

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 SEVENTY-FIVE THOUSAND DOLLARS (\$175,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **Myles A. Jones and Megan Jones, husband and wife** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **SUNFIRE 3, LLC**, whose mailing address is 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:

Lot 187, according to the amended map of Old Ivy Subdivision Phase I, as recorded in Map Book 36, Page 5, in the Probate Office of Shelby County, Alabama.

Parcel Number: 28-6-14-0-000-003.042

Property Address: 251 Ivy Hills Circle, Calera, AL 35040

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 GRANTEE, 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 GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF We have hereunto set our hands and seals, this 30TH day of SEPTEMBER, 2019.

Myles A. Jones
MYLES A. JONES

Megan Jones
MEGAN JONES

STATE OF ALABAMA
COUNTY SHELBY

General Acknowledgment

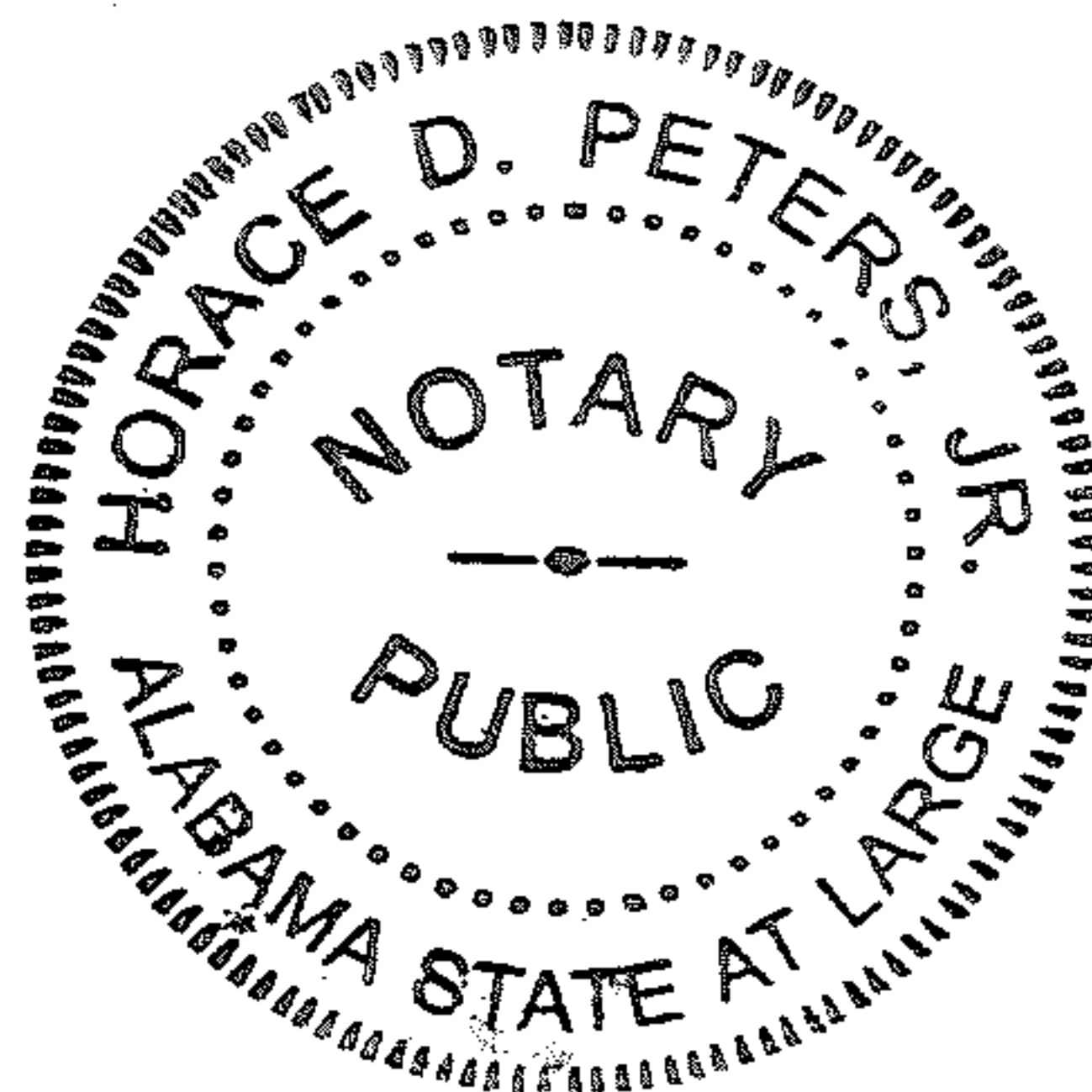
I, THE UNDERSIGNED , a Notary Public in and for said County, in said State, hereby certify that **MYLES A. JONES AND MEGAN JONES**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30TH day of SEPT, 2019.

