

Document Prepared By:  
Shannon R. Crull, P. C.  
3009 Firefighter Lane  
Birmingham, Alabama 35209

Send Tax Notice To:  
BARP II, LLC  
9 Office Park Cir #215  
Birmingham, AL 35223

**WARRANTY DEED**

STATE OF ALABAMA            }  
COUNTY OF SHELBY         }

KNOW ALL MEN BY THESE PRESENTS: THAT IN CONSIDERATION OF **One Hundred Thirty-Seven Thousand Five Hundred and NO/100 Dollars (\$137,500.00)** to the undersigned, **Cooper Ridge, LLC, an Alabama Limited Liability Company**, (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor does by these presents, grant, sell, bargain and convey unto **Birmingham Area Rental Properties, II, LLC, a Delaware Limited Liability Company**, (herein referred to as Grantee), the following described real estate, situated in **Shelby County, Alabama** to wit:

**Lot 19, according to the Survey of Dearing Downs, Fifth Sector, as recorded in Map Book 10, Page 71, in the Probate Office of Shelby County, Alabama.**

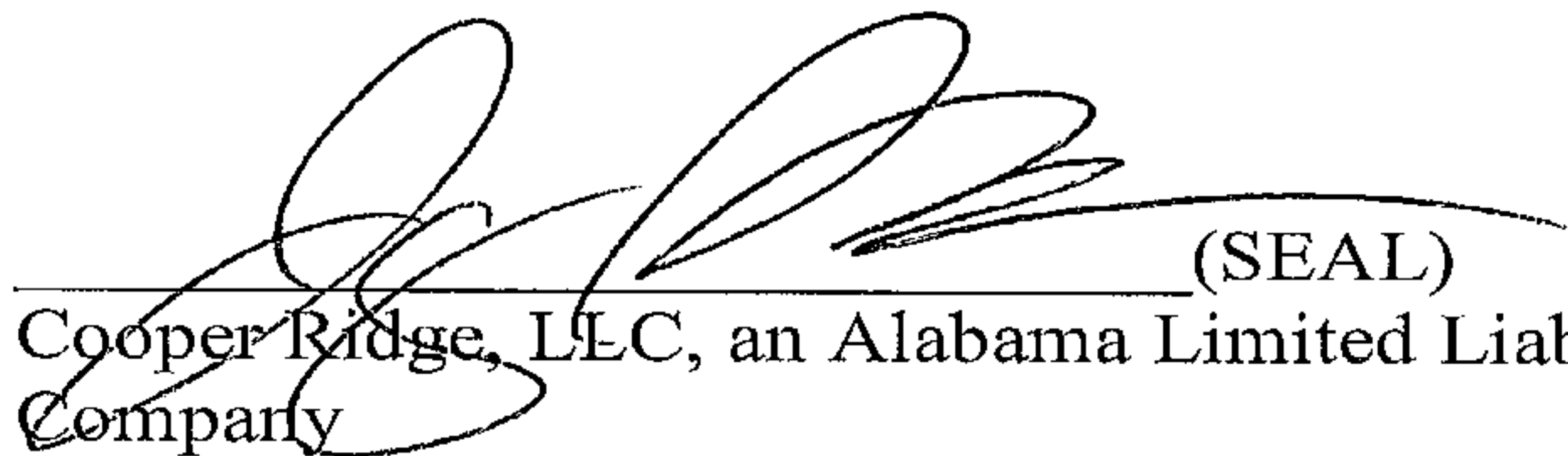
Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$ 175,000 of the above consideration was secured by and through the purchase money mortgage closed and recorded 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 Grantee, its successors and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with the said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

