

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

20210510000230310
05/10/2021 10:08:17 AM
DEEDS 1/3

Send Tax Messages To:

RS RENTAL I, LLC
1955 S VAL VISTA DR SUITE 126
MESA, AZ 85204

WARRANTY DEED

For good consideration, I (we) **SHERRAN T. MALCOLM AND DANA T. CANTLEY, AS HUSBAND AND WIFE**, whose mailing address is 169 PARK PLACE LN, ALABASTER, AL 35007, 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 42, according to the amended plat of Park Place, Fourth Addition, as recorded in Map Book 18, Page 116 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines, rights of way, if any, of record.

APN: 23 2 10 4 002 042.000

Property Address: 169 PARK PLACE LN, ALABASTER, AL 35007

WITNESS the hands and seal of said Grantor(s) this 7 day of May, 2021.

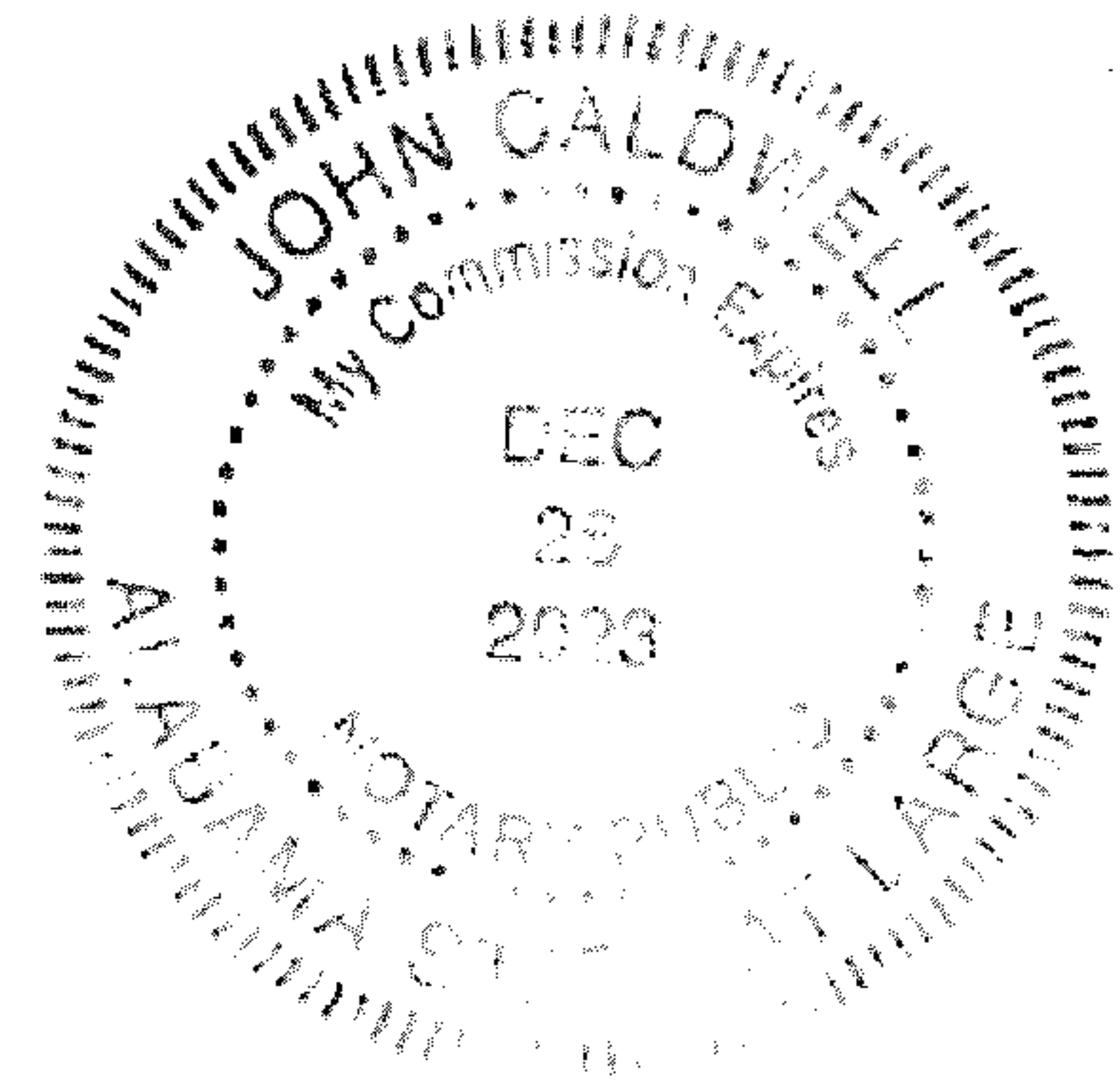
Sherran T. Malcolm
SHERRAN T. MALCOLM

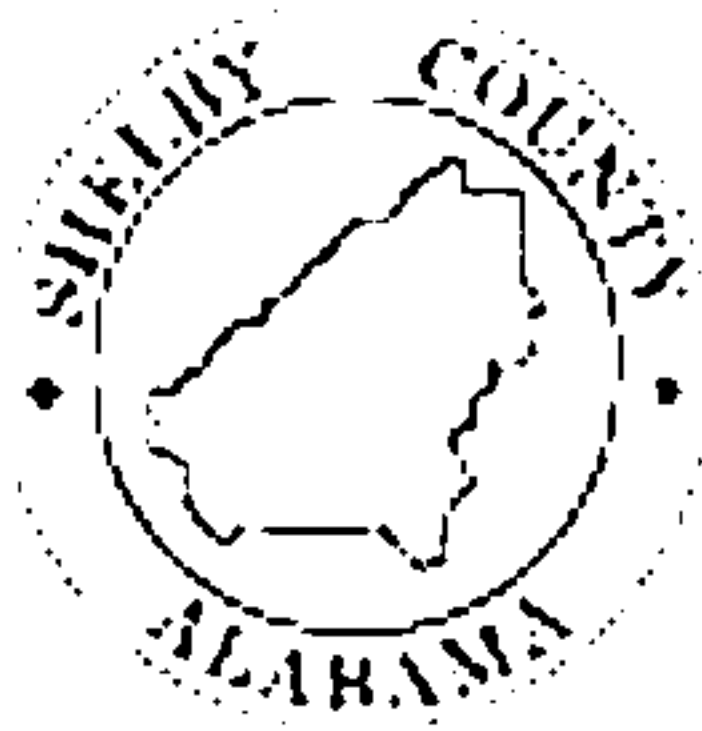
Dana T. Cantley
DANA T. CANTLEY

STATE OF ALABAMA }
COUNTY OF Shelby } SS.

I, John Caldwell, a Notary Public, hereby certify that **SHERRAN T. MALCOLM AND DANA T. CANTLEY**, 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 7 day of May, 2021

John Caldwell
Notary Public





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/10/2021 10:08:17 AM
 \$196.50 KIMBERLY
 20210510000230310

Alyson Cimino

20210510000230310 05/10/2021 10:08:17 AM DEEDS 3/3

Real Estate Sales Validation Form

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

Grantor's Name	<u>Sherran Malcolm. Dana Cantley</u>	Grantee's Name	<u>RS Rental I, LLC</u>
Mailing Address	<u>169 Park Place Ln</u> <u>Alabaster, AL 35007</u>	Mailing Address	<u>1955 S Val Vista DR</u> <u>Suite 126</u> <u>Mesa, AZ 85204</u>
Property Address	<u>169 Park Place Ln,</u> <u>Alabaster, AL 35007</u>	Date of Sale	<u>05/07/2021</u>
		Total Purchase Price	<u>\$ 168,100.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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	

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 / 06 / 2021

Print Alyson Cimino

Unattested _____
 (verified by)

Sign *Alyson Cimino* _____
 (Grantor/Grantee/Owner/Agent) circle one