

WARRANTY DEED

State of Alabama

Send Tax Notice to: ARVM 5, 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 THOUSAND DOLLARS (\$170,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **Dustin Allen and Christy Allen, husband and wife** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto: **ARVM 5, 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 646, according to the Survey of Forest Lakes, 12th Sector, as recorded in Map Book 34, Page 3, Recorded in the Office of the Judge of Probate of Shelby County, Alabama.

Parcel Number: 09-5-15-0-003-038.000

Property Address: 255 Forest Lakes Drive, Sterrett, Alabama 35147

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 We have hereunto set our hands and seals, this 5TH day of October, 2020.



Dustin Allen



Christy Allen

STATE OF Alabama
COUNTY Shelby

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that **Dustin Allen and Christy Allen**, 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 Warranty Deed executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5 day of October, 2020.

Dylan Messimer

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/27/2022

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

Dylan Messimer
Notary Public, Alabama State At Large
My Commission Expires March 27, 2022

Real Estate Sales Validation Form

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

Grantor's Name DUSTIN ALLEN & CHRISTY ALLEN
 Mailing Address 181 RIVER BIRCH ROAD
CHELSEA, AL 35043

Grantee's Name ARVM 5, LLC
 Mailing Address 5001 PLAZA ON THE LAKE
SUITE 200
AUSTIN, TX 78746

Property Address 255 FOREST LAKES DRIVE
STERRETT, AL 35147

Date of Sale 10/05/2020
 Total Purchase Price \$ 170,000.00

or
 Actual Value \$

or
 Assessor's Market Value \$



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/08/2020 03:39:48 PM
 \$198.00 CHERRY
 20201008000458110

Allen S. Byrd

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)

- | | |
|--|------------------------------------|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input checked="" type="checkbox"/> Sales Contract | <input type="checkbox"/> Other |
| <input type="checkbox"/> 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 10-07-2020

Print Jaeden Yoshikawa

Unattested

 (verified by)

Sign *Jaeden Yoshikawa*

 (Grantor/Grantee/Owner/Agent) circle one