## WARRANTY DEED

STATE OF ALABAMA
County of Jefferson

Send Tax Notice To:
Grand Oak Investments, LLC
PO Box 824 Helena AL 35080

Know all men by these presents:

That in consideration of Five Hundred and No/100 Dollars (\$500.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, <a href="Rental Resource Group, LLC">Rental Resource Group, LLC</a> (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto: <a href="Grand Oak Investments">Grand Oak Investments</a>, <a href="LLC">LLC</a> (herein referred to as grantee, whether one or more), the following described real estate, situated in <a href="Shelby">Shelby</a> County, Alabama, to-wit:

Lot 1B according to the Map or Survey of Old Town Market Place, recorded in Map Book 46, Page 93 in the Probate Office of Shelby County, Alabama.

This deed was prepared without the benefit of a title exam.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; That I (we) will and my (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 30th day of October, 2018

## 20200221000069740 02/21/2020 11:49:08 AM DEEDS 2/3

Rental Resource Group, LLC

By: J.R, Adams Jr

Its: Managing Member

STATE OF Alabama
COUNTY Shelby

## General Acknowledgment

, the undersigned a Notary Public in and for said County, in said State, hereby certify that <u>J.R.</u>

<u>Adams Jr</u> whose name as <u>Managing Member</u> of <u>Rental Resource Group, LLC</u>, a

limited liability company, 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,

as such officer and with full authority, executed the same voluntarily for and as the act of said

limited liability company.

Given under my hand and official seal, this the 30th day of October, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

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

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

Grantor's Name	Rental Resource Group, LLC	Grantee's Name	Grand Oak Investments, LLC
Mailing Address			
Addicas	PO Box 824	•	PO box 824
	Helena AL 35080		Helena AL 35080
Property Address	37 Lake Davidson Lane,	Date of Sale	10/30/18
	Helena AL 35080	Total Purchase Price Or	\$500.00
	<del></del>	Actual Value	\$
		Or Assessor's Market Value	\$ 31,680
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  X Other To clear Title  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.			
<del></del>		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 <a href="Code of Alabama 1975">Code of Alabama 1975</a> § 40-22-1 (h).			
further un	the best of my knowledge and belief that derstand that any false statements claime of Alabama 1975 § 40-22-1 (h).	the information contained in thi d on this form may result in the	s document is true and accurate. I imposition of the penalty indicated
Date:	October 20, 2018	Print	and the second
U	Inattested (verified by)	Sign. Sign. Grantor/6	rantee/Owner/Agent (circle one) Form RT-1
	Filed and Recorded		



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/21/2020 11:49:08 AM
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