

## WARRANTY DEED

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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 TWO HUNDRED TWENTY-FOUR THOUSAND DOLLARS (\$224,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **BARBARA L. AHMED, a single woman** (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 41, according to the Map and Survey of Stratford Place, Phase III, as recorded in Map Book 13, Page 67, and a resurvey recorded in Map Book 13, Page 108 and Amended Map of the Resurvey of the Final Plat, Phase III, Stratford Place as recorded in Map Book 14, Page 38, in the Probate Office of Shelby County, Alabama.

Parcel Number: 11-7-36-3-000-028.073

Property Address: 115 Stratshire Lane, Pelham, AL 35124

Prior Instrument Reference recorded, 08/11/2016 in Instrument No. 20160811000286230, 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 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.

IN WITNESS WHEREOF I have hereunto set my hand and seal, this 21 day of April, 2021.

Barbara L. Ahmed  
BARBARA L. AHMED

STATE OF Alabama  
COUNTY Shelby

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that **BARBARA L. AHMED**, whose name is signed to the foregoing conveyance, and who is 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 21 day of April, 2021.

Melissa Gilbert  
Notary Public, Alabama State At Large  
My Commission Expires Aug. 27, 2024

Melissa Gilbert  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 8/27/24

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  
 04/23/2021 01:12:28 PM  
 \$252.00 CHERRY  
 20210423000202820

*Allie 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 BARBARA L. AHMED  
 Mailing Address 115 STRATSHIRE LANE  
PELHAM, AL 35124

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

Property Address 115 STRATSHIRE LANE  
PELHAM, AL 35124

Date of Sale 04-21-2021  
 Total Purchase Price \$ 224,000.00  
 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)

- |  |                                    |
|--|------------------------------------|
| <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 4/21/2021

Print Barbara L. Ahmed

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

Sign Barbara L. Ahmed  
 (Grantor/Grantee/Owner/Agent) circle one