

THIS INSTRUMENT PREPARED BY: Jeff W. Parmer Law Offices of Jeff W. Parmer, LLC 2204 Lakeshore Drive, Suite 125 Birmingham, Alabama 35209	GRANTEE'S ADDRESS: Rental Resource Group, LLC P.O. Box 824 Helena, AL 35080
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20180409000116540

04/09/2018 07:59:17 AM

DEEDS 1/3

STATE OF ALABAMA)

STATUTORY WARRANTY DEED

COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of SIX HUNDRED SIXTY FIVE THOUSAND and NO/100 (\$665,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned **Round Too Investments, LLC**, (herein referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, GRANTEE, **Rental Resource Group, LLC** (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lots 33, 34, 35, 36, 37, 38 and 41, according to the Survey of Amended Plat of Calera Commons Townhomes as recorded in Map Book 38, Page 62, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$ 338,000.00

\$0 of the above-recited purchase price was paid from a mortgage loan closed simultaneously 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 said GRANTEE, its successors and assigns forever.

GRANTOR makes no warranty or covenant respecting the nature of the quality of title to the property herein conveyed other than that the GRANTOR has neither permitted or suffered any lien, encumbrance or adverse claim to the property herein since the day of the acquisition thereof by the GRANTOR except as set forth hereinabove.

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this the 5th day of April, 2018.

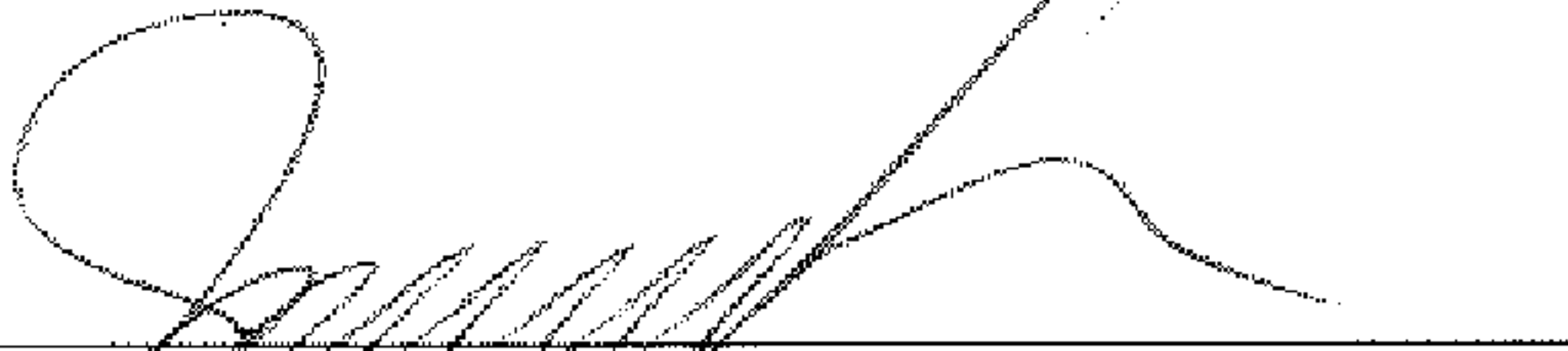

Round Too Investments, LLC

By: Connor Farmer
Its Sole Member

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **Connor Farmer** whose name as **Sole Member** of **Round Too Investments, LLC**, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents, he as such **Sole Member** and with such authority, executed the same voluntarily for and as the act of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the April 5, 2018.



NOTARY PUBLIC:

Jeff W. Parmer

My Commission Expires: 09/13/2020



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Round Too Investments, LLC
Mailing Address 120 Bishop Circle
Pelham, AL 35124

Grantee's Name Rental Resource Group, LLC
Mailing Address P.O. Box 824
Helena, AL 35080

Property Address Calera Commons Townhomes
Calera, Alabama 35040

Date of Sale 04/05/2018
Total Purchase Price \$ 665000.00

or
Actual Value \$

20180409000116540 04/09/2018 07:59:17 AM DEEDS 3/3 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 4/6/18

Print Jeff W. Parmer

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

eForms



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/09/2018 07:59:17 AM
\$348.00 CHERRY
20180409000116540

[Signature]