

THIS INSTRUMENT WAS PREPARED BY:

Burt W. Newsome
GREYSTONE TITLE, L.L.C.
P.O. Box 382753
Birmingham, Alabama 35238

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03/02/2020 01:11:27 PM
DEEDS 1/3

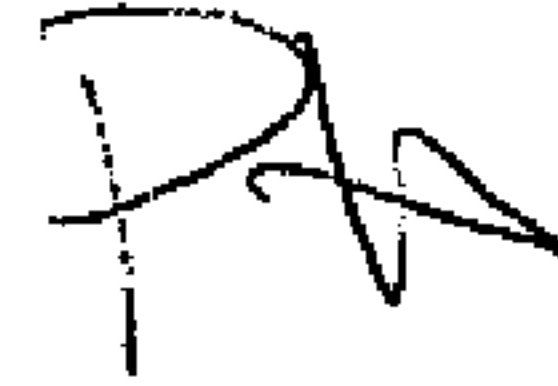
STATE OF ALABAMA)
)
SHELBY COUNTY)

GENERAL WARRANTY DEED

That in consideration of the sum the undersigned paid by Grantee herein, the receipt of which is hereby acknowledged, the undersigned **PHILLIP D. HARDEN, a married man**, has granted, bargained and sold, and does by these presents grants, bargains, sells and conveys unto **PC RENTALS, LLC, an Alabama limited liability company** (hereinafter referred to as Grantee) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 27, according to the Map and Survey of Forest Lakes Sector 1
as recorded in Map Book 28, Page 94, in the Probate Office of
Shelby County, Alabama.

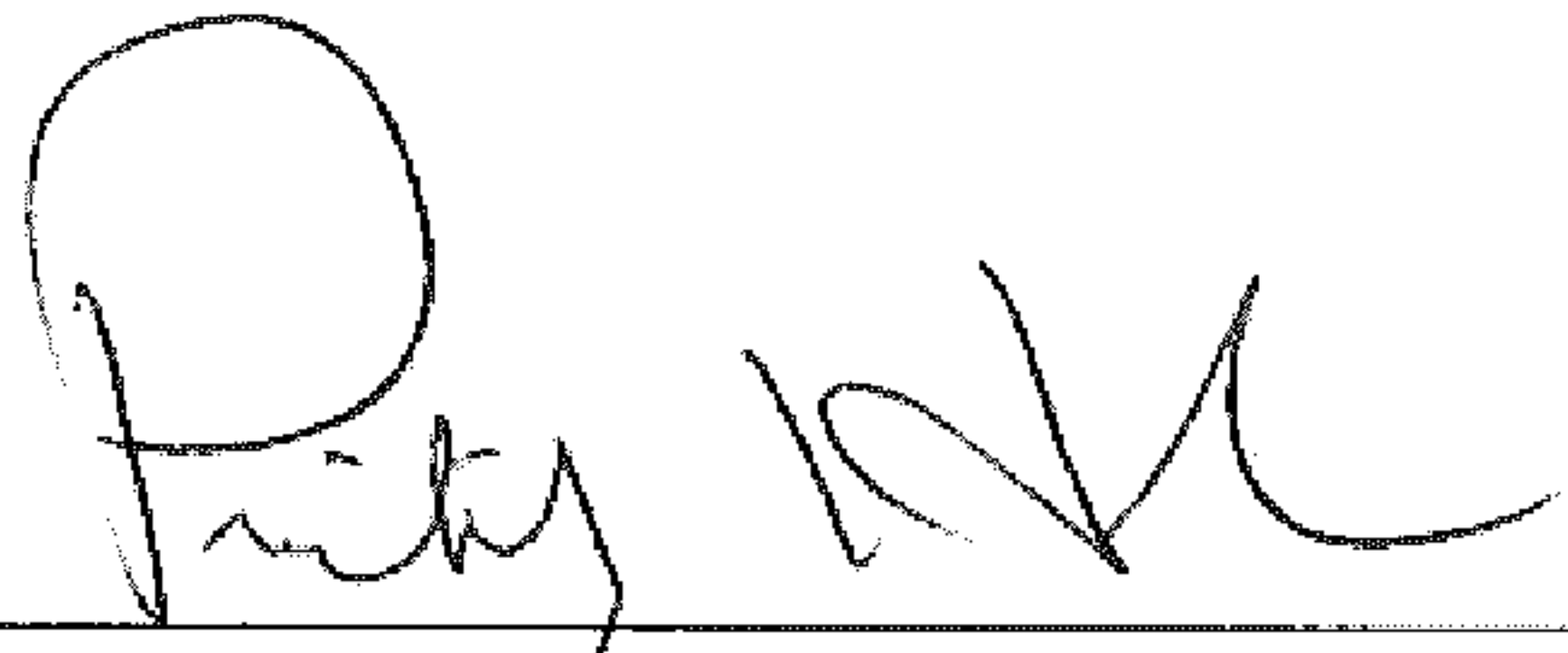
*Subject property is not the homestead of the Grantor, nor the
Grantor's Spouse.*