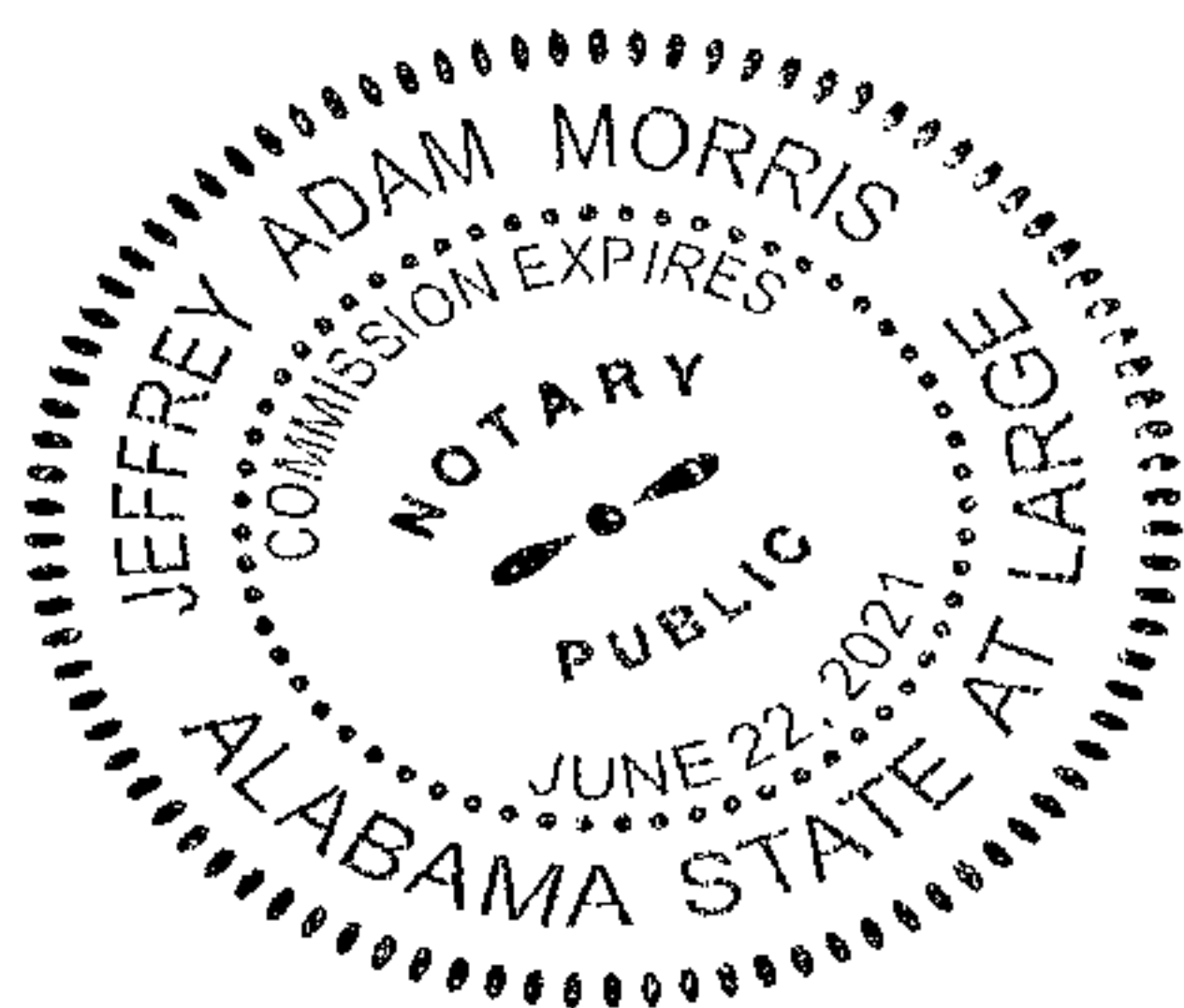
IN WITNESS WHEREOF, the said GRANTOR, by its Sole Member, Jay Briley, who is authorized to execute this conveyance, has hereto set his signature and seal on the date stated in the notary acknowledgement, however, the same shall not be effective until the 23rd day of May, 2018.

