

20171219000451250 1/4 \$133.50
Shelby Cnty Judge of Probate, AL
12/19/2017 08:21:55 AM FILED/CERT

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT DONALD R. PALMER, a widower (herein, "Grantor"), whose address is 188 Park Place Lane, Alabaster, AL 35007, for and in consideration of ONE HUNDRED NINE THOUSAND TWO HUNDRED FIFTY AND 00/100 Dollars (\$109,250.00) and other good and valuable consideration, receipt of which is hereby acknowledged, hereby GRANTS, BARGAINS, SELLS AND CONVEYS to REX RESIDENTIAL PROPERTY OWNER, LLC, a Delaware limited liability company (herein, "Grantee"), whose address is 3 Cordes Street, Charleston, SC 29401, all of Grantor's interest in and to that real property in Shelby County, Alabama, described as follows:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 273 Park Place Way, Alabaster, AL 35007

SOURCE OF TITLE: Instrument Number 1993-26963

PROPERTY ID: 23-2-10-4-004-024.000

REAL PROPERTY TAX: \$ 0 due and payable by December 31st of the current year

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's assigns, FOREVER.

Grantor does hereby warrant that Grantor was continuously married to the spouse with whom Grantor acquired title to the property from the time such property was acquired until the time of such spouse's death.

THIS CONVEYANCE IS MADE SUBJECT TO any and all real property taxes which may be due and payable with respect to said property, and all restrictive covenants, easements, rights-of-way, and prior mineral reservations, if any, applicable to said property of record in the Office of the Judge of Probate of Shelby County, Alabama.

AND, except as to the above and the taxes hereafter falling due, Grantor, for Grantor and Grantor's heirs and personal representatives, hereby covenants with the said Grantee and Grantee's assigns, that Grantor is seized of an indefeasible estate in fee simple in and to said property; that Grantor has a good and lawful right to sell and convey the same in fee simple; that said property is free and clear of all liens and encumbrances; that Grantor is in the quiet and peaceable possession of said property; and that Grantor does hereby WARRANT AND WILL FOREVER DEFEND the title to said property, and the possession thereof, unto the said Grantee and Grantee's assigns, against the lawful claims of all persons, whomsoever.

This property constitutes the homestead real property of Grantor.

Shelby County, AL 12/19/2017
State of Alabama
Deed Tax: \$109.50



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12/19/2017 08:21:55 AM DEEDS 2/4

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this 7 day of December, 2017.

GRANTOR:

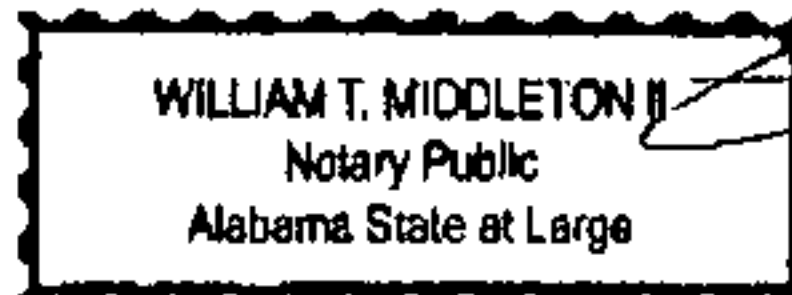
Donald R Palmer (SEAL)
Donald R. Palmer

STATE OF Alabama
COUNTY OF Shelby

I, William T. Middleton II, the undersigned Notary Public in and for said State and County, hereby certify that Donald R. Palmer, a widower, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, said person executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7 day of December, 2017.

[Affix Notary Seal]



William T. Middleton II
SIGNATURE OF NOTARY PUBLIC

My commission expires: 10/21/2019

This instrument was prepared by:

RAVEN PERRY-BEACH, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511
ALABAMA BAR NO.: 0000131D

When recorded, please mail to:

LAKEHTA WHITE
OS NATIONAL, LLC
2170 SATELLITE BOULEVARD, SUITE 200
DULUTH, GA 30097
#122923

The Grantee's address is:

REX RESIDENTIAL PROPERTY OWNER, LLC
3 CORDES STREET
CHARLESTON, SC 29401



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EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 273 Park Place Way, Alabaster, AL 35007

TAX PARCEL ID/APN: 23-2-10-4-004-024.000

LOT 24, ACCORDING TO THE SURVEY OF PARK PLACE, SECOND ADDITION, AS RECORDED IN MAP BOOK 17 PAGE 16, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Prior Deed(s) or Instrument(s): 1993-26963



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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 DONALD R. PALMER
Mailing Address 188 Park Place Lane
Alabaster, AL 35007

Grantee's Name REX RESIDENTIAL PROPERTY
Mailing Address OWNER, LLC
3 Cordes Street
Charleston, SC 29401

Property Address 273 Park Place Way
Alabaster, AL 35007

Date of Sale 12/7/17
Total Purchase Price \$ 109,250.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/19/2017 08:21:55 AM
\$297.45 CHERRY
20171219000451250

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 12/7/17

Print DONALD R PALMER

Unattested _____

Sign Donald R Palmer

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1