

THIS INSTRUMENT PREPARED BY:  
BARNES & BARNES LAW FIRM, P.C.  
8107 PARKWAY DRIVE  
LEEDS, ALABAMA 35094  
  
(205) 699-5000

Send Tax Notice To:  
BAF 3, LLC  
  
5001 PLAZA ON THE LAKE,  
SUITE 200  
AUSTIN, TX 78746

**WARRANTY DEED**

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Forty-Nine Thousand Nine Hundred and 00/100 Dollars (\$249,900.00)\* to the undersigned Grantors, WILLIAM CALLAWAY and WIFE, JENA CALLAWAY, (hereinafter referred to as Grantors, whose mailing address is 113 LORRIN LN, STERRETT, AL 35147 in hand paid by the Grantee herein (whose mailing address is shown above), the receipt of which is hereby acknowledged, the said Grantors do by these presents, grant, bargain, sell and convey unto BAF 3, LLC (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 3, OF THE VILLAGES OF WESTOVER SECTOR 1, ACCORDING TO MAP BOOK 39, PAGE 9A & 9B, AS RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property address: 113 LORRIN LN, STERRETT, AL 35147

\*The purchase price or actual value of this conveyance can be verified in the following documentary evidence:  
Real Estate Sales Validation Form

Subject to:

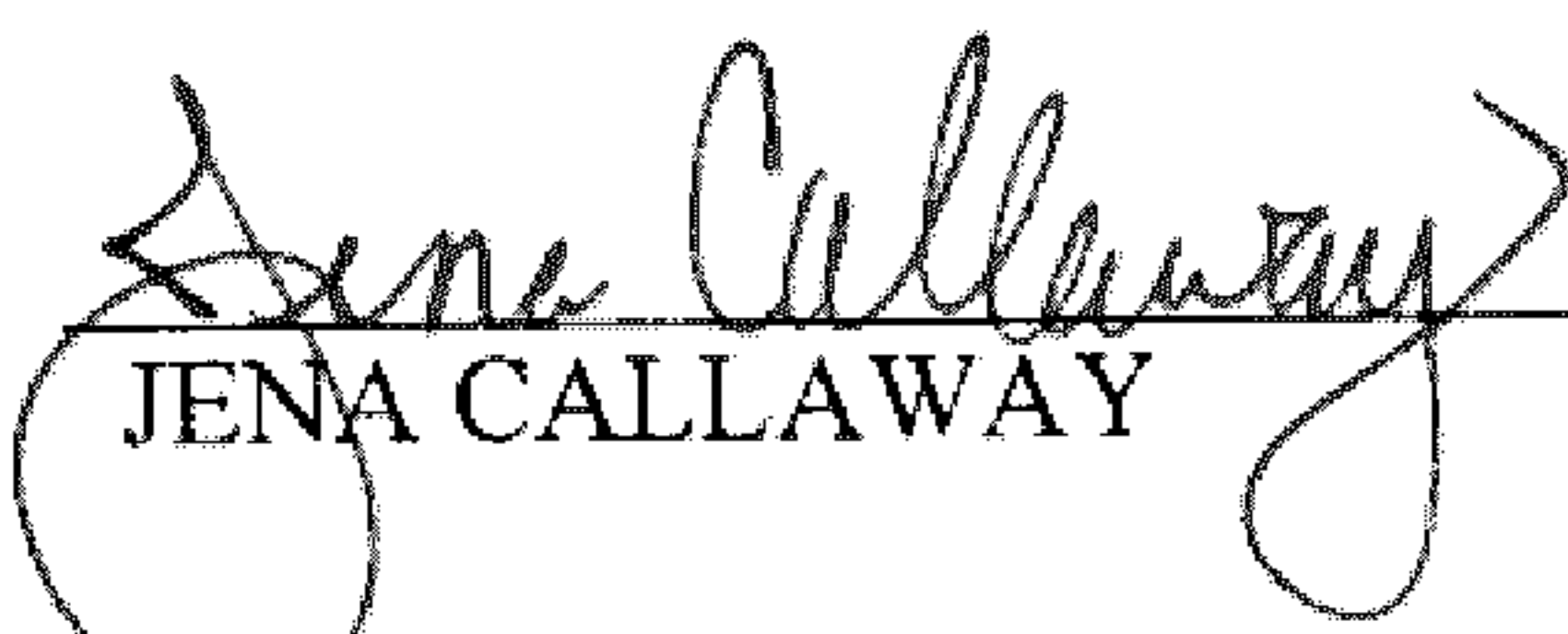
1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.

