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05/10/2022 02:04:09 PM
DEEDS 1/3

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
McLean SFR Investment, LLC
6863 Carnegie Blvd
STE 430
Charlotte, NC
28211

22-0564 ①

GENERAL WARRANTY DEED

STATE OF ALABAMA }
COUNTY OF SHELBY } **KNOW ALL MEN BY THESE PRESENTS:**

THAT IN CONSIDERATION OF Two Hundred Sixty-Three Thousand Dollars and NO/100 (\$263,000.00) to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, Shannon Reid Crull, as Administrator/Personal Representative of the **Estate of Thomas Abney Brown, Jr.**, deceased, Probate Case No. PR-2022-000187, Shelby County, Alabama, (herein referred to as Grantor), grant, sell, bargain and convey unto, **McLean SFR Investment, LLC** (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama to wit:

Lot 225, according to the Final Plat of Camden Cove West, Sector 3, Phase 3, as recorded in Map Book 39, Page 131, in the Probate Office of Shelby County, Alabama.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.


None of the above consideration was secured by and through a purchase money mortgage closed herewith. Shannon Reid Crull is acting in her fiduciary capacity only and has not ever lived on the subject property.

TO HAVE AND HOLD the said tract or parcel of land unto the said Grantee, its successors and assigns forever.

And as Administrator/Personal Representative for the estate, and for the heirs, executors, successor administrators and each and every interested party in the Estate of Thomas Abney Brown, Jr., deceased, Probate Case No. PR-2022-000187, Shelby County, Alabama, I covenant with the said Grantee, its successors and assigns, that the estate is lawfully seized in fee simple of said premises and I am authorized to convey the same by virtue of my appointment and court approval; that they are free from all encumbrances, unless otherwise noted above; that as Administrator/Personal Representative, I have good right to sell and convey the same as aforesaid; that I will, and the heirs, executors and administrators of the Estate of Thomas Abney Brown, Jr., deceased, Probate Case No. PR-2022-000187, Shelby County, Alabama shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

22-0564

4th IN WITNESS WHEREOF, the undersigned Grantor has hereunto set his/her hand and seal, this day of May, 2022.


Administrator/Per. Rep.
**Shannon Reid Crull, as Personal Representative of
the Estate of Thomas Abney Brown, Jr., deceased, Probate
Case No. PR-2022-000187, Shelby County, Alabama**

Notary Acknowledgment

**STATE OF ALABAMA
COUNTY OF JEFFERSON**

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Shannon Reid Crull, whose name as Administrator/Personal Representative of the Estate of Thomas Abney Brown, Jr., deceased, Probate Case No. PR-2022-000187, Shelby County, Alabama** is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily and with full authority on behalf of said estate on the day the same bears date.

Given under my hand and official seal this the 4th day of May, 2022.

Notary Seal

Kyndal Chase Goalen
Notary Public, Alabama State At Large
My Commission Expires June 12, 2023


Notary Public
My commission expires: 6/12/2023



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/10/2022 02:04:09 PM
 \$291.00 PAYGE
 20220510000192080

Alex S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name Estate of Brown Grantee's Name McLean SFR Investor
 Mailing Address 245 Addison Drive Mailing Address 6863 Carnegie Blvd
Calera, AL 35040 STE 430
Charlotte, NC 28211

Property Address 245 Addison Drive Date of Sale 5-6-2022
Calera, AL 35040 Total Purchase Price \$ 263,000
 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 5-6-2022

Print James Y...

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1