

20170508000158260  
05/08/2017 11:07:02 AM  
DEEDS 1/3

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

Send Tax Notice To:  
**BARP II, LLC**  
9 Office Park Cir #215  
Birmingham, AL 35223

**WARRANTY DEED**

**STATE OF ALABAMA            }**  
**COUNTY OF SHELBY         }**

KNOW ALL MEN BY THESE PRESENTS: THAT IN CONSIDERATION OF **One Hundred Three Thousand and NO/100 Dollars (\$103,000.00)** to the undersigned, **Gateway Group Enterprises, Inc., an Alabama Corporation**, (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, sell, bargain and convey unto **Birmingham Area Rental Properties, II, LLC, a Delaware Limited Liability Company**, (herein referred to as Grantee), the following described real estate, situated in **Shelby County, Alabama** to wit:

**Lot 2, according to the Survey of Laurel Woods, as recorded in Map Book 16, Page 24, in the Probate office of Shelby County, Alabama.**

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


\$132,000.00 of the above consideration was secured by and through the purchase money mortgage closed and recorded herewith.

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 Grantee, its successors and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with the said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

M170448A

IN WITNESS WHEREOF, the said GRANTOR, by its Director, Jason Hollon, who is authorized to execute this conveyance, has hereto set his signature and seal on the date stated in the notary acknowledgement, however, the same shall not be effective until the 5th day of May, 2017.

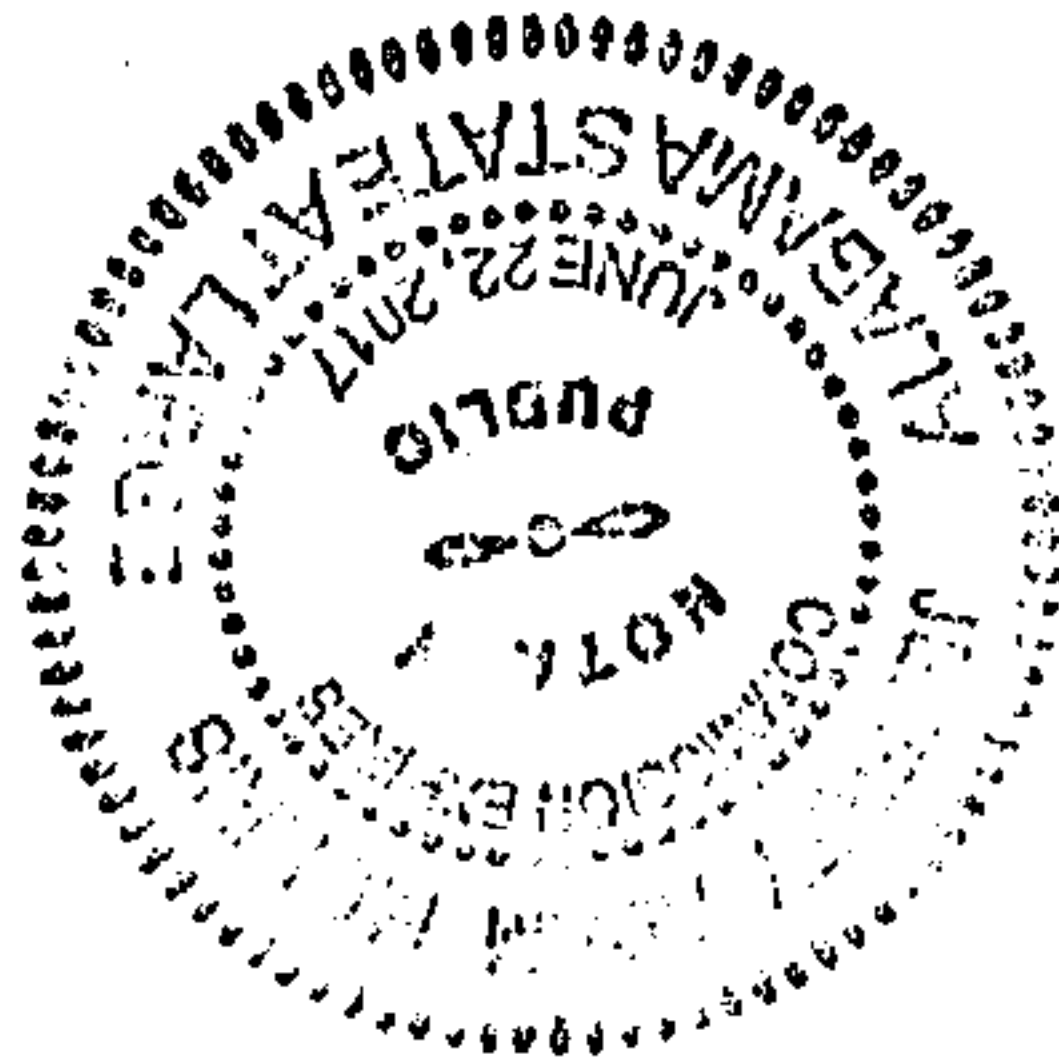
 (SEAL)  
Gateway Group Enterprises, Inc., an Alabama  
Corporation  
By: Jason Hollon  
Its: Director

STATE OF AL  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Jason Hollon**, whose name as **Director of Gateway Group Enterprises, Inc.**, 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 as such Director and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 5th day of May, 2017

  
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 Gateway Group Grantee's Name BARP II  
 Mailing Address 270 Doug Baker Blvd Mailing Address 9 Office Park Cir  
STE 700-276 #215  
B'ham, AL 35242 B'ham, AL 35223

Property Address 155 Laurel Woods Dr. Date of Sale 5-5-17  
Helena, AL Total Purchase Price \$ 103,000  
35080 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 5-5-17 Print James J. Lee  
 \_\_\_\_\_ Sign \_\_\_\_\_  
 Unattested (verified by) (Grantor/Grantee/Owner/Agent) circle one



Form RT-1



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 05/08/2017 11:07:02 AM  
 \$22.00 CHERRY  
 20170508000158260