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-ONE THOUSAND DOLLARS (\$141,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, Ethel Marita Thornton Dixon as Personal Representative of the Estate of Georgia Lee Thornton, under the authority granted in Probate Case No. PR-2019-0054, and Sherrita Drake as widower and heir of L.C. Drake, deceased, and George A. Drake a married person, and Grace Ann Drake Lilly a married person, and Correlia Thornton Lewis a married person, and Robin King a single person and Ricky King a married person, all as devisees of the said Estate of Georgia Lee Thornton (herein collectively 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:

Lot 66, according to the Map and Survey of Kinsale Garden Homes, 1st Sector, as recorded in Map Book 34, Page 16, in the Probate Office of Shelby County, Alabama.

This property is not the homestead of any of the grantors nor their spouses, Parcel Number: 28-5-16-2-010-023.000

Property Address: 2028 Kerry Circle, Calera, AL 35040

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a 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, their heirs and assigns forever, against the lawful claims of all persons.

20191017000382240 10/17/2019 09:43:01 AM DEEDS 2/9

Esthel Marita Thornton Dixon						
ETHEL MARITA THORNTON DIXON, individually and as Personal Representative of the Estate of Georgia Lee Thornton (under the authority granted in Estate Case No. PR-2019-000054)						
STATE OF Alabama COUNTY Shelby						
General Acknowledgment						
I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that						
is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance Dixon executed the same voluntarily on the day the same bears date.						
Given under my hand and official seal this 4th day of 5eptember, 20/4.						
NOTARY PUBLIC 9						
MY COMMISSION EXPIRES My Commission Expires Public March 21, 2020						

IN WITNESS WHEREOF I have hereunto set my hand and seal, this the day of September, 2019.

20191017000382240 10/17/2019 09:43:01 AM DEEDS 3/9

IN WITNESS WHEREOF I have hereunto set my hand and seal, this 7 day of <u>If Model</u> , 2019.						
STATE OF Alabema & Sherrita Reme Drake STATE OF Alabema						
COUNTY 5 Lelby						
General Acknowledgment						
I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that L.C. DRAKE whose name 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 executed the same voluntarily on the day the same bears date. Given under my hand and official seal this day of soften by 20/9. Sherretae Renee Brake is the only surring free grant of the conveyance executed the same voluntarily on the day the same bears date. NOTARY PUBLIC MY COMMISSION DEBRAMKING. My Commission Expires March 21, 2020						

20191017000382240 10/17/2019 09:43:01 AM DEEDS 4/9

STATE OF MADAMA
COUNTY Shadby
General Acknowledgment
I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that
GEORGE A. DRAKE whose name 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
executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this Hand and official seal this Andrew September, 20/9.
De Man Ton-Keing
NOTARY PUBLIC
MY COMMISSION EXPIRES: 5/22/2012
DEBRA M KING NOTARY PUBLIC PUBLIC March 21, 2020

GEORGE A. DRAKE

IN WITNESS WHEREOF I have hereunto set my hand and seal, this day of September

20191017000382240 10/17/2019 09:43:01 AM DEEDS 5/9

IN WITNESS WHEREOF I have hereunto set my hand and seal, this of day of September, 2019. Male Ann Wage Silly GRACE ANN DRAKE LILY
STATE OF Alabama COUNTY Shelby
General Acknowledgment
I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that GRACE ANN DRAKE LILLY whose name 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 executed the same voluntarily on the day the same bears date. Given under my hand and official seal this 4th day of September, 2019.
NOTARY PUBLIC MY COMMISSION EXPIRES NOTARY PUBLIC MY COMMISSION EXPIRES MY COMMISSION Expires March 21, 2020

20191017000382240 10/17/2019 09:43:01 AM DEEDS 6/9

Cormalia Shornton Lewes							
CORNELIA THORNTON LEWIS							
STATE OF Alabama COUNTY Shelby							
General Acknowledgment							
I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that							
CORNELIA THORNTON LEWIS whose name 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							
NOTARY PUBLIC MY COMMISSION EXPIRES: 3/21/20							

IN WITNESS WHEREOF I have hereunto set my hand and seal, this Hay of Suptomber, 2019.

20191017000382240 10/17/2019 09:43:01 AM DEEDS 7/9

March 21, 2020

IN WITNESS WHEREOF I have hereunto set my hand and seal, this day of September, 2019.					
Richa Airo					
RICKY KING					
STATE OF Alabama					
COUNTY Shelly					
General Acknowledgment					
I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that					
RICKY KING whose name 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					
executed the same voluntarily on the day the same bears date.					
Given under my hand and official seal this 4 day of 52/tember, 20/9.					
Debre to the					
NOTARY PUBLIC					
MY COMMISSION EXPIRES:					
DEBRA M KING NOTARY My Commission Expires					

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

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ANTHONY KING
NOTARY PUBLIC #187871
STATE OF WASHINGTON
COMMISSION EXPIRES
OCTOBER 19, 2020

Real Estate Sales Validation Form This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	The Estate of Georgia Lee Thornton	Grantee's Name	SUNFIRE 3, LLC
Mailing Address		Mailing Addross	FOO1 Diaza on the Lake
Maning Address	101 County Rd. 365	Mailing Address	5001 Plaza on the Lake
	Clanton, AL		Suite 200
			Austin, TX 78746
Property Address	2028 Kerry Circle	Date of Sale	9/6/2019
	Calera, AL 35040	Total Purchase Price or	\$141,000.00
		Actual Value or	\$
		Assessor's Market Value	\$
			ne required information
	I r	nstructions	
Grantor's name and ma mailing address.	iling address - provide the name of t	the person or persons conveying in	nterest to property and their current
Grantee's name and ma	ailing address - provide the name of	the person or persons to whom in	terest to property is being conveyed.
Property address - the p	physical address of the property bein	ng conveyed, if available.	
Date of Sale - the date	on which interest to the property was	s conveyed.	
Total purchase price - the strument offered for re	ne total amount paid for the purchas ecord.	e of the property, both real and pe	rsonal, being conveyed by the
· · · · · · · · · · · · · · · · · · ·	perty is not being sold, the true value cord. This may be evidenced by an	• •	sonal, being conveyed by the appraiser or the assessor's current
of the property as deter		ith the responsibility of valuing pro	alue, excluding current use valuation, perty for property tax purposes will be
	y knowledge and belief that the inforse statements claimed on this form n		t is true and accurate. I further penalty indicated in <u>Code of Alabama</u>
Date <u>06/09</u>	, 2019	Print Ethel T	honton Dixon
Unattested	(verified by)	Sign: Grantor/Gra	Mother & Line one) ntee/Owner/Agent (circle one)
Offi Jud Cler She 10/1 S19	by County, AL 7/2019 09:43:01 AM 4.00 CHERRY	-5.R.J	Form RT-1

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