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06/07/2021 03:31:31 PM  
DEEDS 1/3

**When Recorded Mail to:**

SPRUCE  
6100 TENNYSON PARKWAY  
SUITE 225, PLANO, TX 75024

**Prepared By:**

MARK A. PICKENS, P.C., ATTORNEY AT LAW  
O/B/O BC LAW FIRM, P.A.  
PO BOX 26101  
BIRMINGHAM, AL 35260

**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) **JEFFREY R. GATES AND BRITTNEY H. GATES, A MARRIED COUPLE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, whose mailing address is 196 Rossburg Dr. Calera, AL 35040, 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 55, ACCORDING TO THE SURVEY OF ROSSBURG SECTOR II, AS RECORDED IN MAP BOOK 36, PAGE 38, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**


**APN: 28 3 05 0 010 041.000**

**Property Address: 196 ROSSBURG DR, CALERA, AL 35040**

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 3 day of June, 2021.

  
JEFFREY R. GATES

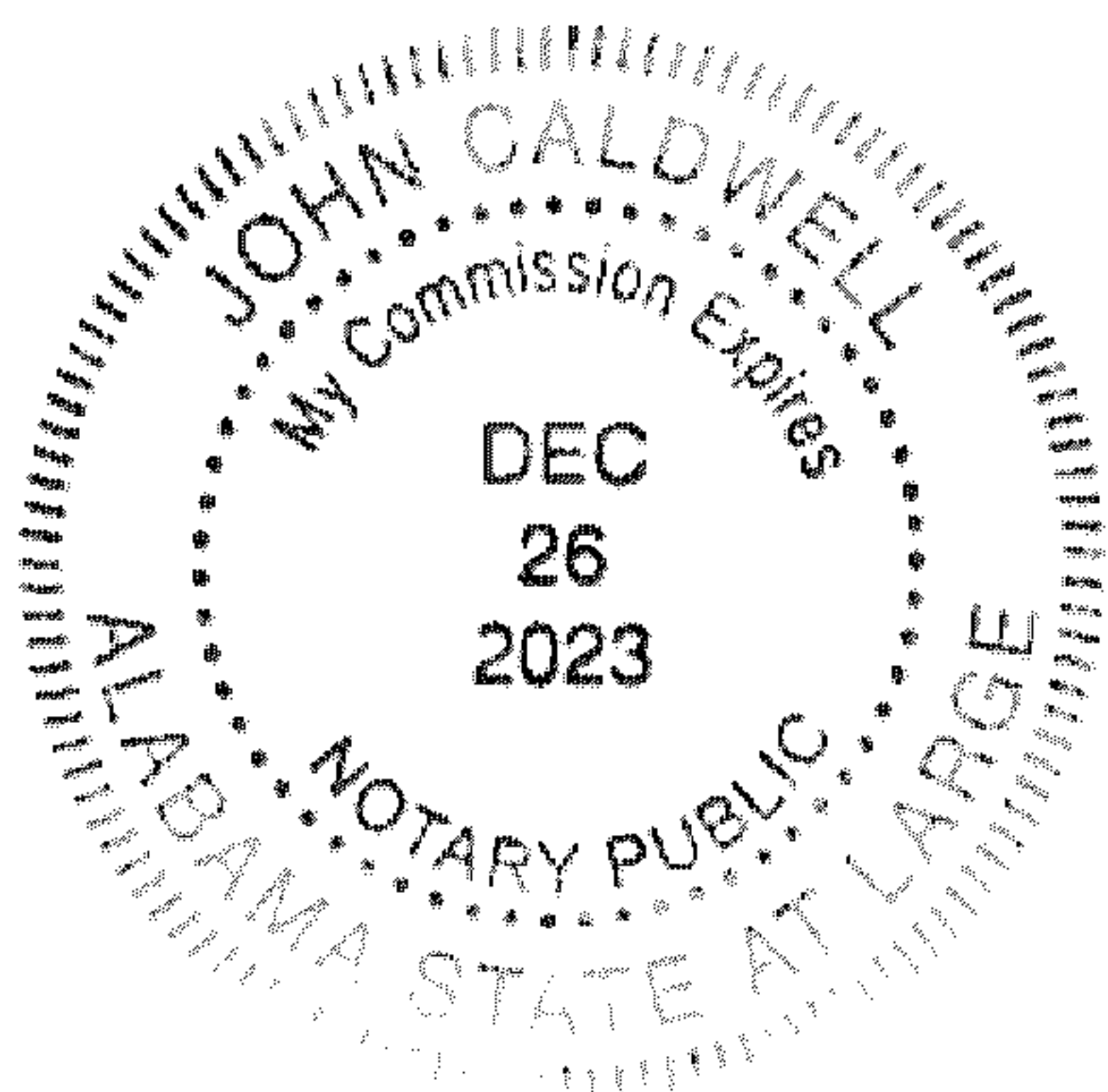
  
BRITTNEY H. GATES

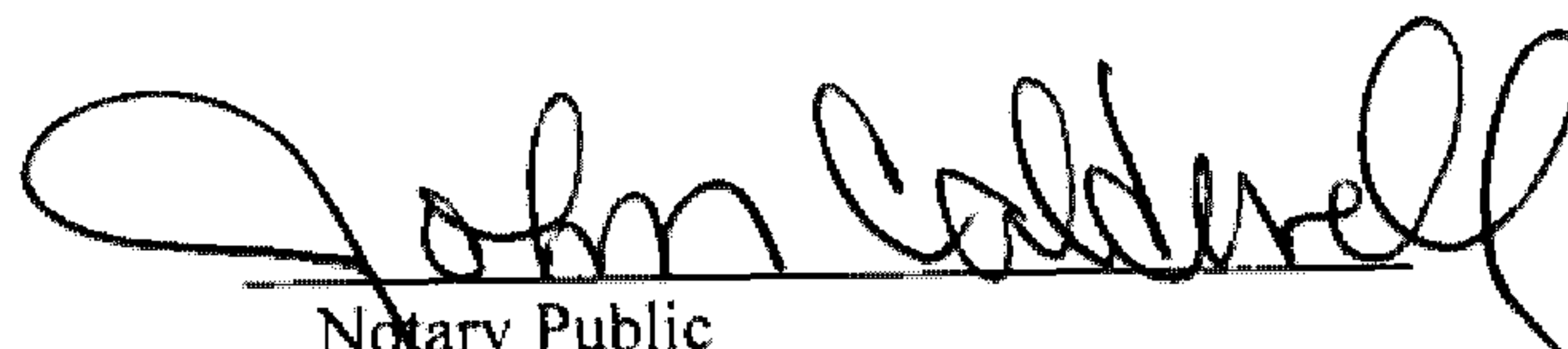
STATE OF ALABAMA

COUNTY OF Shelby

} SS.

I, John Caldwell, a Notary Public, hereby certify that **JEFFREY R. GATES AND BRITTNEY H. GATES**, 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 3 day of June, 2021.



  
Notary Public

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

Grantor's Name Jeffrey Gates, Brittney Gates  
Mailing Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Property Address 196 Roszburg Dr,  
Calera, AL 35040  
\_\_\_\_\_  
\_\_\_\_\_

Date of Sale 06/07/2021  
Total Purchase Price \$ 185,000.00  
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)

☐ 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 06 / 07 / 2021

Print Loren Hasbun

☐ Unattested

Sign Loren Hasbun

(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**

