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

GENERAL WARRANTY DEED

COUNTY OF JEFFERSON    )

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of SEVENTY FIVE THOUSAND and NO/100 (\$75,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned **Connor Farmer, a married man** (herein referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the 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:

Lot 48, according to the Amended Map 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.

The property conveyed is not the homestead of the grantor nor that of his spouse.

~~\$338,000.00~~

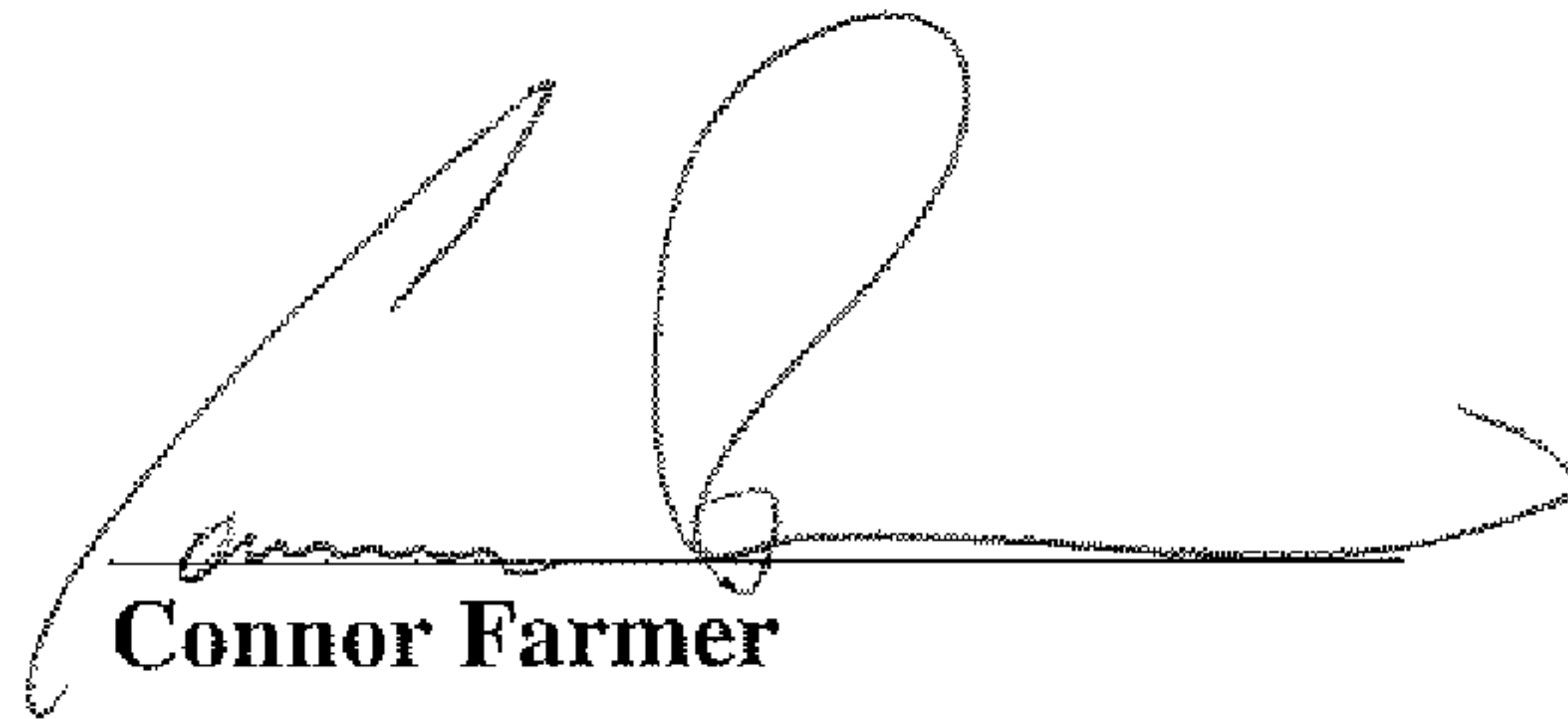
\$0 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns, forever against the lawful claims of all persons.



IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 5<sup>th</sup> day of April, 2018.