Horace D. Peters, Jr.
NOTARY PUBLIC

MY COMMISSION EXPIRES: 07/23/2023

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	Myles A. Jones and Megan Jones	Grantee's Name	SUNFIRE 3, LLC
Mailing Address	1069 Aronimink Drive Calera, AL 35040	Mailing Address	5001 Plaza on the Lake Suite 200 Austin, TX 78746
Property Address	251 Ivy Hills Circle Calera, AL 35040	Date of Sale	09/30/2019
		Total Purchase Price	\$175,000
		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 09/30, 2019

☒ Unattested

Horace D. Peters Jr.
(verified by)

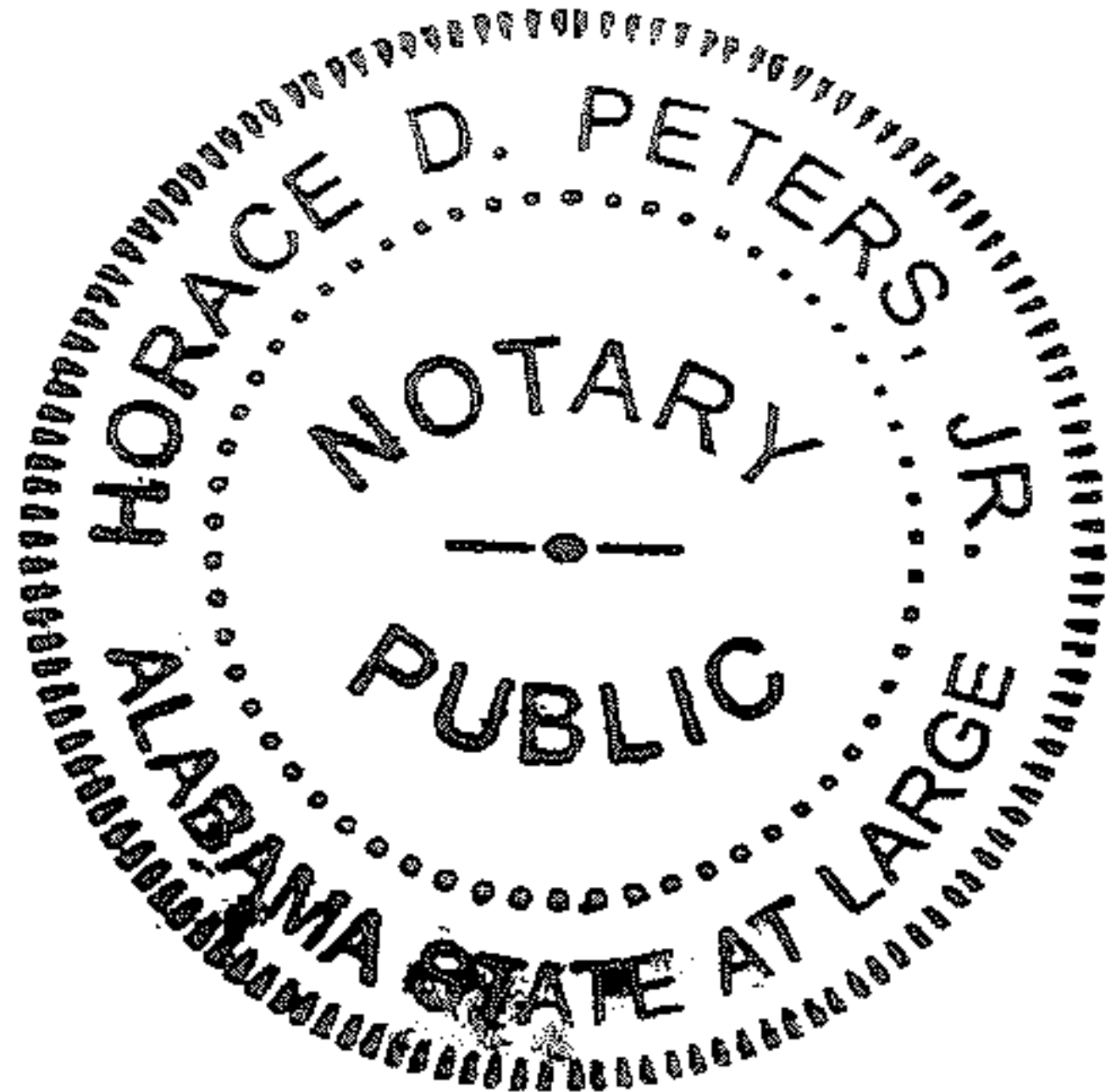
Print Myles A. Jones Megan Jones

Sign: Myles A. Jones Megan Jones
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
10/02/2019 10:34:05 AM
\$203.00 CHARITY
20191002000361000



Allen S. Bayl