

STATE OF ALABAMA )  
COUNTY OF SHELBY )

**SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS THAT GILBERT M. SIMAS, an unmarried man(herein, "Grantor"), whose address is 5107 NE 130th Street, Vancouver, WA 98686, for and in consideration of ZERO AND 00/100 Dollars (\$0.00) and other good and valuable consideration, receipt of which is hereby acknowledged, hereby GRANTS, BARGAINS, SELLS AND CONVEYS to FATIMAS REALITY GROUP DE LLC, a Delaware limited liability company (herein, "Grantee"), whose address is 9450 SW Gemini Drive PMB 24942, Beaverton, OR 97008, all of Grantor's interest in and to that real property in Shelby County, Alabama, described as follows:

SEE EXHIBIT A ATTACHED HERETO.

SOURCE OF TITLE: SEE EXHIBIT A ATTACHED

PROPERTY ID: SEE EXHIBIT A ATTACHED

REAL PROPERTY TAX: \$ \_\_\_\_\_ due and payable by December 31<sup>st</sup> of the current year

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's assigns, FOREVER.

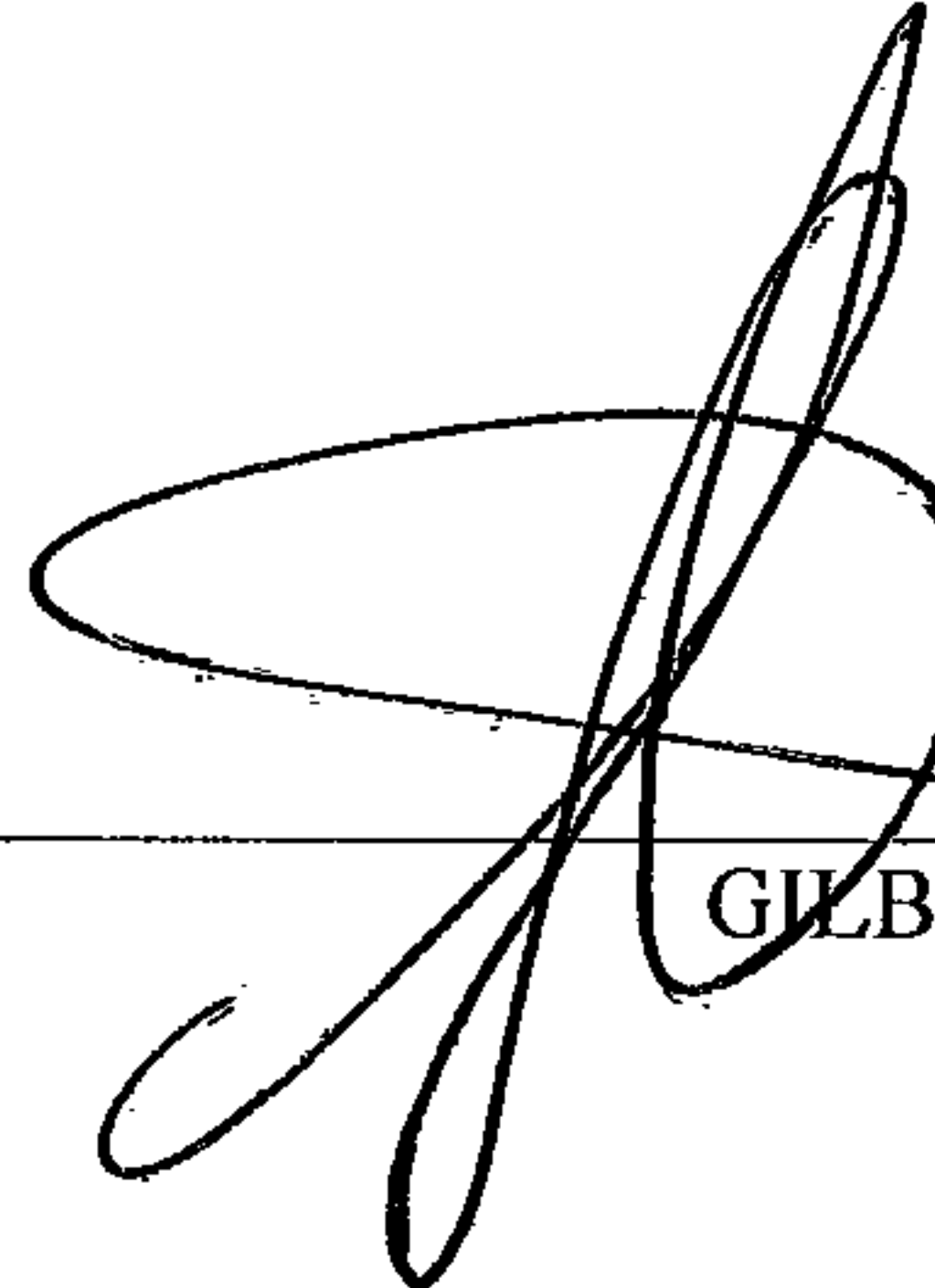
THIS CONVEYANCE IS MADE SUBJECT TO any and all real property taxes which may be due and payable with respect to said property, and all restrictive covenants, easements, rights-of-way, and prior mineral reservations, if any, applicable to said property of record in the Office of the Judge of Probate of Shelby County, Alabama.