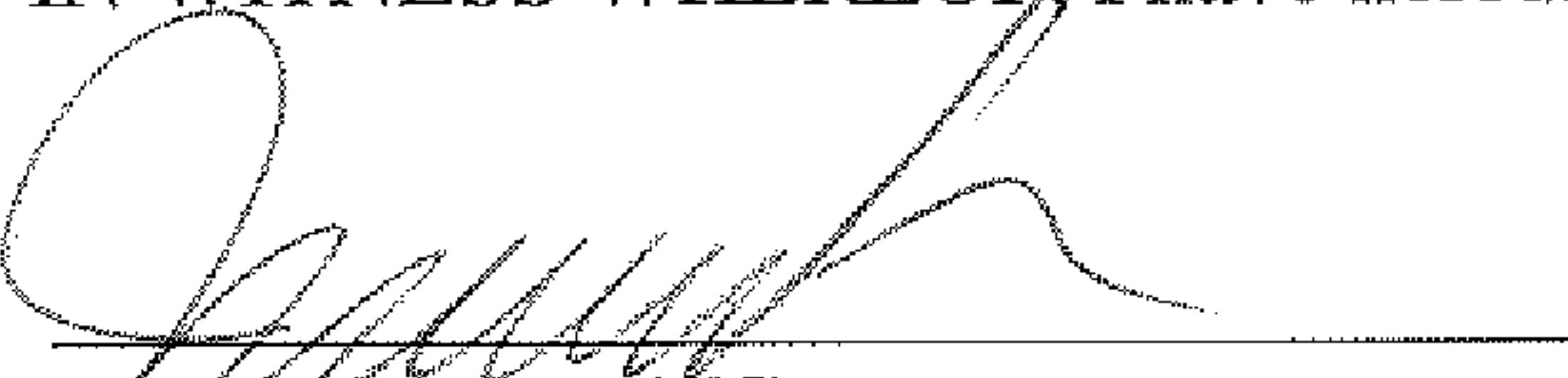


Connor Farmer

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**, 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 executed the same voluntarily on the same that bears date.

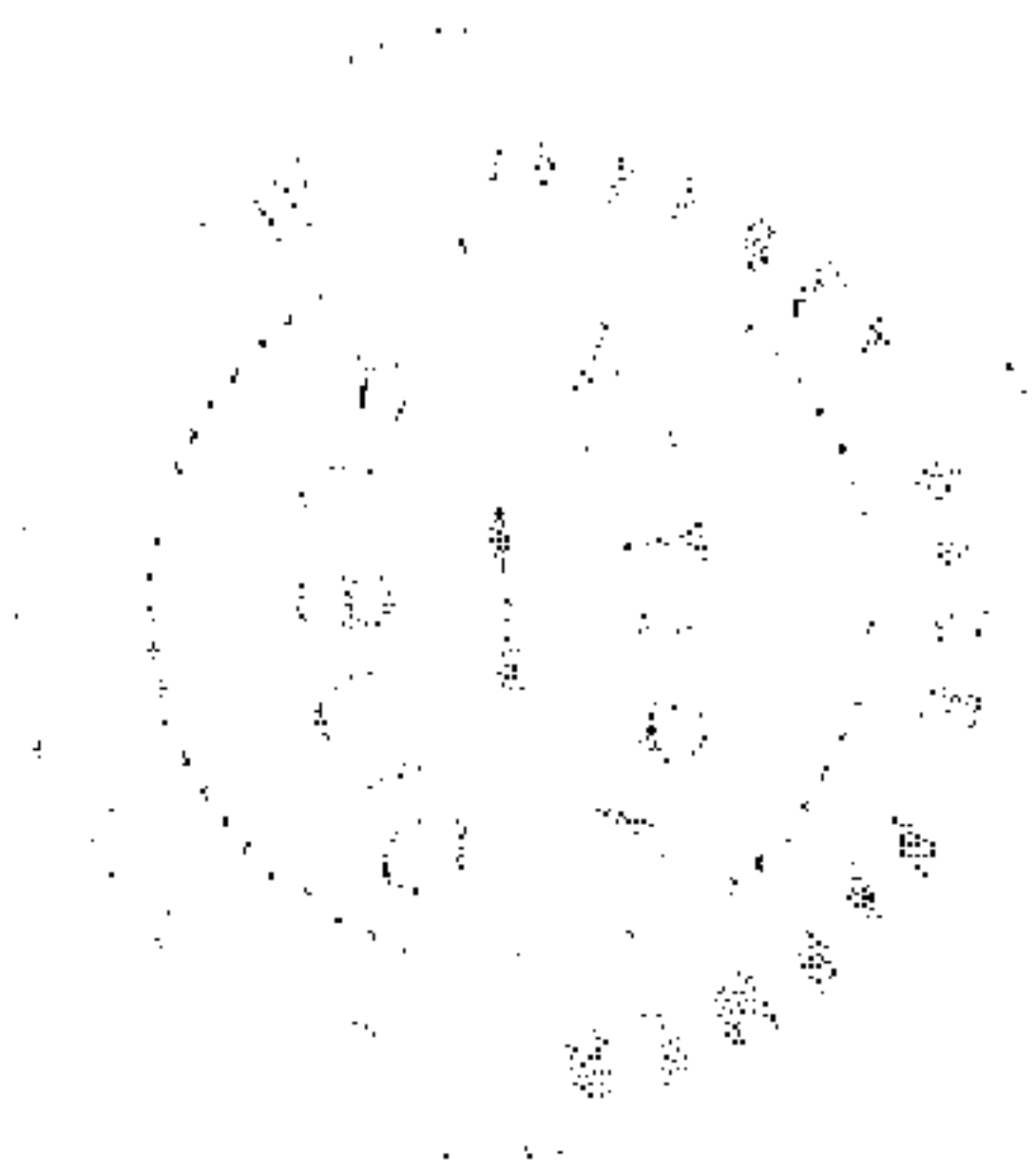
IN WITNESS WHEREOF, I have hereunto set my hand and seal this the April 5, 2018.



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 Connor Farmer  
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 \$ 75000.00

or  
Actual Value \$

**20180409000116570 04/09/2018 07:59:20 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  
☐ Sales Contract  
☒ Closing Statement

☐ Appraisal  
☐ Other



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
04/09/2018 07:59:20 AM  
\$22.00 CHERRY  
20180409000116570

*Jeff W. Parmer*

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

(verified by)

(Grantor/Grantee/Owner/Agent) circle one