

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 Seven Thousand Five Hundred and NO/100 Dollars (\$107,500.00)** to the undersigned, **Gateway Group Enterprises, Inc., an Alabama Corporation**, (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 2, according to the Survey of Corrected Survey of R.O. Ramer's Addition to Little Oak Ridge Estates as recorded in Map Book 11, Page 8, Shelby County, Alabama Records.


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

\$140,000.00 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.

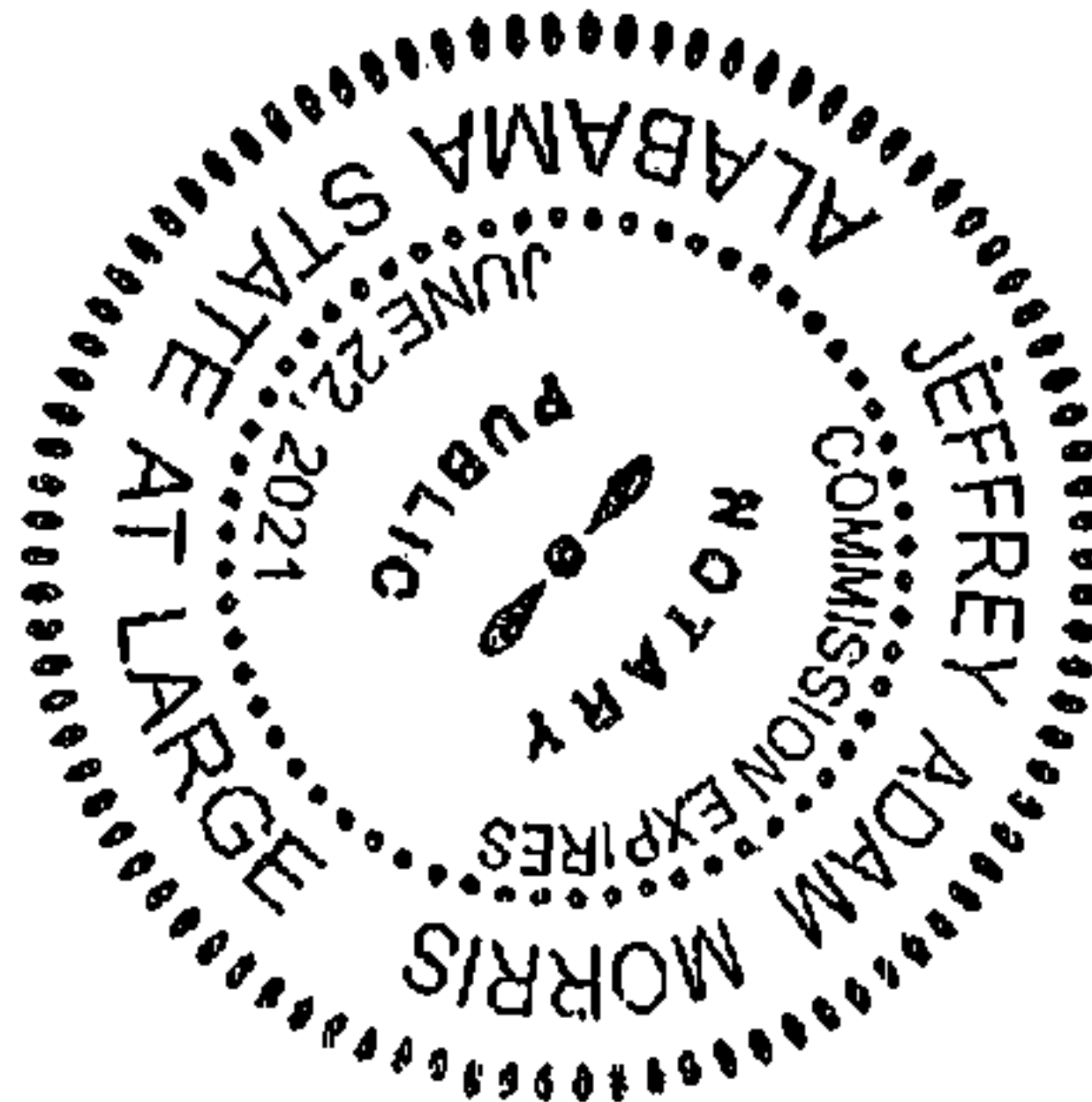
IN WITNESS WHEREOF, the said GRANTOR, by its Director, Jason Hollon, who is authorized to execute this conveyance, has hereto set his signature and seal on the date stated in the notary acknowledgement, however, the same shall not be effective until the 12th day of July, 2018.

