File No.: 17009

WARRANTY DEED

20170828000312610 1/5 \$86.00 Challes Cats Judge of Brobate Ol

Shelby Cnty Judge of Probate, AL 08/28/2017 12:57:08 PM FILED/CERT

STATE OF ALABAMA)

SEND TAX NOTICE TO:

COUNTY OF SHELBY)

Rental Resource Group LLC 120 Bishop Circle Pelham, AL 35124 THIS INSTRUMENT PREPARED BY: W. Eric Pitts, W. Eric Pitts, L.L.C. 1109 1st Street South, Alabaster, AL 35007. No title opinion

requested, none rendered.

KNOW ALL MEN BY THESE PRESENTS that Steven Willis Vest, an unmarried man, as surviving grantee under that certain deed dated September 19, 2011 to Steven Willis Vest and Warren Gilbert Vest, recorded on September 29, 2011 in the Office of the Judge of Probate of Shelby County, Alabama at Instrument No. 20110929000289040, and Aarica Maria Cross, a married woman and Ashley Rachel Martin, a married woman, as heirs of the Estate of Warren Gilbert Vest, deceased, Shelby County Probate Case No. PR-2016-000490 (hereinafter "GRANTORS"), for and in consideration of the sum of \$59,000.00, to them in hand paid, the receipt and sufficiency of which is hereby acknowledged, GRANTORS hereby grant, bargain, sell and convey to Rental Resource Group LLC, an Alabama limited liability company (hereinafter "GRANTEE"), in fee simple, that property and interest described as follows::

Lot 5, according to the Survey of Brandywine, Second Sector, as recorded in Map Book 7, Page 6, in the Office of the Judge of Probate of Shelby County, Alabama.

*the above described property is not the homestead of any of the Grantors or their spouses

SUBJECT TO, EXCEPT AND RESERVING: (a) all reservations, easements, rights-of-way, encumbrances, exceptions, covenants, restrictions, and any and all other interests of record affecting the property whatsoever, (b) any and all taxes, dues, assessments or other charges due or to become due on the property, (c) all encumbrances and encroachments which a reasonable inspection of the premises would reveal and (d) any and all mining, mineral or other similar rights interests whatsoever.

TO HAVE AND TO HOLD the foregoing premises, together with all and singular the tenements and appurtenances thereto belonging or any wise appertaining except as otherwise noted or excepted above, to the said GRANTEE, and to its successors and assigns forever.

GRANTORS DO HEREBY COVENANT, for themselves, their successors, heirs and assigns, with GRANTEE, its successors and assigns, that GRANTORS are at the time of these presents lawfully seized in fee simple of the afore granted premises; (b) that they are free from all encumbrances, unless otherwise noted or excepted above, (c) that GRANTORS have a good right to sell and convey the same and (d) that GRANTORS will warrant and defend the said premises to said GRANTEE, its successors and assigns, forever against the lawful claims and demands of all persons.

GRANTORS HAVE HERETO set their hands and seals on My

 $\frac{2017}{}$

Page 1 of 4

Shelby County, AL 08/28/2017 State of Alabama Deed Tax:\$59.00

Steven Willis Vest STATE OF < COUNTY OF 2

Shelby Cnty Judge of Probate, AL

08/28/2017 12:57:08 PM FILED/CERT

I, THE UNDERSIGNED AUTHORITY, a Notary Public in and for said county, hereby certify that Steven Willis Vest whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that being informed of the contents of the said instrument, he executed the same voluntarily on the day and year set forth above.

GIVEN UNDER MY HAND, on July 2

NOTARY PUBLIC

CHARLOTTE M. TALLENT Notary Public, State of South Carolina My Commission Expires 3/8/2027 Aarica Maria Cross

STATE OF Alabama

COUNTY OF Marshall

Alabama

201708280000312610 3/5 \$86.00

Shelby Cnty Judge of Probate, AL

08/28/2017 12:57:08 PM FILED/CERT

I, THE UNDERSIGNED AUTHORITY, a Notary Public in and for said county, hereby certify that Aarica Maria Cross whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that being informed of the contents of the said instrument, she executed the same voluntarily on the day and year set forth above.

GIVEN UNDER MY HAND, on July August 1, 2017

NOTARY PUBLIC

V comm. expires 03-30-2019

Johly	1	ahel	$\frac{1}{2}$	ti
Ashley Rachel	Martin			
STATE OF	~	bam	a	
COINTY OF	FM	NVIIN		, , , , , , , , , , , , , , , , , , ,

20170828000312610 4/5 \$86.00
Shelby Cnty Judge of Probate, AL
08/28/2017 12:57:08 PM FILED/CERT

I, THE UNDERSIGNED AUTHORITY, a Notary Public in and for said county, hereby certify that Ashley Rachel Martin whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that being informed of the contents of the said instrument, she executed the same voluntarily on the day and year set forth above.

GIVEN UNDER MY HAND, on July ______, 2017.

SUSAU AUG NOTARY PUBLIC

MY COMMISSION EXPIRES 5/23/2018

Real Estate Sales Validation Form

This	Document must be filed in accordance	e with Code of Alabama 1	1975, Section 40-22-1			
Grantor's Name Mailing Address	Steven Willis Vest Agrica Maria Cross Ashley Rachel Martin 1084 Macqueen Cer. Hel	Grantee's Name Mailing Address				
Property Address	1084 Macqueen Circle Helena AL 35080	Date of Sala Total Purchase Price or Actual Value or				
	. Δ	Assessor's Market Value \$				
evidence: (check o Bill of Sale Sales Contrac Closing Staten		ry evidence is not requ Appraisal Other	20170828000312610 5/5 \$86.00 Shelby Cnty Judge of Probate, AL 08/28/2017 12:57:08 PM FILED/CERT			
-	this form is not required.					
	Instident of the mailing address - provide the notion of the notion of the mailing address.	ructions ame of the person or p	ersons conveying interest			
Grantee's name and to property is being	d mailing address - provide the roonveyed.	name of the person or p	persons to whom interest			
Property address -	the physical address of the prope	erty being conveyed, if	available.			
Date of Sale - the o	late on which interest to the prop	erty was conveyed.				
• · · · · · · · · · · · · · · · · · · ·	e - the total amount paid for the the instrument offered for record	•	ty, both real and personal,			
conveyed by the in	property is not being sold, the tr strument offered for record. This or the assessor's current market	may be evidenced by				
excluding current uresponsibility of val	ed and the value must be deternise valuation, of the property as during property for property tax put f Alabama 1975 § 40-22-1 (h).	letermined by the local	official charged with the			
accurate. I further u	of my knowledge and belief that understand that any false statement at the code of Alabama 1975 §	ents claimed on this for 40-22-1 (h).	rm may result in the imposition			
Date 8/2/17	Prir	it WENZ PH				
Unattested	Sig					
	(verified by)	(Grantor/Gran	tee/Owner/Agent) circle one			