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 or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

This property is not the homestead real property of Grantor.

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this 9<sup>th</sup> day  
of December, 2020.

GRANTOR:


  
\_\_\_\_\_  
(SEAL)  
GILBERT M. SIMAS

STATE OF WA  
COUNTY OF Clark

I, Natalie Rodriguez, the undersigned Notary Public in and for said State and County, hereby  
certify that GILBERT M. SIMAS, an unmarried man, whose name 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 said  
conveyance, said person executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9<sup>th</sup> day of December, 2020.

[Affix Notary Seal]

  
\_\_\_\_\_  
SIGNATURE OF NOTARY PUBLIC

My commission expires: 12-09-2022

This instrument was prepared by:

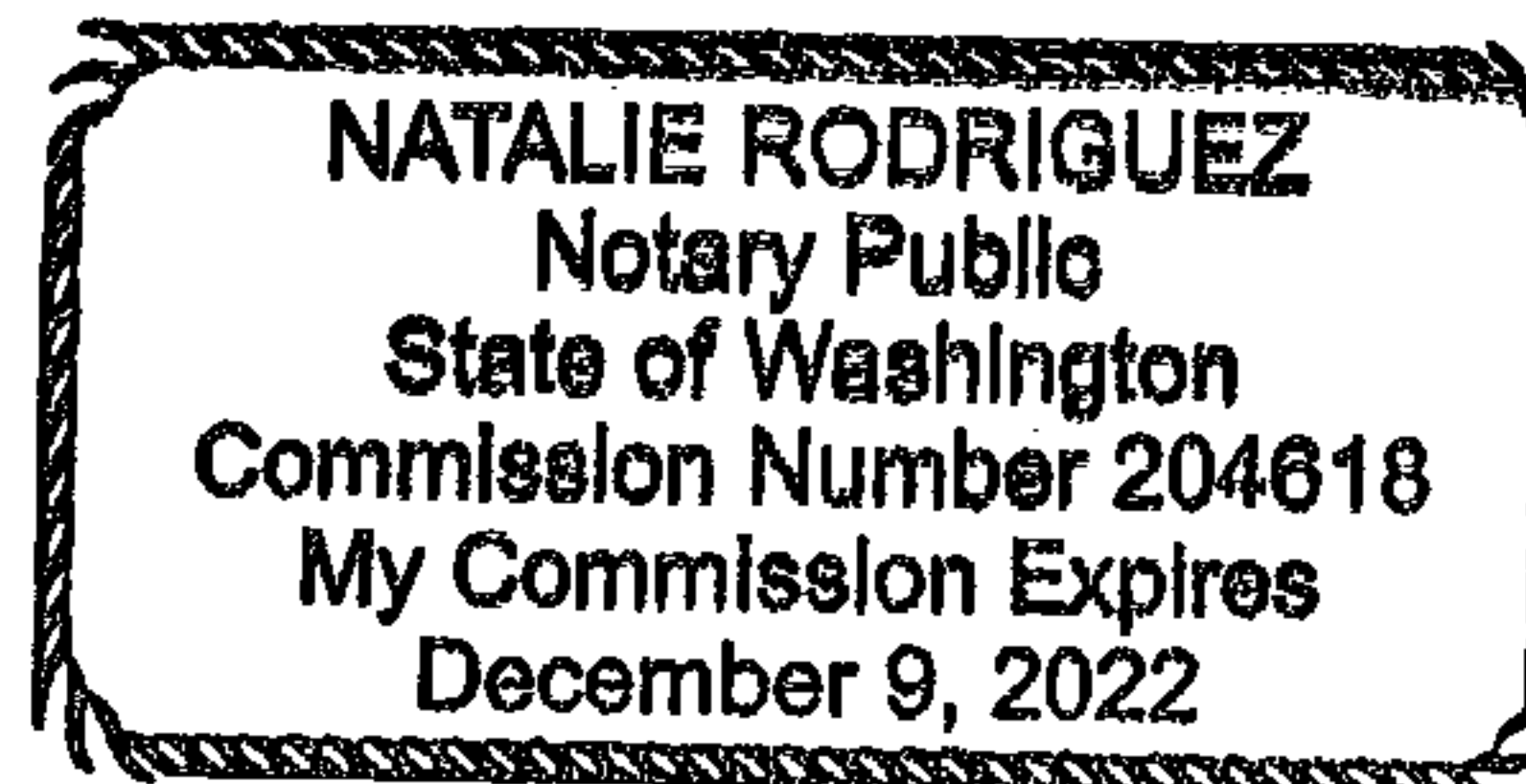
RAVEN PERRY-BEACH, ESQ.  
423 LITHIA PINECREST ROAD  
BRANDON, FL 33511

When recorded, please mail to:

AMY JOHNSON  
OS NATIONAL, LLC - MMT - DEPT. 04  
3097 SATELLITE BOULEVARD  
BUILDING 700, SUITE 400  
DULUTH, GA 30096  
REF. # FATIMAS-REALTY-GROUP-08-SHELBY

The Grantee's address is:

FATIMAS REALTY GROUP DE LLC  
9450 SW GEMINI DRIVE PMB 24942  
BEAVERTON, OR 97008



**EXHIBIT A**

[Legal Description]

Address: 117 Robin St, Calera, AL 35040  
County: Shelby  
Parcel Identification Number: 28 3 05 0 007 014.000  
Client Code: FATIMAS-REALTY-GROUP-08

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

LOT 16A, ACCORDING TO THE RESURVEY OF LOTS 14 THRU 17 AND LOT D - DETENTION POND OF NOTTINGHAM, PHASE 3, AS RECORDED IN MAP BOOK 36, PAGE 122, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

PRIOR INSTRUMENT REFERENCE: DEED INSTRUMENT NUMBER 20200527000211590 OF THE SHELBY COUNTY, ALABAMA RECORDS.

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Address: 149 King Richards Way, Calera, AL 35040  
County: Shelby  
Parcel Identification Number: 28 3 05 0 003 023.000  
