

When Recorded Mail to:

SPRUCE
6100 TENNYSON PARKWAY
PLANO, TX 75024

Prepared By:

LYNN BYRD, ATTORNEY AT LAW
O/B/O BC LAW FIRM, P.A.
PO BOX 44
MONROEVILLE, AL 36461

Send Tax Messages To:

RS RENTAL III-A, LLC
32 MERCER ST, 4TH FLOOR
NEW YORK, NY 10013

WARRANTY DEED

For good consideration, I (we) **OP GOLD, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, whose mailing address is 2150 E Germann Rd Ste 1, Chandler, AZ 85286, hereby bargain, deed and convey to **RS RENTAL III-A, LLC**, whose mailing address is 32 MERCER ST, 4TH FLOOR, NEW YORK, NY 10013, the following described land in SHELBY County, State of Alabama, free and clear with WARRANTY COVENANTS; to wit:

Lot 11, Block 2, Alabaster Highlands, as shown by subdivision map recorded in Map Book 4, Page 43, in the Probate Office of Shelby County, Alabama.

APN: 23 2 03 1 001 065.001

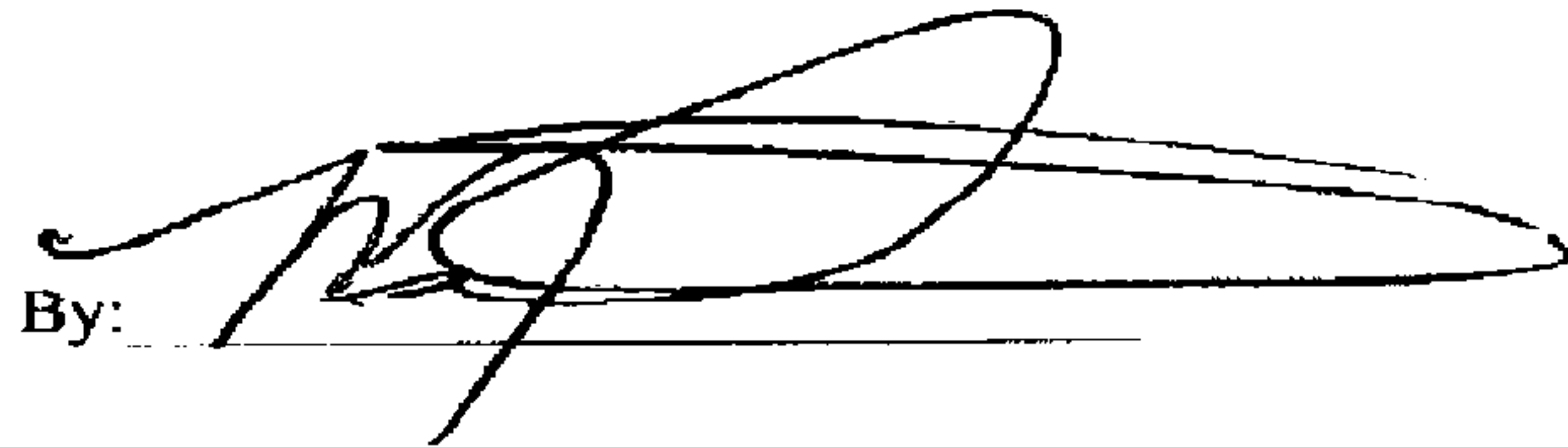
Property Address: 340 12TH ST SW, ALABASTER, AL 35007

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as foresaid; that I (we) will, and my (our) heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereto set his/her hand and signature to this instrument of conveyance on this 30 day of March, 2022

OP GOLD, LLC, A DELAWARE LIMITED LIABILITY COMPANY

By: 

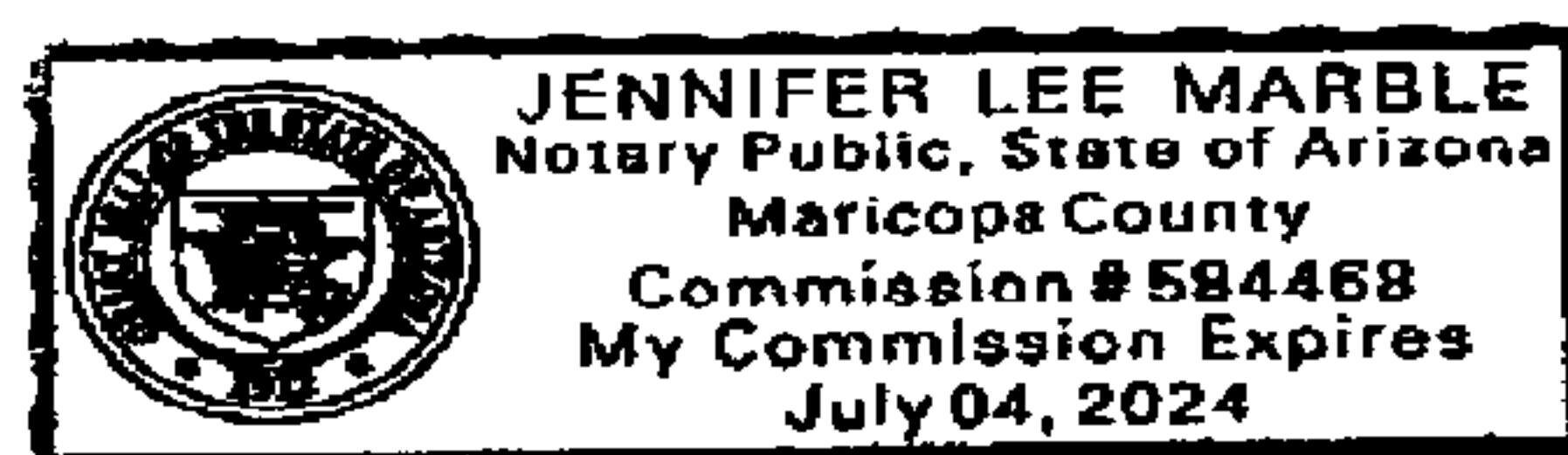
Name: Melinda Kingmixay [Signers Name]
Its: Authorized Signer [Signers Title]

State of Arizona
County of Maricopa

I, Jennifer Lee Marble a Notary Public in and for the County in said State (or for said State at large), hereby certify that Melinda Kingmixay whose name as Authorized Signer (title) of **OP GOLD, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, a corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing instrument, he/she, as such officer and with full authority, executed same voluntarily for and as the act of said **OP GOLD, LLC, A DELAWARE LIMITED LIABILITY COMPANY** on the same day bears date.

Given under my hand (and official seal of office) this 30 day of March, 2022


Notary Public
My commission expires: 7/4/24





Filed and Recorded 20220331000131650 03/31/2022 12:34:15 PM DEEDS 3/3
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/31/2022 12:34:15 PM
\$223.00 BRITTANI
20220331000131650

Alvin S. Byrd

DocuSign Envelope ID: E839C9CD-EFDA-4503-BB0B-929BA98F8DC7

Real Estate Sales Validation Form

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

Grantor's Name RS Rental III-A, LLC
Mailing Address 32 MERCER ST, 4TH FLOOR,
NEW YORK, NY 10013

Grantee's Name OP GOLD, LLC, A DELAWARE LIMITED
Mailing Address LIABILITY COMPANY
2212 E. Williams Field Rd. Ste 215
Gilbert AZ 85295

Property Address 340 12TH ST SW,
ALABASTER, AL 35007,

Date of Sale 03/31/2022
Total Purchase Price \$ 195,000.00
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 3/30/2022

Print Briana Williams

☐ Unattested

Sign

DocuSigned by:

Briana Williams

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1