This deed is subject to all matters of public record which would affect title vesting hereby in the Grantee under the present laws of the State of Alabama, including Sections 6-5-248 and 6-5-253, *Code of Alabama* Grantor does hereby warrant and covenant the title to the above described property and will defend said title against any and all claims of any third parties.

TO HAVE AND TO HOLD the above described property, together with all rights and privileges incident or appurtenant thereto, unto **PC RENTALS, LLC, an Alabama limited liability company**, its successors and assigns forever, it being the intention of the parties to this conveyance that on the event of Grantee's dissolution, the entire interest in fee simple shall pass to the successors and assigns of the Grantee. This conveyance is made under the express authority of *Code of Alabama*, 1975, Section 35-4-7, as amended.

IN WITNESS WHEREOF, **PHILLIP D. HARDEN** has caused this conveyance to be executed and his seal affixed this the 28th day of February, 2020 -

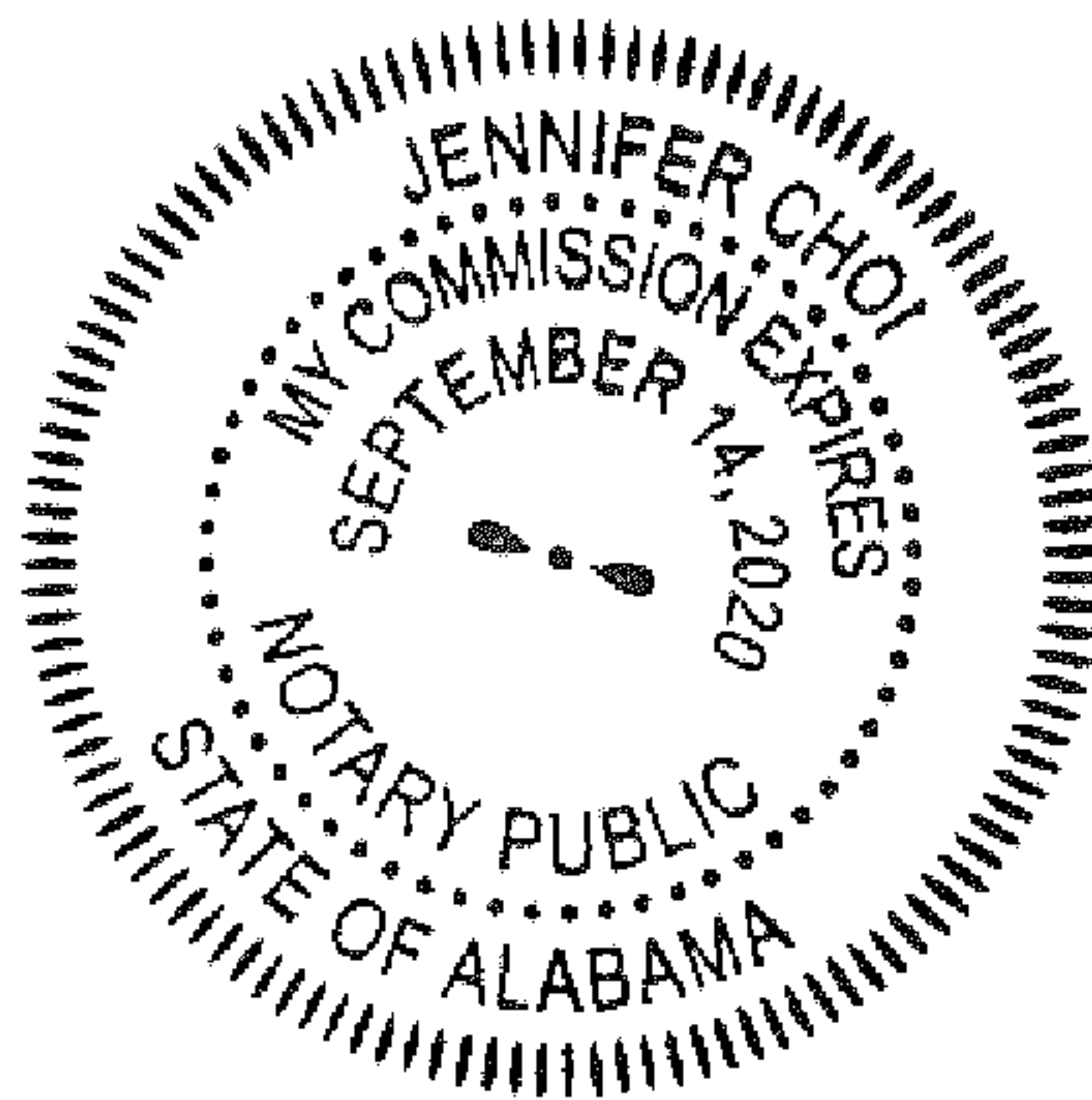


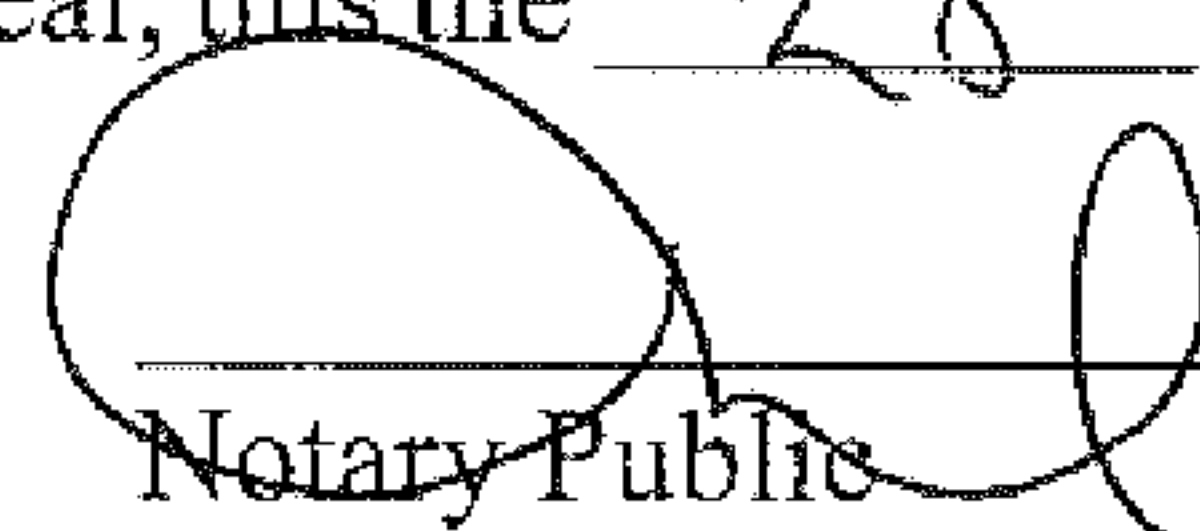
PHILLIP D. HARDEN

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that **PHILLIP D. HARDEN** signed the foregoing general warranty deed, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 28th day of February 2020





Notary Public
My commission expires: 9/14/2020

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

Grantor's Name Phillip D. Harden
Mailing Address 5201 CRISWINGS PKWY
BIRMINGHAM 35242

Grantee's Name PC Rentals, LLC
Mailing Address 20 Bishop Cir
Pelham AL 35124

Property Address 649 Forest Lakes Dr
Stemmt AL 35147

Date of Sale 2/28/2020
Total Purchase Price \$
or
Actual Value \$ 185,000
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 2/28/2020

Print Phillip D. Harden

Sign [Signature]

☐ Unattested

(verified by)

(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
03/02/2020 01:11:27 PM
\$213.00 CHARITY
20200302000081850