

WARRANTY DEED

State of Alabama

Send Tax Notice to: ARVM 5, LLC,
5001 Plaza on the Lake, Suite 200,
Austin, TX 78746

Shelby County

Know all men by these presents:

That in consideration of ONE HUNDRED SIXTY-EIGHT THOUSAND TWO HUNDRED DOLLARS (\$168,200.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the

receipt whereof is acknowledged, we, **David Blair now known as Robert David Blair and Brei Greer, husband and wife** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey

unto: **ARVM 5, LLC**, mailing address 5001 Plaza on The Lake, Suite 200, Austin, TX 78746 (herein

referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 2-A, according to the Survey of Melton Street Parcel 1-A, as recorded in Map Book 36, Page 32, in the Probate Office of Shelby County, Alabama, situated in Shelby County, Alabama.

Being previously described as:

Commence at the intersection of the South line of the Southwest one-fourth of the Northeast one-fourth of Section 3, Township 24 North, Range 12 East, Shelby County, Alabama and the West Right-of-Way of Melton Street, as now located in the City of Montevallo, Alabama, thence proceed North 00 degrees 39 minutes 35 seconds West along the West Right-of-Way of said Melton Street for a distance of 190.64 feet (set PK nail) to the point of beginning. From this beginning point proceed North 87 degrees 03 minutes 05 seconds West for a distance of 144.54 feet (set W rebar); thence proceed North 00 degrees 23 minutes 20 seconds West for a distance of 147.25 feet to a capped rebar in place; thence proceed North 88 degrees 05 minutes 32 seconds East for a distance of 144.18 feet to a 2" iron in place being located on the West Right-of-Way of said street, thence proceed South 00 degrees 26 minutes 59 seconds East along the West Right-of-Way of said street for a distance of 159.49 feet to the point of beginning.

The above described land is located in the Southwest one-fourth of the Northeast one-fourth of Section 3, Township 24 North, Range 12 East, Shelby County, Alabama.

Property Commonly known as: 206 Melton Street, Montevallo, AL 35115

Parcel #: 36 2 03 1 003 032.000

Prior Instrument Reference recorded as 20180108000006370, on 01/08/2018, in the Public Records of the Judge of Probate of Shelby County, State of Alabama.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs 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 heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF We have hereunto set our hands and seals, this 29 day of June, 2021.

David Blair

**David Blair now known as
Robert David Blair**

Brei Greer

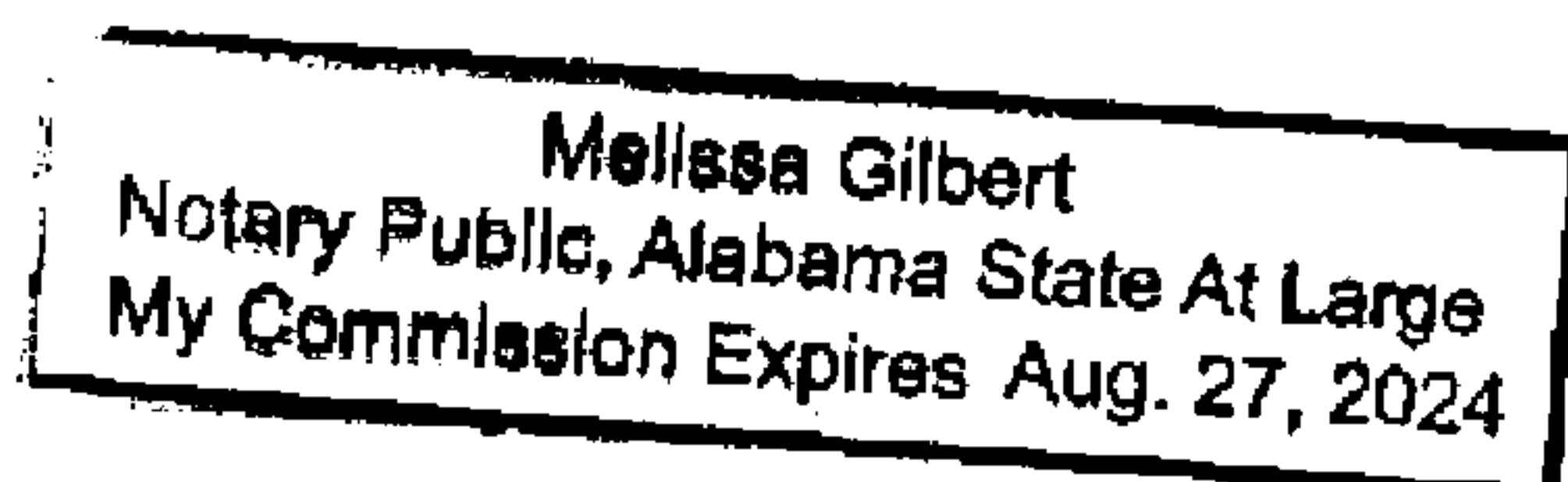
Brei Greer

STATE OF Alabama
COUNTY Shelby

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that **David Blair now known as Robert David Blair and Brei Greer**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance Warranty Deed executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29 day of June, 2021.



Melissa Gilbert
NOTARY PUBLIC

MY COMMISSION EXPIRES: 8/27/24

Prepared by:
Parker Law Firm, LLC
Jeremy L Parker
1560 Montgomery Hwy Ste 205
Birmingham, AL 35216



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/08/2021 08:23:51 AM
S200.50 JOANN
20210708000330190

Allen 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 DAVID BLAIR NKA ROBERT DAVID BLAIR & BREI GREER
Mailing Address 240 MELTON STREET
MONTEVALLO, AL 35115

Grantee's Name ARVM 5, LLC
Mailing Address 5001 PLAZA ON THE LAKE, SUITE 200
AUSTIN, TX 78746

Property Address 206 MELTON STREET
MONTEVALLO, AL 35115

Date of Sale 06/29/2021

Total Purchase Price \$ 168,200.00

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 6/29/21

Print David Blair Brei Greer

☐ Unattested

(verified by)

Sign

David Blair *Brei Greer*
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1