

THIS INSTRUMENT PREPARED BY:
JOEL R. BLANKENSHIP, ATTORNEY
1201 NORTH 19TH STREET
BIRMINGHAM, AL 35234

SEND TAX NOTICE TO:
RHA 1 – BIRMINGHAM, LLC
3505 Koger Blvd. Ste 400
Duluth, GA 30096

WARRANTY DEED (Without Survivorship)

Shelby County, AL 05/30/2014
State of Alabama
Deed Tax: \$165.00

STATE OF ALABAMA)
JEFFERSON COUNTY)

That in consideration of One Hundred Sixty-five Thousand no/100 (\$165,000.00) Dollars, to the undersigned GRANTORS (whether one or more), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we, MELISSA LOCKHART, a married woman, (herein referred to as GRANTORS, whether one or more), do grant, bargain, sell and convey unto RHA 1 – BIRMINGHAM, LLC, (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

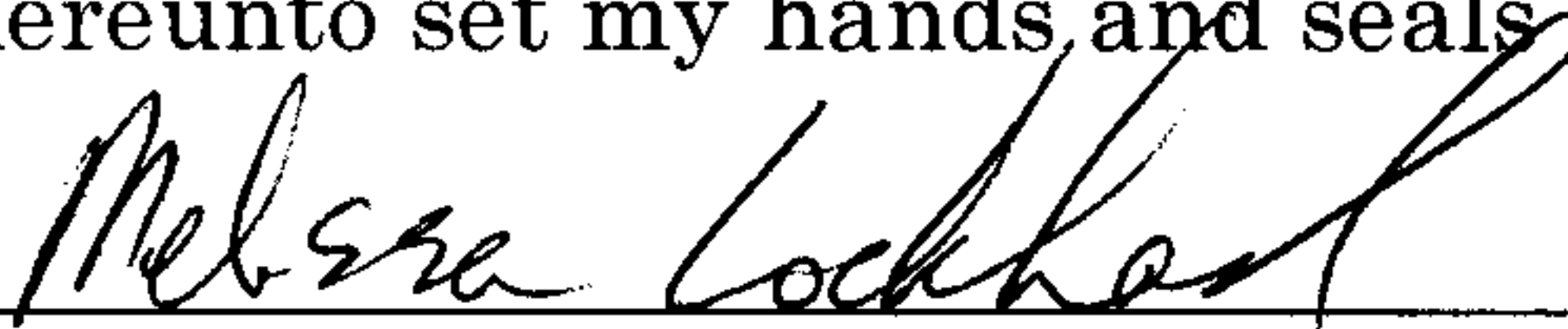
Lot 22, Block 2, according to the Survey of Gross' Addition to Altadena South 2nd Phase, 1st Sector, as recorded in Map Book 6, Page 17, in the Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes for the current tax year.
Also subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.

This property is not the homestead of the undersigned Grantor.

TO HAVE AND TO HOLD to the grantee, its successors and assigns forever. And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, its successors 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 aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

