WARRANTY DEED

State of Alabama

Send Tax Notice to: BAF 3, LLC 5001 Plaza on the Lake, Suite 200, Austin TX. 78759

Shelby County

Know all men by these presents:

That in consideration of ONE HUNDRED NINETY EIGHT THOUSAND EIGHT HUNDRED

DOLLARS (\$198,800.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I Shundala M. Cox aka Shundala Michele Cox, unmarried (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto: BAF 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 48, according to the Survey of Union Station Phase 1, as recorded in Map Book 41, Page 41 in the Probate Office of Shelby County, Alabama.

Parcel Number: 28-3-06-0-007-023.000

Property Address: 383 Union Station Way, Calera, AL 35040

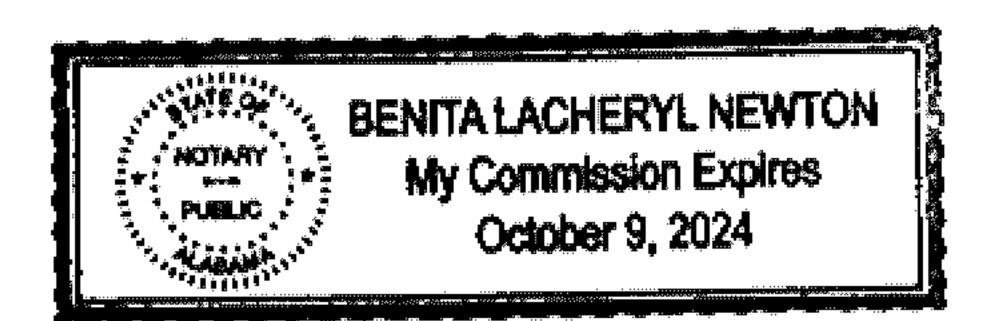
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances,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

Shundala M. Cox

General Acknowledgment

I, <u>THE UNDERSIGNED</u>, a Notary Public in and for said County, in said State, hereby certify that **Shundala M. Cox**, whose name <u>is</u> signed to the foregoing conveyance, and who <u>is</u> 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 31 day of Drumber, 20 20



NOTARY PUBLIC

MY COMMISSION EXPIRES: 10 01 2024

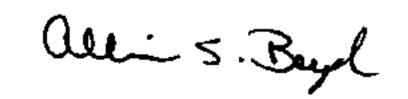
Prepared by: Parker Law Firm, LLC Jeremy L Parker 1560 Montgomery Hwy Ste 205 Birmingham, AL 35216



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/05/2021 04:07:03 PM

S227.00 CHARITY

20210105000008170



Real Estate Sales Validation Form

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

	Document must be med in acco			
Grantor's Name Mailing Address	Shundala Michele Cox	Grantee's Name Mailing Address	5001 Plaza on The Lake	
Mailing Address	383 Union Station Way Calera, AL 35040	_ Ivialiling Address	Suite 200	
	Calcia, M. Dooro		Austin, TX 78746	
			······································	
Property Address	383 Union Station Way		01/04/2021	
	<u>Calera, Al. 35040</u>	Total Purchase Price	\$198,800.00	
	<u></u>	_ or Actual Valu e	4 :	
		Cidal value	<u> </u>	
		Assessor's Market Value	\$	
The purchase price or actual value claimed on the evidence: (check one) (Recordation of document Bill of Sale X Sales Contract Closing Statement		this form can be verified in the following documentary entary evidence is not required) 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.				
<u> </u>		Instructions		
	d mailing address - provide teir current mailing address.	the name of the person or pe	ersons conveying interest	
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 a	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 <u>Code of Alabama 1975</u> § 40-22-1 (h).				
Date /-/-2		Print <u>Cloyd E</u> Jo	nns J~	
Unattested	T	Sign	/21_/	
	(verified by)		e/Owner/Agent) circle one	

Form RT-1