

20180110000010240 1/3 \$42.00
Shelby Cnty Judge of Probate, AL
01/10/2018 12:12:24 PM FILED/CERT

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF Shelby

Send Tax Notice To: Matthew Hart and Brooke Hart
244 Polo Downs
Chelsea AL 35043

Presents:

THAT IN CONSIDERATION OF Two Hundred Nine Thousand and No/100(\$209,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Rental Resource Group (herein referred to as grantors) do grant, bargain, sell and convey unto Matthew hart and Brook Hart t(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 137, according to the Survey of Polo Crossings Sector I, as recorded in Map Book 39, Page 41, in the Probate office of Shelby County, Alabama

Subject to Easements, Restrictions and rights of way of record.

\$188,100.00.00 of the Purchase Price was obtained by a Purchase Money Mortgage filed simultaneously herewith.

This Conveyance is made to the Subject of Statutory Right of Redemption

To Have And To Hold unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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.

Shelby County, AL 01/10/2018
State of Alabama
Deed Tax: \$21.00

IN WITNESS WHEREOF, I/WE have hereunto set MY/OUR hand(s) and seal(s), this 4th day of January, 2018

Rental Resource Group



By: Jerry R Adams Jr
Its: Managing Member

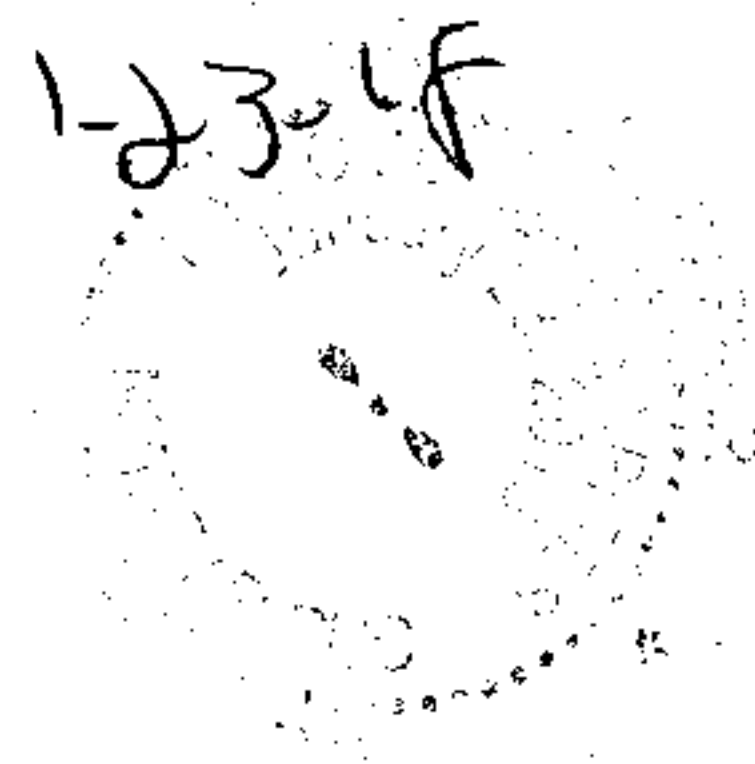
STATE OF Alabama
COUNTY OF Shelby

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Jerry R Adams Jr whose name as Managing Member of Rental Resource Group, a Limited Liability Company, 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 the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company. Given under my hand and official seal, this the 4th day of January, 2018.




Notary Public

My Commission Expires:

1-23-18


Prepared By:
Parker Law Firm, LLC
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	Rental Resource Group	Grantee's Name	Matthew hart
Mailing Address	Po box 824		244 Polo Downs
	Helena AL 35080		Chelsea AL 35043
Property Address	244 Polo Downs	Date of Sale	January 4, 2018
	Chelsea AL 35043	Total Purchase Price	\$209,000.00
		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: January 4, 2018

Unattested

(verified by)

Print Rental Resource Group

Sign:

Grantor/Grantee/Owner/Agent (circle one)

Form RT-1



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