


SEND TAX NOTICE TO:
MY PLACE RENTALS, LLC
3992 GUILFORD ROAD
BIRMINGHAM, AL 35242


20190313000081280 1/2 \$180.00
Shelby Cnty Judge of Probate, AL
03/13/2019 01:53:18 PM FILED/CERT

STATUTORY WARRANTY DEED

THE STATE OF ALABAMA
Shelby COUNTY

Know All Men by These Presents: That for and in consideration of **One Hundred Sixty-Two Thousand and 00/100 (\$162,000.00)** in hand paid to the undersigned **ALABAMA HOUSING FINANCE AUTHORITY**, (hereinafter referred to as "Grantor") by **MY PLACE RENTALS, LLC**, (hereinafter referred to as GRANTEE(S)), I the said Grantor do hereby grant, bargain, sell and convey unto the said Grantee(s) the following described real estate, situated in County of Shelby State of Alabama, to-wit:

LOT 25, ACCORDING TO THE SURVEY OF FINAL RECORD PLAT OF GREYSTONE FARMS GUILFORD PLACE SECTOR PHASE 3, AS RECORDED IN MAP BOOK 24, PAGE 27, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to easements, restrictive covenants, reservations, conditions, set back lines, limitations, and rights of way as shown by public records.

Subject to any mineral or mining rights leased, granted or retained by prior owners.

Subject to ad valorem taxes for the current year and subsequent years.

TO HAVE AND TO HOLD to Grantee, its successors and assigns forever.

In Witness Whereof, I/we have hereunto set our hand(s) and seal(s), this the 5 day of March, 2019.

ALABAMA HOUSING FINANCE AUTHORITY.

BY: 

ITS: Servicing Manager

STATE OF Alabama
COUNTY OF Montgomery

I, the undersigned authority, a Notary Public in and for said State, hereby certify that Anthony Box OF ALABAMA HOUSING FINANCE AUTHORITY 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

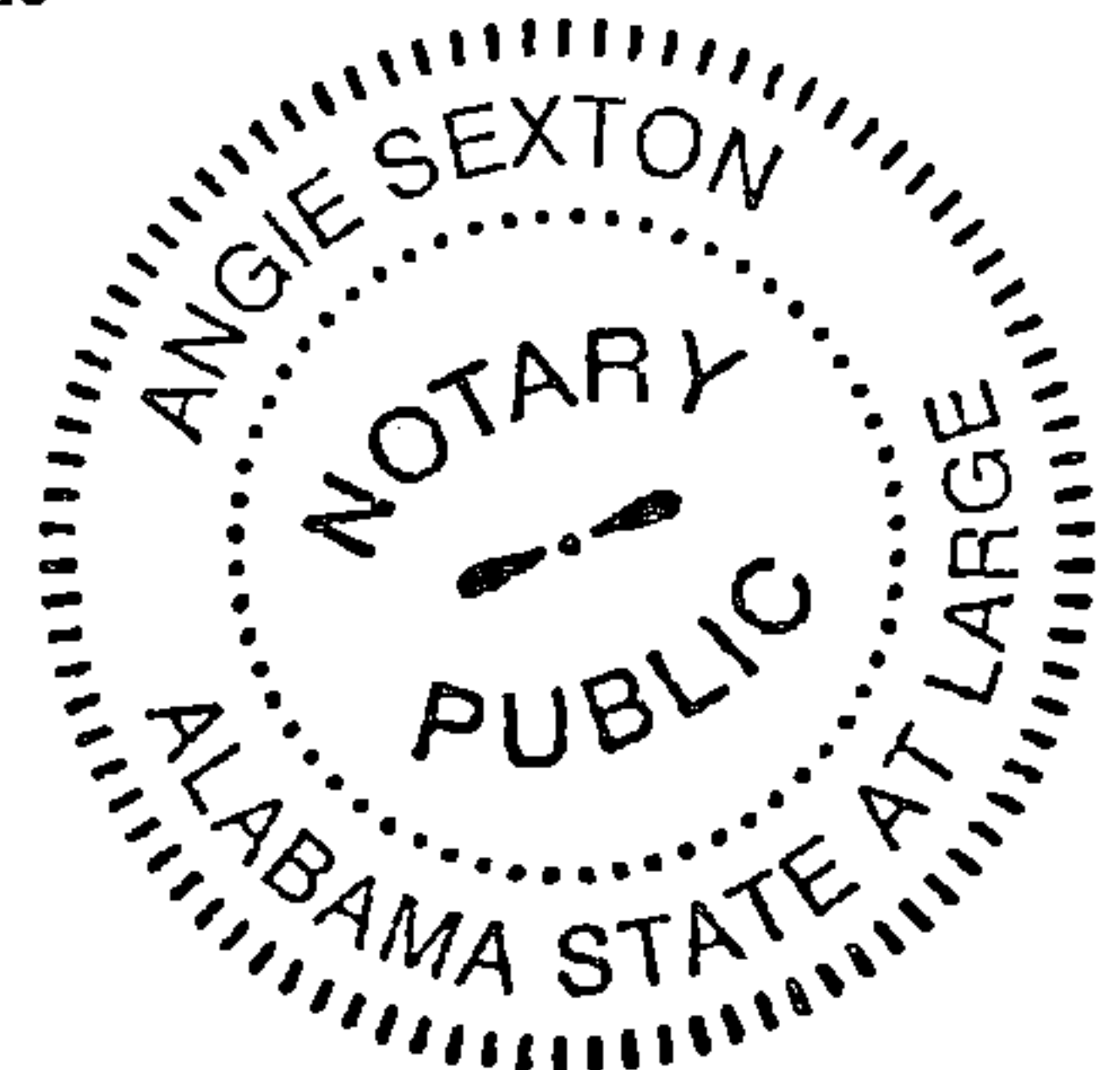
Given under my hand and seal of office this 5 day of March, 2019


NOTARY PUBLIC

My commission expires 09/18/2021

My commission expires:

THIS INSTRUMENT PREPARED BY:
DAVID S. SNODDY ATTORNEY AT LAW
THE SNODDY LAW FIRM, LLC
2105 DEVEREUX CIRCLE, SUITE 101
BIRMINGHAM, ALABAMA 35243



Real Estate Sales Validation Form

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

Grantor's Name ALABAMA HOUSING FINANCE AUTHORITY Grantee's Name MY PLACE RENTALS, LLC
Mailing Address: 7460 Oakview Pointe Dr. Ste 200 Mailing Address: 3632 SHANDWICK PLACE
Montgomery, AL 36117 BIRMINGHAM, AL 35242
Property Address 3992 GUILFORD ROAD
BIRMINGHAM, AL 35242 Date of Sale: March 1, 2019
Total Purchaser Price **\$162,000.00**

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 _____

 x 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 of 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 Sec. 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 Sec. 40-22-1 (h).

Date 3/5/19

Print Marty Nunez

Unattested [Signature]
(Verified by)

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

Shelby County, AL 03/13/2019
State of Alabama
Deed Tax: \$162.00