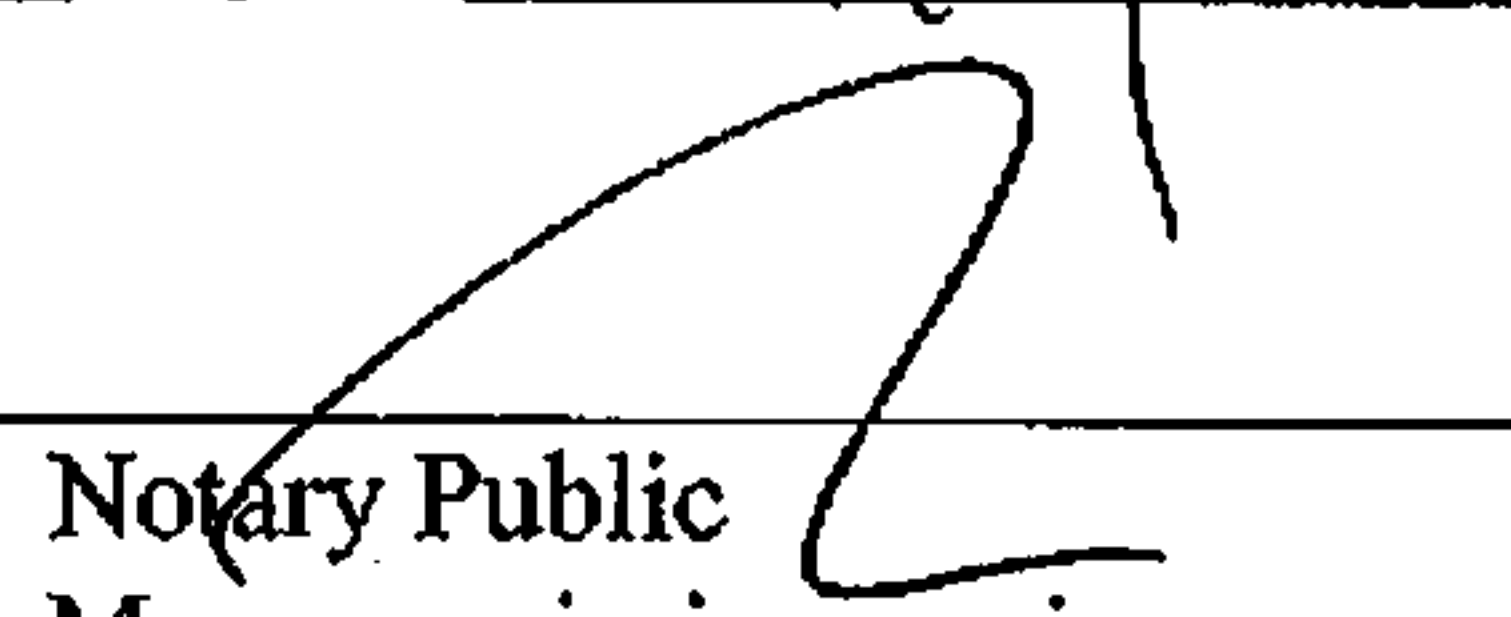
 (SEAL)
Gateway Group Enterprises, Inc., an Alabama
Corporation
By: Jason Hollon
Its: Director

STATE OF AL
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Jason Hollon**, whose name as **Director of Gateway Group Enterprises, Inc.**, 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 Director and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 12th day of July, 2018.




Notary Public
My commission expires:



Real Estate

Identification Form

Code of Alabama 1975, Section 40-22-1

Grantor's Name Gateway Group Inc
Mailing Address 270 Dong Baker Blvd
700-276
Bham, AL 35242

Grantee's Name BARP II LLC
Mailing Address 9 Office Park Cir.
#215
Bham, AL 35223

Property Address 1115 Ridge Dr
Pelham, AL 35124

Date of Sale 7-12-18
Total Purchase Price \$ 107,500
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
☐ 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 7-13-18

Print James G. Lee

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Unattested _____
(verified by)



Form RT-1