

20190717000254130
07/17/2019 08:43:27 AM
DEEDS 1/3

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

Send Tax Notice To:
Oomair Bickiya
2608 E. McKittrick PL.
Brea, CA 92821

GENERAL WARRANTY DEED

STATE OF ALABAMA }

COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF **One Hundred Seventy-Five Thousand Dollars and NO/100 (\$175,000.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Birmingham Area Rental Properties II, LLC, a Delaware Limited Liability Company**, (herein referred to as grantor), grant, sell, bargain and convey unto, **Oomair Bickiya** (herein referred to as Grantee whether one or more), the following described real estate, situated in Shelby County, Alabama to wit:

Lot 2, according to the Survey of Laurel Woods, as recorded in Map Book 16, Page 24, in the Probate office of Shelby County, Alabama.

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

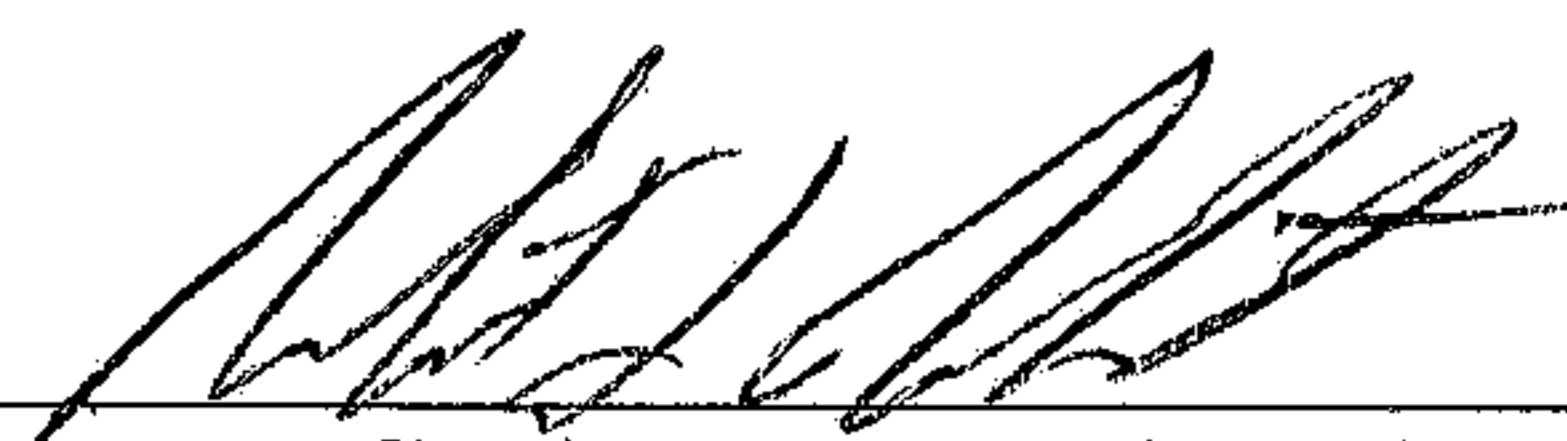
None of the above consideration was secured by and through a purchase money mortgage closed herewith.

TO HAVE AND HOLD the said tract or parcel of land unto the said grantee, his/her heirs, successors and assigns forever.

And I do for myself and for my heirs and assigns, covenant with the said grantee, his/her heirs, successors and assigns, that I am lawfully seized in fee simple of said premises and I am authorized to convey the same; that they are free from all encumbrances, unless otherwise noted above; that I have good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators, shall warrant and defend the same to the said grantee, his/her heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned grantor has hereunto set his/her hand and seal, this 12th day of July, 2019

IN WITNESS WHEREOF, the undersigned grantor has hereunto set his/her hand and seal, this 12th day of July, 2019



