
Its Managing Member

STATE OF Alabama )

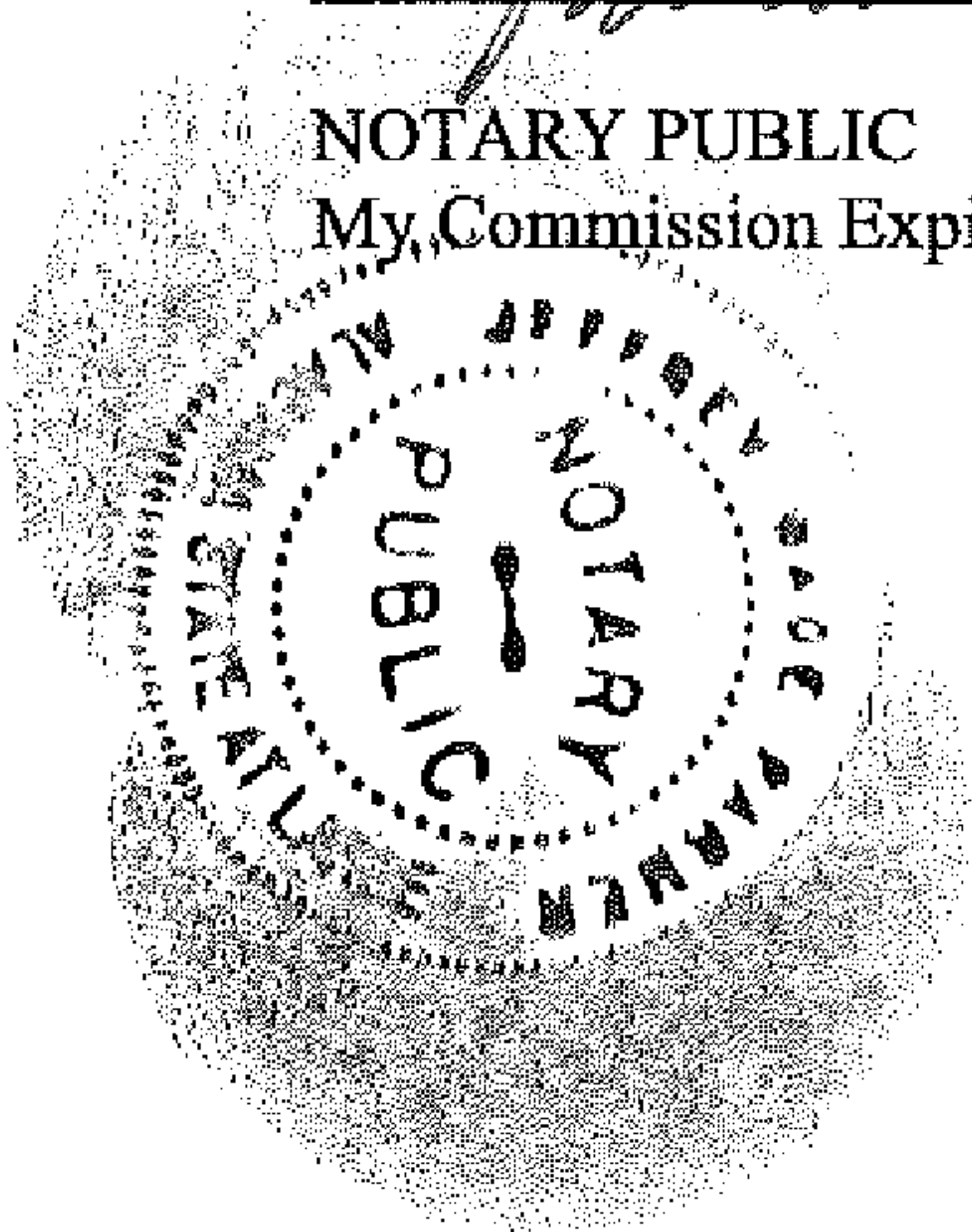
COUNTY OF Jefferson )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Mike Brady** whose name as **Managing Member** of **Houso LLC**, 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 Instrument, he as such **Managing Member** and with full authority, signed his name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 25 day of November, 2019.