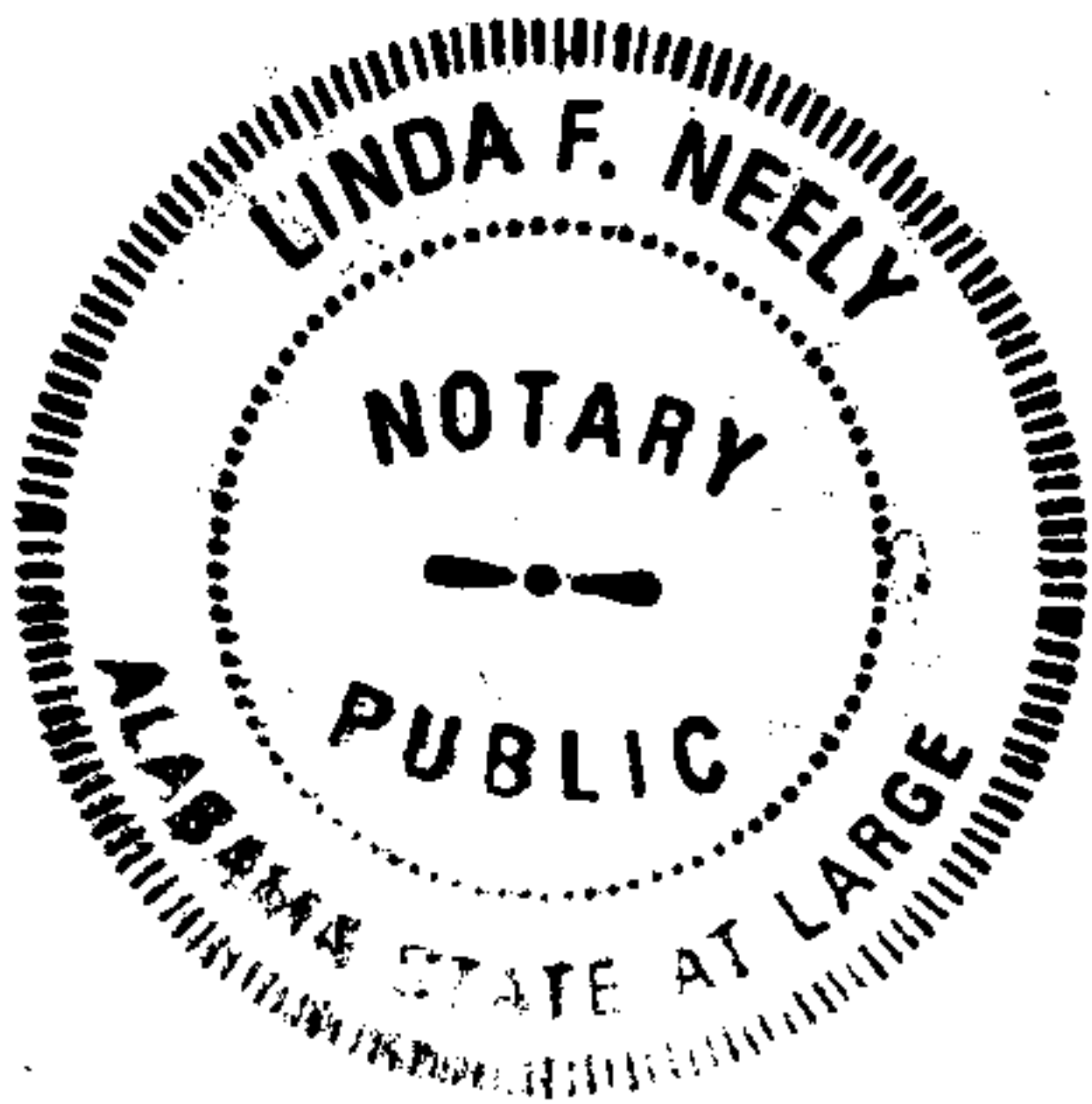
IN WITNESS WHEREOF, we have hereunto set my hands and seals this the 22 day of May, 2014.

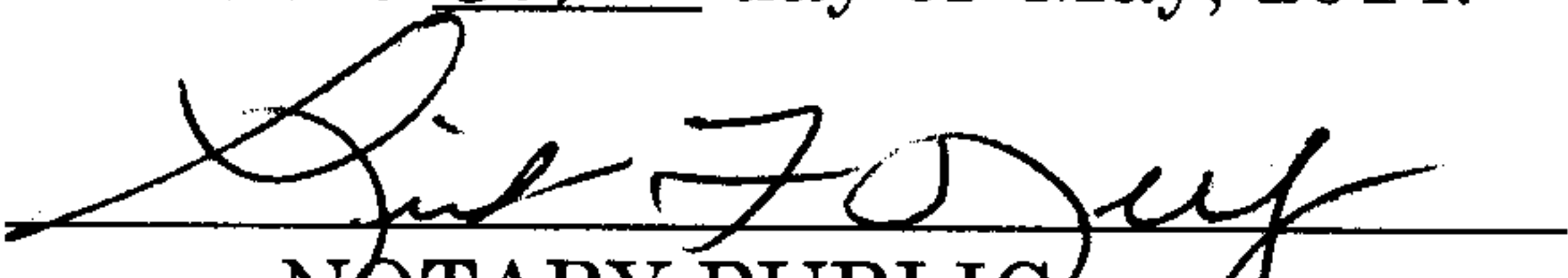
 (SEAL)
MELISSA LOCKHART

STATE OF ALABAMA)
JEFFERSON COUNTY)


20140530000163350 1/2 \$182.00
Shelby Cnty Judge of Probate, AL
05/30/2014 01:21:41 PM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MELISSA LOCKHART, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me, on this day, that being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this the 22nd day of May, 2014.




NOTARY PUBLIC

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: AUGUST 4, 2014

Real Estate Sales Validation Form

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

Grantor's Name: Melissa Lockhart
Mailing Address:
2790 Stevens Creek Road, Birmingham, AL 35244

Grantee's Name: RHA 1 - Birmingham, LLC
Mailing Address:
3505 Koger Blvd. Ste 400, Duluth, GA 30096

Property Address:
2790 Stevens Creek Road, Birmingham, AL 35244

Date of Sale: May 22nd, 2014
Total Purchase Price : \$165,000.00
or
Actual Value: \$ _____
or
Assessors 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: 5/22/14

Melissa Lockhart
PRINT NAME

Melissa Lockhart
SIGN

☐ Unattested
(verified by) (Grantor/Grantee/Owner/Agent) circle one


20140530000163350 2/2 \$182.00
Shelby Cnty Judge of Probate, AL
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