Client Code: FATIMAS-REALTY-GROUP-10

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

LOT 28, ACCORDING TO THE FINAL PLAT OF NOTTINGHAM, PHASE 1, AS RECORDED IN MAP BOOK 28, PAGE 127, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

PRIOR INSTRUMENT REFERENCE: WARRANTY DEED INSTRUMENT NUMBER 20200630000269880 OF THE SHELBY COUNTY, ALABAMA RECORDS.

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Address: 447 Sherwood Cir, Calera, AL 35040  
County: Shelby  
Parcel Identification Number: 28 3 05 0 012 031.000  
Client Code: FATIMAS-REALTY-GROUP-16

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

LOT 141, ACCORDING TO THE SURVEY OF NOTTINGHAM, SECTOR 4, AS RECORDED IN MAP BOOK 43, PAGE 58, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

PRIOR INSTRUMENT REFERENCE: WARRANTY DEED INSTRUMENT NUMBER 20200630000269440 OF THE SHELBY COUNTY, ALABAMA RECORDS.

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*The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*





Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/12/2021 01:39:01 PM  
\$267.00 CHERRY  
20210112000019410

20210112000019410 01/12/2021 01:39:01 PM DEEDS 5/5

*Alvin S. Byrd*

### Real Estate Sales Validation Form

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

Grantor's Name GILBERT M. SIMAS  
Mailing Address 5107 NE 130th Street  
Vancouver, WA 98686

Grantee's Name FATIMAS REALITY GROUP DE LLC  
Mailing Address 9450 SW Gemini Drive PMB 24942  
Beaverton, OR 97008

Property Address See attached Exhibit A  
117 Robin St. Calera  
149 King Richards Way, Calera  
447 Sherwood, Cir, Calera

Date of Sale 12/15/2020  
Total Purchase Price \$ 0.00  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 232,940

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 Tax Assessor

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 12/09/2020

Print

Sign

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Rtlp v Hqto

Form RT-1