20220609000230580 06/09/2022 09:44:45 AM DEEDS 1/3

THIS INSTRUMENT PREPARED BY:

Jeff W. Parmer

Law Offices of Jeff W. Parmer, LLC

2204 Lakeshore Drive, Suite 125

Birmingham, AL 35209

STATE OF ALABAMA

GENERAL WARRANTY DEED

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED TWENTY SEVEN THOUSAND AND 00/100 (\$227,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, Jessica Grantham, a married person (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, Resicap Alabama Owner II LLC, a Delaware Limited Liability Company (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 2, according to the Survey of Oakwood, as recorded in Map Book 38, Page 116, in the Probate Office of Shelby County, Alabama.

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

The property conveyed does not constitute the homestead of the grantor's spouse.

Jessica Grantham is one and the same as Jessica Marie Christian, the grantee of the deed recorded in Instrument #20090227000070490.

Property Address: 102 Rockbrook Lane, Pelham, AL 35124

\$0.00 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 heirs, 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 heirs, 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.

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IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her hand and seal this day of June, 2022.

STATE OF ALABAMA

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Jessica Grantham 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 the Instrument, he/she signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this _____ day of June, 2022.

Jeff W. Parmer

NOTARY PUBLIC

My Commission Expires: 09/13/2024

JEFFREY WADE PARMER My Commission Expires September 13, 2024

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Real Estate Sales Validation Form

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

Grantor's Name	Jessica Grantham		Grantee's Name	Resicap Alabama Owner Il LLC. a
Mailing Address			Mailing Address	Delaware Limited Liability Company 3595 Grandview Parkway, Suite 250
	Hoover, AL 35226		Maining Address	Birmingham, AL 35243
Property Address	102 Rockbrook Lane			
	Pelham, AL 35124		Date of Sale	June 6, 2022
			Total Purchase Price	e <u>\$227,000.00</u>
			Or Actual Value	•
			Or	<u> </u>
			Assessor's Market Val	lue <u>\$</u>
<u> </u>				e following documentary evidence:
(check one) (Re	ecordation of documenta	ry evidence is not r	T Hee	l and Recorded
Bill of S	lale	Apprais	Judg	cial Public Records ge of Probate, Shelby County Alabama, County
Sales Contract Of Suite			ا م ا	k by County, AL
			(V—V)	9/2022 09:44:45 AM 5.00 JOANN
_XClosing S	tatement	· <u>········</u>	**************************************	0609000230580 Qui 5.Be
If the conveyor	ice document presented f	or recordation cont	ains all of the regi	uired information referenced above,
_	s form is not required.	OI ICCOIGGETOIX COIIC		
		Tmatmaati		
<u> </u>		Instructi		one conveying interest to property
	and mailing address - property and mailing address.	ovide the name of t	me person or perso	ons conveying interest to property
Grantee's name being conveyed	-	covide the name of	the person or person	ons to whom interest to property is
A	ss - the physical address to the property was conv		ng conveyed, if ava	ailable. Date of Sale - the date on
-	price - the total amount price instrument offered for		se of the property,	both real and personal, being
conveyed by th	if the property is not being instrument offered for assessor's current market	record. This may be	ue of the property, e evidenced by an	both real and personal, being appraisal conducted by a licensed
current use value valuing propert Alabama 1975 I attest, to the baccurate. I furth	uation, of the property as for property tax purpos § 40-22-1 (h). Sest of my knowledge and	determined by the ses will be used and alse statements clair	local official char the taxpayer will ormation contained med on this form	e of fair market value, excluding ged with the responsibility of be penalized pursuant to Code of d in this document is true and may result in the imposition of the
	B			
Date <u>6-6-2022</u>	rint	Jeff W. Parmer		
Unattest	45.00.00.00.00.00.00.00.00.00.00.00.00.00	**************************************	Sign). The simple one
	(verified by)		(Grantor/Gran	ntee/Owner/Agent) circle one
				Form RT-1