

## WARRANTY DEED

State of Alabama

Send Tax Notice to: SUNFIRE 3, LLC, 5001  
Plaza on the Lake, Suite 200, Austin TX. 78746

Shelby County

Know all men by these presents:

That in consideration of ONE HUNDRED FORTY EIGHT THOUSAND DOLLARS (\$148,000.00) to

the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is

acknowledged, I or we, **Megan P. Blickenstaff aka Megan P. Conner and Stephen D. Conner, wife**

**and husband** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto:

**SUNFIRE 3, LLC**, mailing address 5001 Plaza on The Lake, Suite 200, Austin, TX 78746 (herein

referred to as grantee, whether one or more), the following described real estate, situated in Shelby

County, Alabama, to-wit:

~~XX~~ Lot 3

~~XXXX~~ Final Plat of Park Forest Village, as recorded in Map Book 31, Page 51, in the Probate Office of  
Shelby County, Alabama.

Parcel Number: 23-7-26-0-010-003.000

Property Address: 305 Park Village Drive, Alabaster, AL 35007

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; That we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I/We have hereunto set my/our hand(s) and seal(s), this 15<sup>th</sup> day of August, 2019.

Megan P. Blickenstaff AKA Megan P. Conner

Megan P. Blickenstaff AKA Megan P. Conner

Stephen D. Conner

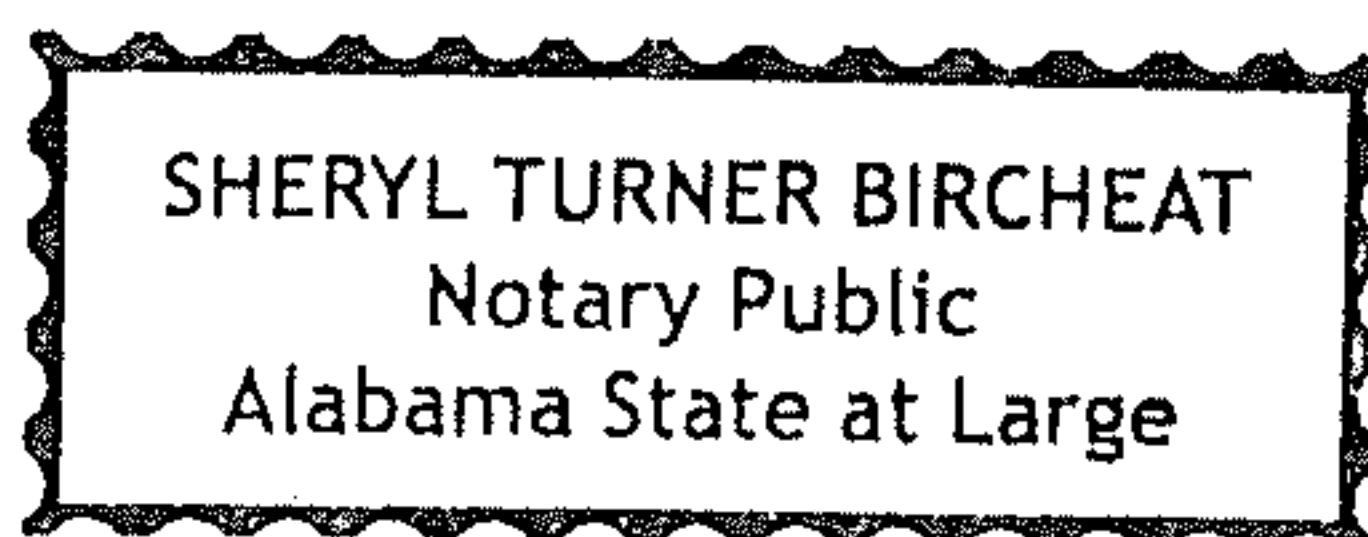
Stephen D. Conner

STATE OF Alabama  
COUNTY Shelby

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that **Megan P. Blickenstaff aka Megan P. Conner and Stephen D. Conner** whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15<sup>th</sup> day of August, 20 19.



Sheryl Turner Bircheat

NOTARY PUBLIC

MY COMMISSION EXPIRES: 08-14-2022

Prepared by:  
Parker Law Firm, LLC  
Jeremy L Parker  
1560 Montgomery Hwy Ste 205  
Birmingham, AL 35216

## Real Estate Sales Validation Form

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

Grantor's Name	Megan P Blickenstaff	Grantee's Name	Sunfire 3, LLC
Mailing Address	305 Park Village Dr	Mailing Address	5001 Plaza on the lake Ste 200
	Alabaster AL 35007		Austin TX 78746
Property Address	305 Park Village Dr	Date of Sale	August 15, 2019
	Alabaster AL 35007	Total Purchase Price	\$148,000.00
		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

☒ 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 8-15, 2019

Print: Jeremy L Parker

☐ Unattested

(verified by)

Sign:

Grantor/Grantee/Owner/Agent (circle one)

Form RT-1



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/21/2019 08:52:55 AM  
\$170.00 CHARITY  
20190821000306020

*Allen S. Bayl*