

20210504000221130
05/04/2021 10:46:50 AM
DEEDS 1/3

When Recorded Mail to:

SPRUCE
6100 TENNYSON PARKWAY
PLANO, TX 75024

Prepared By:

THOMAS H. CLAUNCH III, ATTORNEY AT LAW
O/B/O BC LAW FIRM, P.A.
8191 SEATON PLACE
MONTGOMERY, AL 36116

Send Tax Messages To:

RS RENTAL I, LLC C/O MYND MANAGEMENT
1955 S VAL VISTA DR SUITE 126
MESA, AZ 85204

WARRANTY DEED

For good consideration, I (we) **LATOSHA TAYLOR, UNMARRIED** whose mailing address is _____
2109 21st St North, Birmingham, AL 35234, hereby bargain, deed and convey to **RS**
RENTAL I, LLC whose mailing address is 1955 S VAL VISTA DR SUITE 126, MESA, AZ 85204, the
following described land in SHELBY County, State of Alabama, free and clear with WARRANTY
COVENANTS; to wit:

**Lot 309, according to the Survey of Amended Map of the Village at Stonehaven, Phase 3, First
Addition, as recorded in Map Book 28, Page 27, in the Probate Office of Shelby County, Alabama.**

APN: 13 6 23 4 011 009.000

Property Address: 378 WALKER WAY, PELHAM, AL 35124

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with
said GRANTEES, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of
said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a
good right to sell and convey the same as foresaid; that I (we) will, and my (our) heirs and assigns
forever, against the lawful claims of all persons.

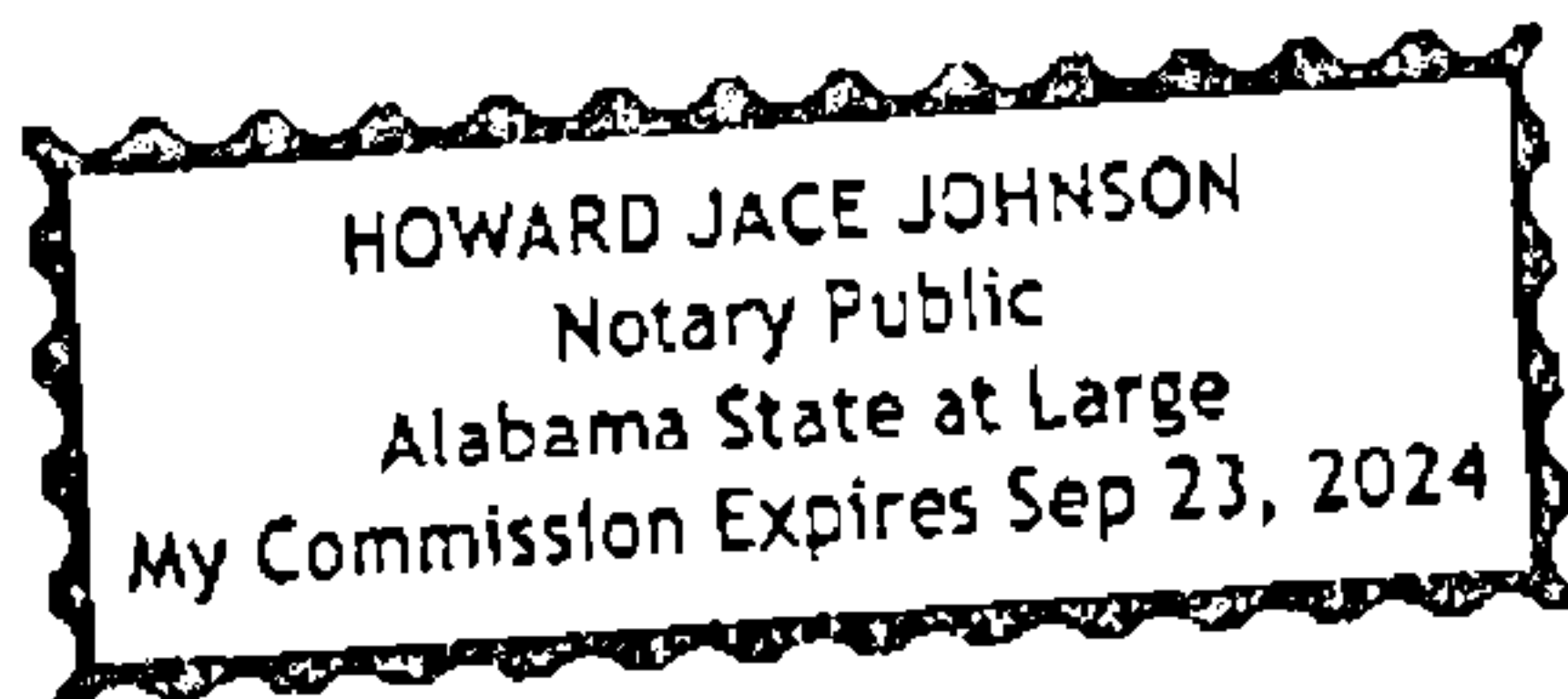
WITNESS the hands and seal of said Grantor(s) this 3rd day of May, 2021.

Latosha Taylor
LATOSHA TAYLOR

STATE OF ALABAMA
COUNTY OF Shelby

} SS.

I, Howard Jace Johnson, a Notary Public, hereby certify that **LATOSHA TAYLOR** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date. Given under my hand this 3rd day of May, 2021.



Howard Jace Johnson
Notary Public

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

Grantor's Name Latosha Taylor
Mailing Address 11905 Hearthstone Lane
McCalla, AL 35111

Grantee's Name RS Rental I, LLC
Mailing Address 1955 S Val Vista DR
Suite 126
Mesa, AZ 85204

Property Address 378 Walker Way,
Pelham, AL 35124

Date of Sale 05/03/2021
Total Purchase Price \$ 181,500.00
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 ☐ Appraisal
☐ Sales Contract ☐ Other
☒ 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 05 / 03 / 2021

Print Alyson Cimino

☐ Unattested

Sign

Alyson Cimino

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

