



20210426000205720 1/4 \$39.50  
Shelby Cnty Judge of Probate, AL  
04/26/2021 01:18:03 PM FILED/CERT

**CORPORATION WARRANTY DEED**

✓  
THE STATE OF ALABAMA, }  
Shelby COUNTY }

Two Hundred Seventy Four Thousand  
(\$274,900.00)

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of Nine Hundred & No/100 DOLLARS and

other valuable considerations to the undersigned GRANTOR, BGRS Relocation Inc., a Colorado Corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, GRANT, BARGAIN, SELL and CONVEY unto \_\_\_\_\_

Dakota S. Watts

(herein referred to as

GRANTEE(S) his heirs and assigns, the following described Real Estate, situated in the County of Shelby and State of Alabama, to-wit:

Legal description attached and made a part hereof

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S) his heirs and assigns FOREVER.

And GRANTOR does covenant with the said GRANTEE(S) Dakota S. Watts, his heirs and assigns, that it is lawfully seized in the simple of the aforementioned premises; that they are free from all encumbrances except as hereinabove provided; that it has a good right to sell and convey the same to the said GRANTEE(S) his heirs and assigns, and the GRANTOR will warrant and defend the premises to the said GRANTEE(S) his heirs and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

\$266,653.00 of the consideration was paid from the proceeds of a mortgage loan recorded simultaneously herewith.

Shelby County, AL 04/26/2021  
State of Alabama  
Deed Tax: \$8.50

CLAYTON T. SWEENEY, ATTORNEY AT LAW



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IN WITNESS WHEREOF, BGRS Relocation Inc., a corporation, has caused this instrument to be executed by Cory Wilhelmi its duly authorized Agent and its corporate seal of said corporation to be hereunto affixed and attested by Kelly Sachwitz, its duly authorized Agent this 5th day of April, 2021.

ATTEST: BGRS Relocation Inc.

XBY: Kelly Sachwitz  
Kelly Sachwitz  
Its: Authorized Agent

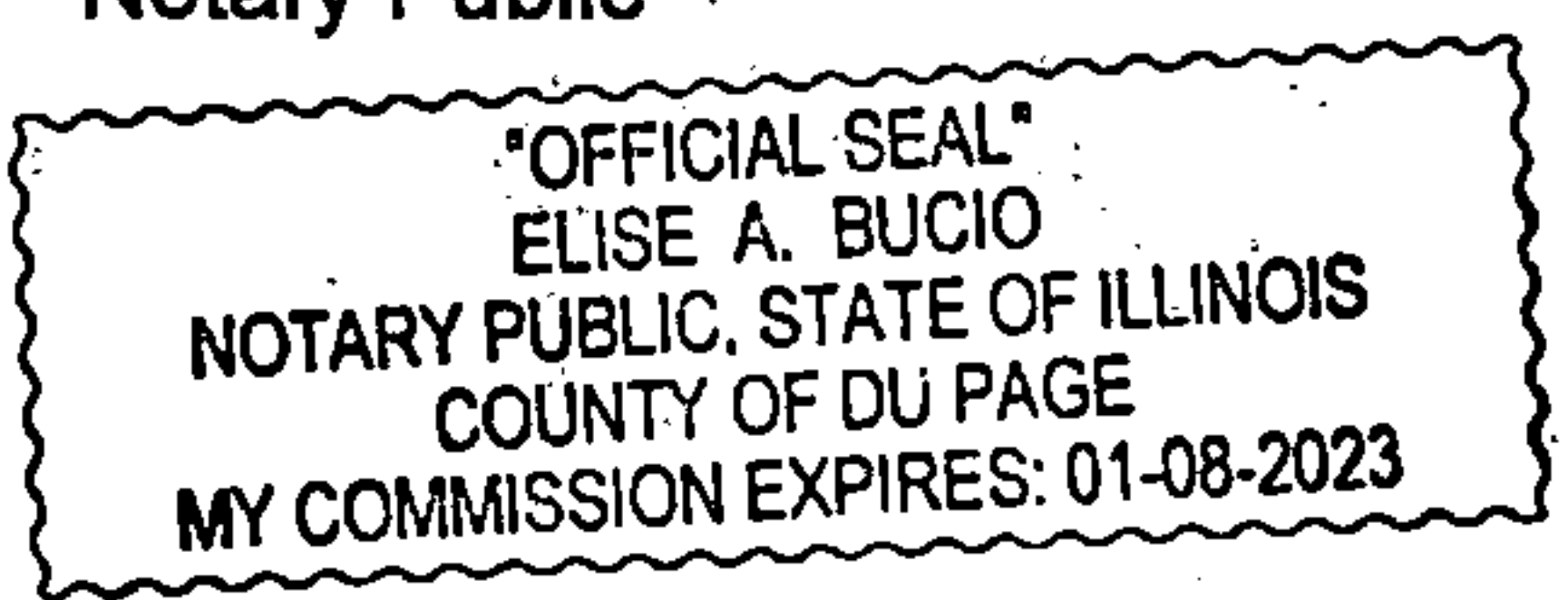
XBY: Cory Wilhelmi  
Cory Wilhelmi  
Its: Authorized Agent

✓ THE STATE OF ALABAMA, }  
DUPAGE COUNTY. }

I, the undersigned, Elise A Bucio, a Notary Public, in and for said State IL, hereby certify that Kelly Sachwitz, and Cory Wilhelmi, Authorized Agents of BGRS Relocation Inc., a Colorado Corporation, 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, they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 5 day of April, 2021.

✓ Elise A Bucio  
Notary Public



FOR RECORDING ONLY

MR-BG-8477037  
This instrument was prepared by:  
Joan M. Brady, Attorney  
449 Taft Avenue  
Glen Ellyn, IL 60137

**LEGAL DESCRIPTION**

**THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY,  
STATE OF ALABAMA AND IS DESCRIBED AS FOLLOWS:**

**All that certain lot or parcel of land situated in the County of Shelby, State of Alabama, and being  
more particularly described as follows:**


**Lot 81, according to the Map and Survey of Chesser Plantation, Phase 1, Sector 2, as recorded  
in Map Book 33, Page 121, in the Probate Office of Shelby County, Alabama.**



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**Real Estate Sales Validation Form**

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

Grantor's Name	BGRS Relocation, Inc.	Grantee's Name	Dakota S. Watts
Mailing Address	16260 North 71 <sup>st</sup> Street Scottsdale, AZ 85254	Mailing Address	105 Blackstone Court Chelsea, AL 35043
Property Address	105 Blackstone Court Chelsea, AL 35043	Date of Sale	<u>April 21, 2021</u>
 20210426000205720 4/4 \$39.50 Shelby Cnty Judge of Probate, AL 04/26/2021 01:18:03 PM FILED/CERT		Total Purchase Price	\$ <u>274,900.00</u>
		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 type="checkbox"/> Sales Contract               | <input type="checkbox"/> Other     |
| <input checked="" type="checkbox"/> Closing Statement | <input type="checkbox"/> Deed      |

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).

BGRS Relocation, Inc.

Date \_\_\_\_\_

Print Clayton T. Sweeney, Attorney as Agent

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

Sign By:   
(Grantor/Grantee/Owner/Agent) circle one