BIRMINGHAM AREA RENTAL
PROPERTIES II, LLC, BY RTO I, LLC, ITS
MANAGER, BY ROBERT F. ASHURST, ITS
AUTHORIZED MANAGER

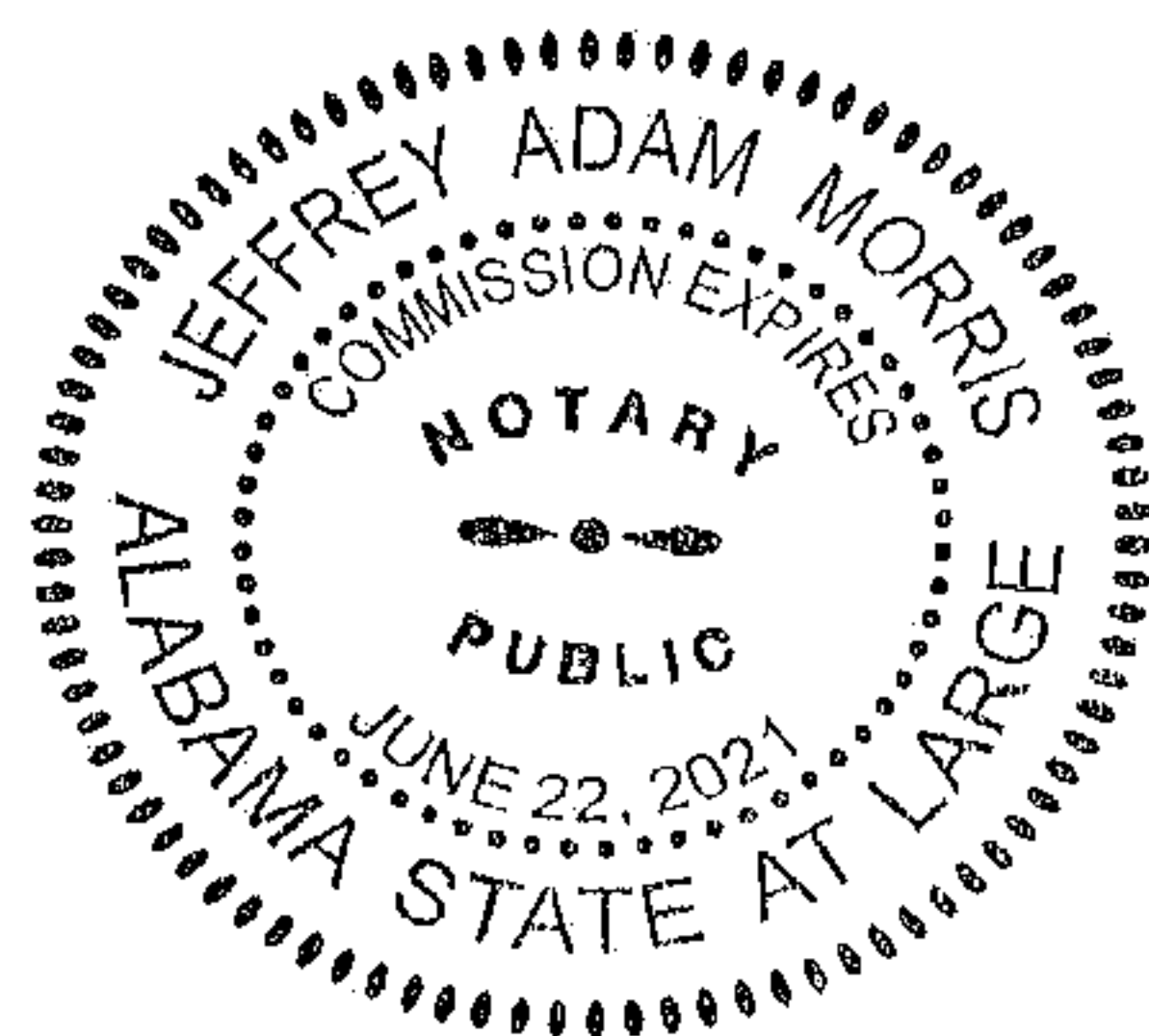
STATE OF AL
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **ROBERT F. ASHURST**, whose name as Authorized Manager for RTO I, LLC, Manager of Birmingham Area Rental Properties II, 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/she executed the same voluntarily in his capacity as Manager on the day the same bears date.

Given under my hand and official seal this the 12th day of July, 2019.

Notary Seal


Notary Public
My commission expires:



Real Estate Sales Validation Form

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

Grantor's Name BARP II LLC Grantee's Name Domair Bickina
 Mailing Address 9000 Park Cir Mailing Address 2608 E. McKi Wick
215 Brca, CA
Blam, AL 35223 92821

Property Address 155 Laurel Woods Dr. Date of Sale 7/12/2019
Helena, AL Total Purchase Price \$ 175,000
35080 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 7/12/19

Print Lynda Howard

Sign Lynda Howard
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County, Alabama, County
 Clerk
 Shelby County, AL
 07/17/2019 08:43:27 AM
 \$196.00 CATHY
 20190717000254130

Print Form

Form RT-1

Ally S. Bayl