

Prepared by:
JUL ANN McLEOD, Esq.
1957 Hoover Court, Suite 306
Birmingham, AL 35226

20160222000054820
02/22/2016 01:57:43 PM
DEEDS 1/3

Send Tax Notice to:
Rex Residential Property Owner, LLC
3 Cordes Street
Charleston, SC 29401

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED THOUSAND AND NO/100 DOLLARS (\$100,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, **JUSTIN BARKER and LAURIE BARKER, husband and wife** (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantee, **REX RESIDENTIAL PROPERTY OWNER, LLC** (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 198, according to the Final Plat of Stonecreek Phase I, as recorded in Map Book 32, Page 92, in the Probate Office of Shelby County, Alabama.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, mineral/mining rights, and declarations, if any, of record.

\$100,000.00 of the above-recited consideration is being paid in cash.

Grantee herein is prohibited from conveying captioned property for ANY sales price for a period of 30 days from the date of this deed. After this 30-day period, Grantees are further prohibited from conveying the property for a sales price greater than \$120,000.00 (120% of short sale price) until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, its heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantee, and with its heirs and assigns, that Grantors are 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 hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantee, and its heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 19th day of February, 2016.



JUSTIN BARKER



LAURIE BARKER

STATE OF ALABAMA)

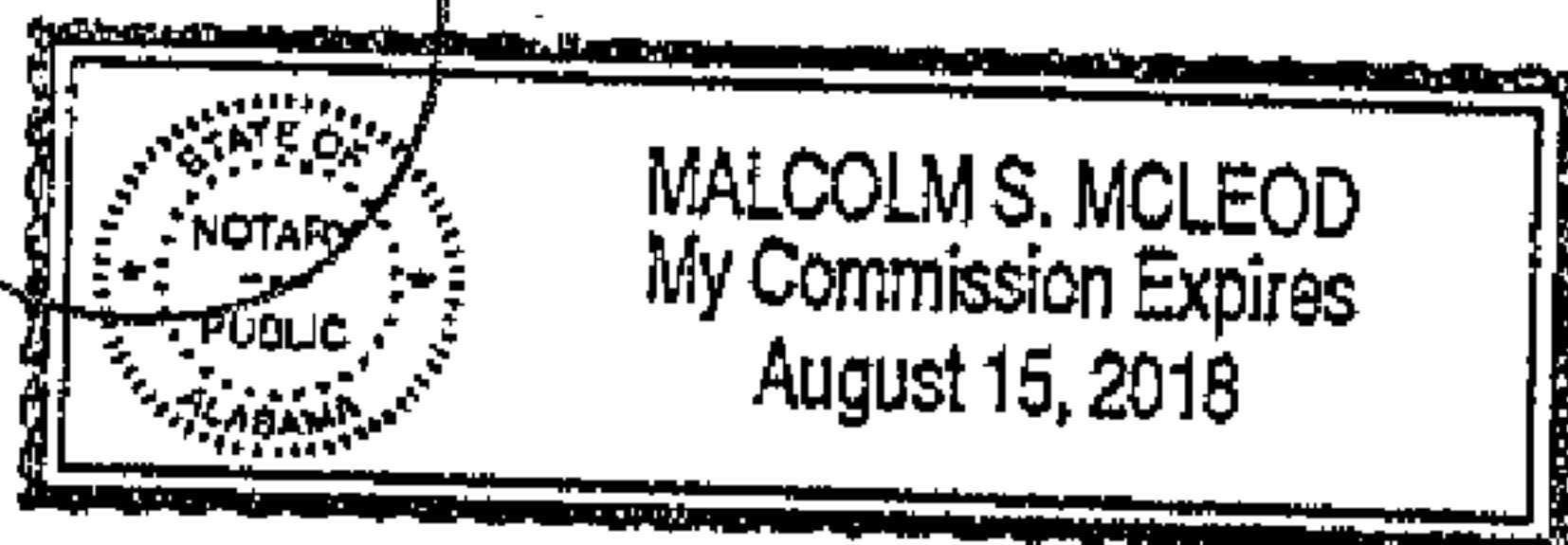
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **JUSTIN BARKER** and **LAURIE BARKER**, 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 instrument, they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 19th day of February, 2016.

NOTARY PUBLIC

My commission expires:



Real Estate Sales Validation Form

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

Grantor's Name JUSTIN BARKER and LAURIE BARKER
Mailing Address 1116 INDEPENDENCE DRIVE
ALABASTER, AL 35007
Property Address 232 CREEKSTONE TRAIL
CALERA, AL 35040

Grantee's Name REX RESIDENTIAL PROPERTY OWNER, LLC
Mailing Address 3 CORDES STREET
CHARLESTON, SC 29401
Date of Sale February 19, 2016

20160222000054820 02/22/2016 01:57:43
PM DEEDS 3/3

Total Purchase Price \$100,000.00
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 ☐ Appraisal
☐ Sales Contract ☐ Other
☒ Closing Statement

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 February 19, 2016

Print Malcolm S. McLeod

☐ Unattested

(Signature)
(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

My Commission Expires
March 8th, 2018



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/22/2016 01:57:43 PM
\$120.00 CHERRY
20160222000054820

(Signature)