TO HAVE AND TO HOLD to the said Grantee, heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, executors and administrators, covenant with said Grantee, his/her heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantors have a good right to sell and convey the same as aforesaid; that Grantors will, and his/her heirs, executors and administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 12TH day of April, 2021.

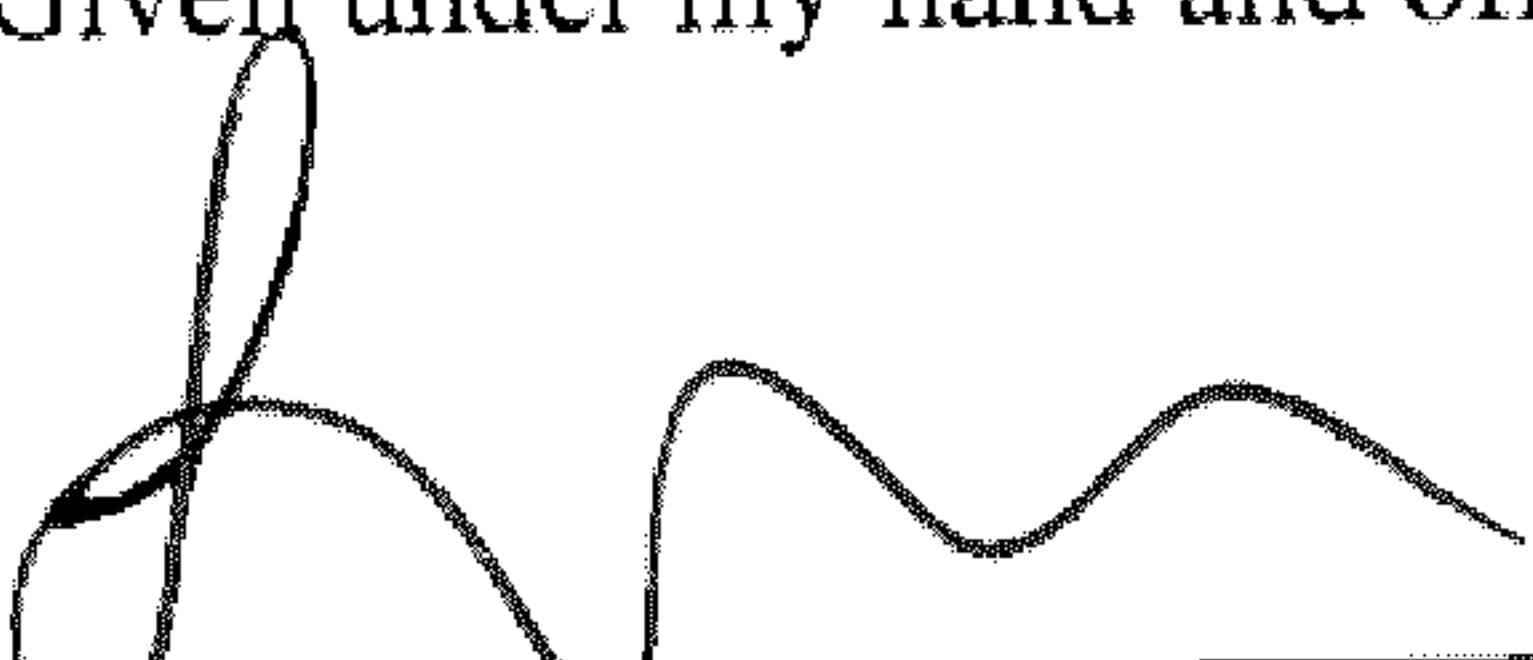
  
WILLIAM CALLAWAY

  
JENA CALLAWAY

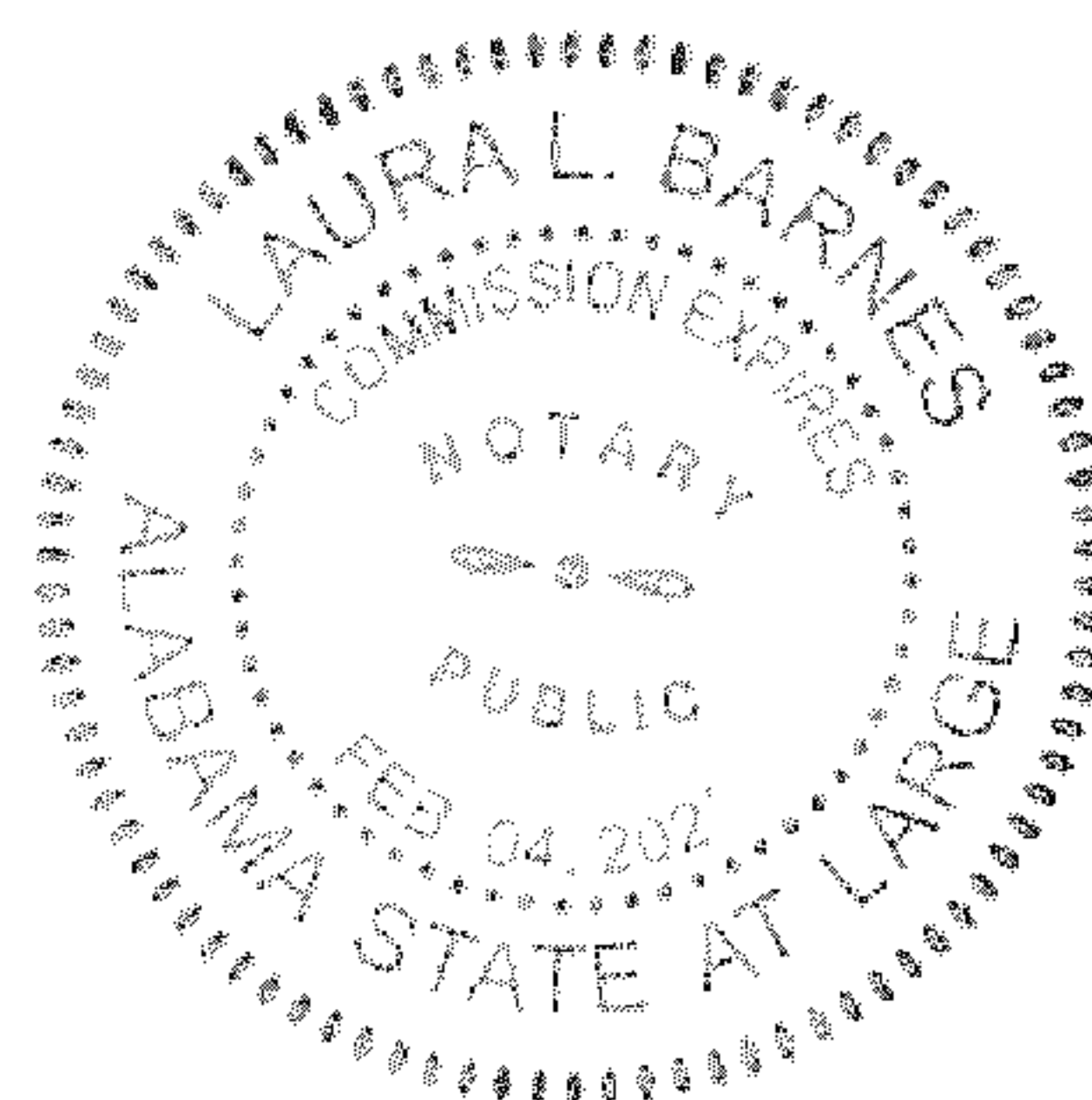
STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that WILLIAM CALLAWAY and JENA CALLAWAY, 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12TH day of April, 2021.

  
NOTARY PUBLIC

My Commission Expires: 2/4/2024



## Real Estate Sales Validation Form

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

Grantor's Name:	WILLIAM CALLAWAY and JENA CALLAWAY	Grantee's Name:	ARVM 5, LLC
Mailing Address:	113 LORRIN LN, STERRETT, AL 35147	Mailing Address:	5001 PLAZA ON THE LAKE, SUITE 200 AUSTIN, TX 78746
Property Address:	, 113 LORRIN LN, STERRETT, AL 35147	Date of Sales	April 12TH, 2021
		Total Purchase Price:	(\$249,900.00)
		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	_____ Tax Appraisal
_____ Sales Contract	_____ Other Tax Assessment
<u>X</u> _____ 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: April 12TH, 2021Print Laura L. Barnes

Sign \_\_\_\_\_

(Grantor/Grantee/Owner/Agent) **circle one**

Unattested

(verified by)



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/16/2021 03:55:34 PM  
\$278.00 CHERRY  
20210416000191890

Barnes &amp; Barnes Law Firm, P.C. File No. 21-2162