NOTARY PUBLIC  
My Commission Expires: 9-13-20



## **Exhibit A**

### **Legal Description**

**A parcel of land located in the Northeast quarter of the Northeast quarter of Section 23 and the Northwest quarter of the Northwest quarter of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:**

**Commence at a 3 inch capped pipe found at the Northeast corner of said Section 23; thence in a Westerly direction along the North line of said Section 23, a distance of 258.00 feet to a point on the Southwest right of way margin of the Atlantic Coast Line Railroad; thence turn a deflection angle left of 117 degrees 16 minutes 59 seconds and along said right of way margin, proceed Southeasterly for 559.50 feet to the POINT OF BEGINNING which is a ½ inch open top pipe found; thence along said right of way margin, continue along last described course for 234.54 feet to an iron pin set; thence departing said right of way margin of Atlantic Coast Line Railroad, turn a deflection angle right of 81 degrees 24 minutes 04 seconds and proceed Southwesterly for 103.58 feet to an iron pin set; thence turn a deflection angle right of 88 degrees 13 minutes 51 seconds and proceed Northwesterly for 233.01 feet to a ¼ inch pin found in block; thence turn a deflection angle right of 92 degrees 09 minutes 31 seconds and proceed Northeasterly for 145.84 feet to the POINT OF BEGINNING.**

**LESS AND EXCEPT:**

**A parcel of land situated in the Northeast Quarter of the Northeast Quarter of Section 23, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:**

**Commence at a 3 inch capped iron at the Northeast corner of said quarter-quarter section; thence run West along the North line of said quarter-quarter section for a distance of 258.00 feet to a point on the Southwest right of way line of Atlantic Coast Railroad; thence turn a deflection angle to the left of 117 degrees 16 minutes 59 seconds and run in a Southeasterly direction along said Southwest right of way line for a distance of 559.50 feet to a 1/2 inch open top iron found; thence turn a deflection angle to the right of 82 degrees 09 minutes 22 seconds and run Southwesterly for a distance of 90.19 feet to an iron pin set with SSI cap at the Point of Beginning; thence turn a deflection to the left of 92 degrees 56 minutes 2 seconds and run in a Southeasterly direction for a distance of 61.53 feet to an iron pin set with SSI cap, thence turn an interior angle to the left of 87 degrees 03 minutes 59 seconds and run in a Southwesterly direction for a distance of 54.89 feet to a point on the Northeast right of way line of Lee Street, thence turn an interior angle to the left of 92 degrees 35 minutes 56 seconds and run in a Northwesterly direction along said Northeast right of way line for a distance of 61.51 feet to a 1/2 in open top iron found (bent), thence turn a deflection angle to the right of 92 degrees 35 minutes 56 seconds (92 degrees 09 minutes 31 seconds deed) and run in a Northeasterly direction for a distance of 54.53 feet to the Point of Beginning.  
Situating in Shelby County, Alabama.**

**Real Estate Sales Validation Form**

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

Grantor's Name Houso LLC  
 Mailing Address 12830 Hillcrest  
Suite 111  
Dallas, TX 75230

Grantee's Name R H Property Management LLC  
 Mailing Address 238 Anna Creek Drive  
Helena, AL 35080

Property Address 3191 Lee Street  
Pelham, AL 35124

Date of Sale 11/26/2019  
 Total Purchase Price \$ 145000.00  
 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  Appraisal  
 Sales Contract  Other  
 Closing Statement

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 11/27/19

Print Jeff W. Parmer

Unattested

Sign 

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

eForms



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 12/03/2019 03:54:05 PM  
 S31.50 CHARITY  
 20191203000447330

*Alvin S. Beyl*

**Form RT-1**