

## 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 SIXTY-EIGHT THOUSAND FIVE HUNDRED DOLLARS (\$168,500.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **MATTHEW A. HOWANITZ and SHELLEY HOWANITZ, 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 7, according to the Survey of Rossburg, Sector 1, as recorded in Map Book 35, Page 124, in the Probate Office of Shelby County, Alabama.

Parcel Number: 28-3-05-0-008-007.000

Property Address: 124 Rossburg Drive, Calera, AL 35040

Prior Instrument Reference: Instrument No. 20080407000139430, filed on 04/07/2008, in the Public Records of the Judge of Probate of Shelby County, State of Alabama.

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 8<sup>th</sup> day of Jan, 2021.

Matthew A. Howanitz  
MATTHEW A. HOWANITZ

Shelley Howanitz  
SHELLEY HOWANITZ

STATE OF IN  
COUNTY Bradley

General Acknowledgment

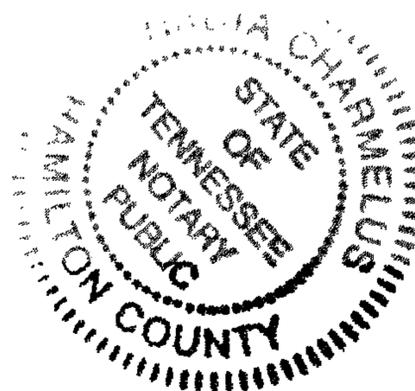
I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that **MATTHEW A. HOWANITZ and SHELLEY HOWANITZ**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance Warranty Deed executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8 day of Jan, 2021.

Yolanda Garmels  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/22/2024

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  
 01/14/2021 08:49:37 AM  
 S196.50 CHERRY  
 20210114000022560

*Ami S. Byrd*

**Real Estate Sales Validation Form**

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

Grantor's Name Matthew A. Howaritz and Shelley Howaritz  
 Mailing Address 5145 Kelly Street NW #2  
Cleveland, TN 37312

Grantee's Name ARVM 5 LLC  
 Mailing Address 5001 Plaza on The Lake, Suite 200  
Austin, TX 78746

Property Address 124 Rossburg Drive  
Calera, AL 35040

Date of Sale 1/08/2021  
 Total Purchase Price \$ 169,500.00  
 or  
 Actual Value \$  
 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 1/8/2021

Print Matthew A. Howaritz / Shelley Howaritz

Unattested  
 \_\_\_\_\_  
 (verified by)

Sign Matthew A. Howaritz / Shelley Howaritz  
 (Grantor/Grantee/Owner/Agent) circle one