



20171115000412600 1/3 \$127.00
Shelby Cnty Judge of Probate, AL
11/15/2017 09:59:59 AM FILED/CERT

WARRANTY DEED

State of Alabama

Send Tax Notice to: MUPR 3 ASSETS, LLC,
5001 Plaza on the Lake, Suite 200, Austin TX.
78759

Jefferson County

Know all men by these presents:

That in consideration of ONE HUNDRED SIX THOUSAND DOLLARS (\$106,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Scott E. Gassner and Heather A. Gassner, husband and wife** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto: **MUPR 3 ASSETS, LLC**, mailing address 5001 Plaza on The Lake, Suite 200, Austin, TX 78746 (herein referred to as grantee, whether one or more), the following described real estate, situated in Jefferson County, Alabama, to-wit:

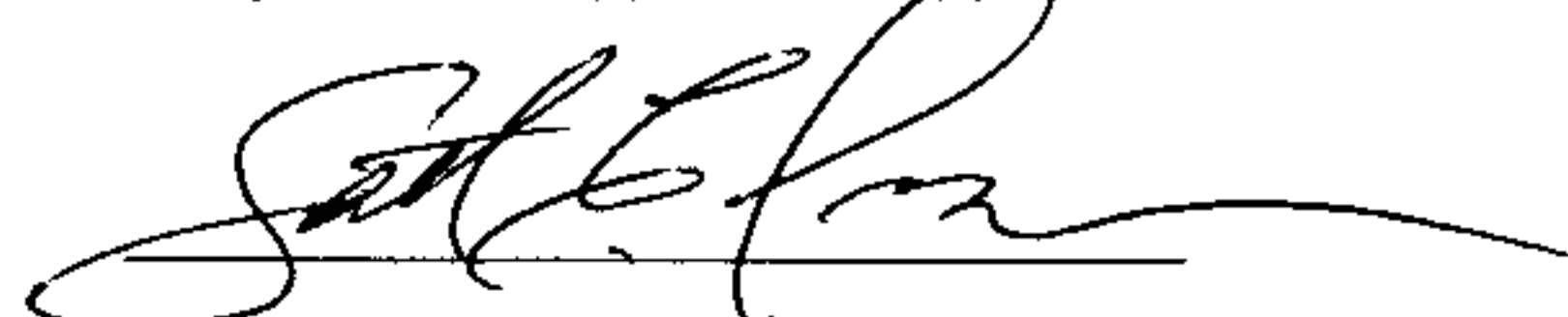
Lot 335 according to the Survey of Waterford Village, Sector 2 as recorded in Map Book 30 Page 112 in the Probate Office of Shelby County, Alabama.

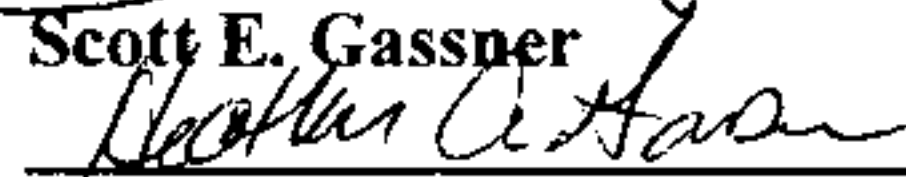
Parcel Number: 22-7-35-2-006-022-000

Property Address: 1153 Village Trail, Calera, AL 35040

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I/We have hereunto set my/our hand(s) and seal(s), this 30th day of October, 2017.



Scott E. Gassner


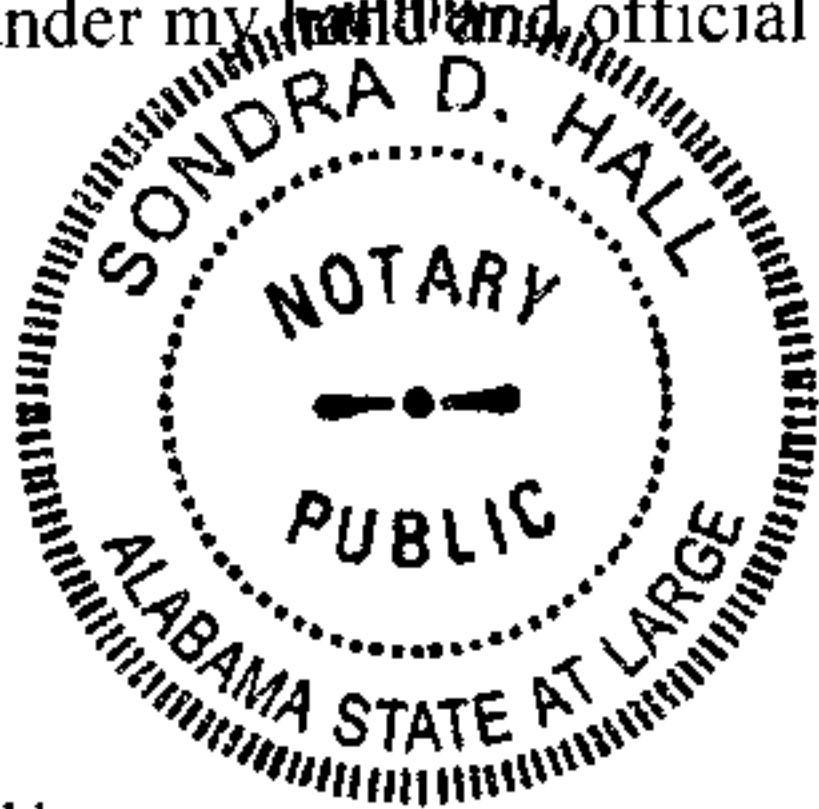
Heather A. Gassner

STATE OF Alabama
COUNTY Jefferson

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that, **Scott E. Gassner and Heather A. Gassner**, 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 ~~10/30/17~~ ^{they} executed the same voluntarily on the day the same bears date.

Given under my ~~hand~~ and official seal this 30th day of October, 2017.



NOTARY PUBLIC

MY COMMISSION EXPIRES: 12/4/2020

Prepared by:
Parker Law Firm, LLC
Jeremy L Parker
1560 Montgomery Hwy Ste 205
Birmingham, AL 35216

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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	SCOTT E GASSNER AND HEATHER A GASSNER	Grantee's Name	MUPR 3 ASSETS, LLC
Mailing Address	1153 VILLAGE TRL CALERA AL 35040	Mailing Address	5001 Plaza On the Lake , Suite 200 Austin, TX 78746
Property Address	1153 VILLAGE TRL CALERA AL 35040	Date of Sale	10/30/2017
		Total Purchase Price	\$106000.00
		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
☒ 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 10-30-17, 2017

Unattested

(verified by)

Print

Sign: Tommy Lee Proke

Grantor/Grantee/Owner/Agent (circle one)

Form RT-1

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