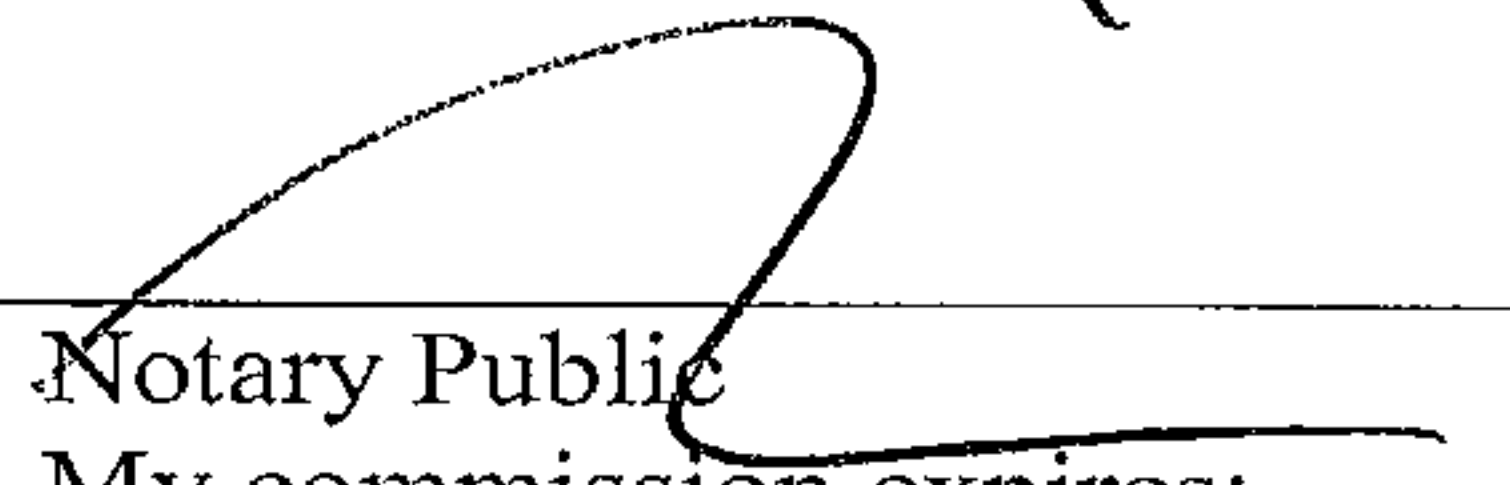
 (SEAL)  
Cooper Ridge, LLC, an Alabama Limited Liability Company  
By: Jay Briley  
Its: Sole Member

STATE OF AL  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Jay Briley**, whose name as Sole Member of **Cooper Ridge, LLC**, is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he as such Member and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 23rd day of May, 2018



  
Notary Public  
My commission expires:



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 05/31/2018 10:28:24 AM  
 \$22.00 JESSICA  
 20180531000189980

*James Youfa*

20180531000189980 05/31/2018 10:28:24 AM DEEDS 3/3

**Real Estate Sales Validation Form**

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

Grantor's Name	<u>Cooper Ridge</u>	Grantee's Name	<u>BARX II LLC</u>
Mailing Address	<u>9 Office Pk Cir #215 Bham, AL 35223</u>	Mailing Address	<u>9 Office Pk Cir. #215 Bham, AL 35223</u>
Property Address	<u>1390 Belmont Ln. Helena, AL 35080</u>	Date of Sale	<u>5-23-18</u>
		Total Purchase Price \$	<u>137,500</u>
		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)

- |   |                                      |
|---|--------------------------------------|
| <input type="checkbox"/> Bill of Sale                 | <input type="checkbox"/> Appraisal   |
| <input type="checkbox"/> Sales Contract               | <input type="checkbox"/> Other _____ |
| <input checked="" type="checkbox"/> 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 5-23-18 Print James Youfa  
 \_\_\_\_\_ Sign \_\_\_\_\_  
 Unattested (verified by) (Grantor/Grantee/Owner/Agent) circle one

Print Form