

20210611000286890
06/11/2021 12:00:14 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 of (\$240,000.00), I (we) **GARY S. HUFF AND TRICIA J. HUFF, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** whose mailing address is 2029 SOUTHFORK DRIVE, OZARK, MO 65721, 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 16, according to the Final Plat of Water stone Phase 5, as recorded in Map Book 49, Page 5, in the Probate Office of Shelby County, Alabama.

APN: 28 3 06 0 013 012.000

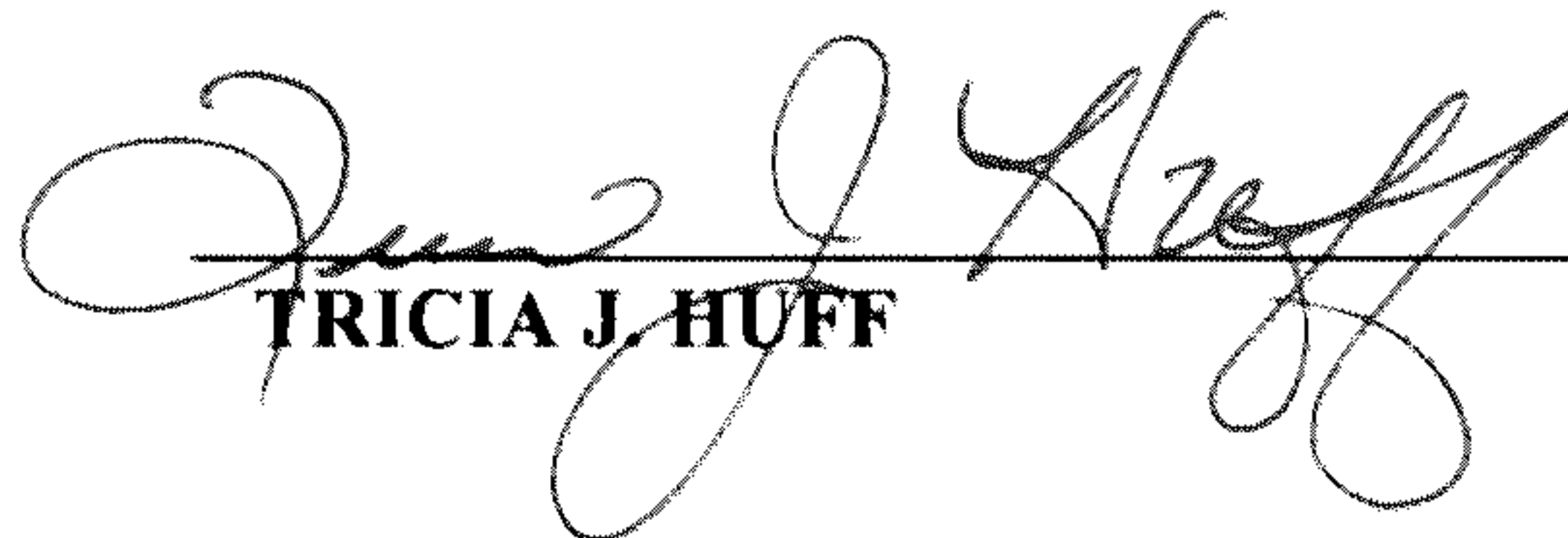
Property Address: 553 WATERSTONE DR, MONTEVALLO, AL 35115

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.

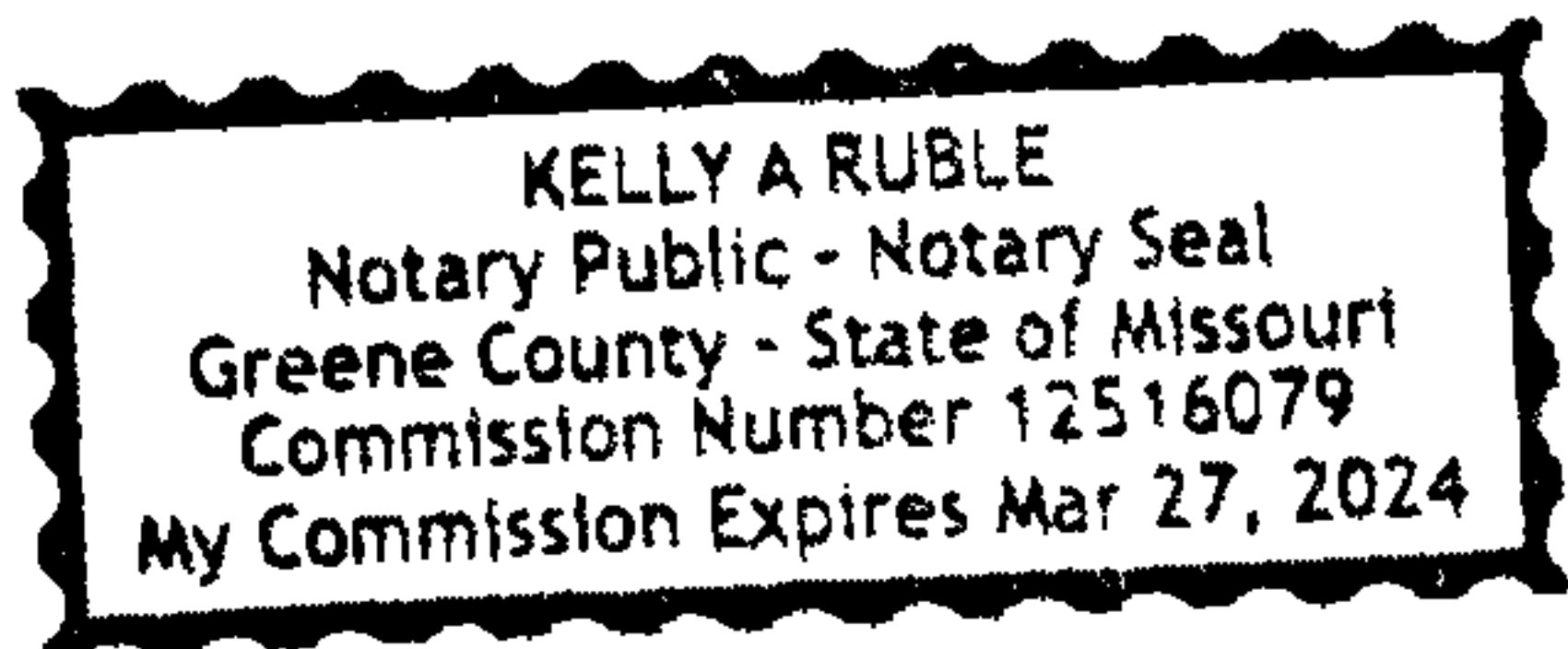
WITNESS the hands and seal of said Grantor(s) this 9 day of June, 2021.

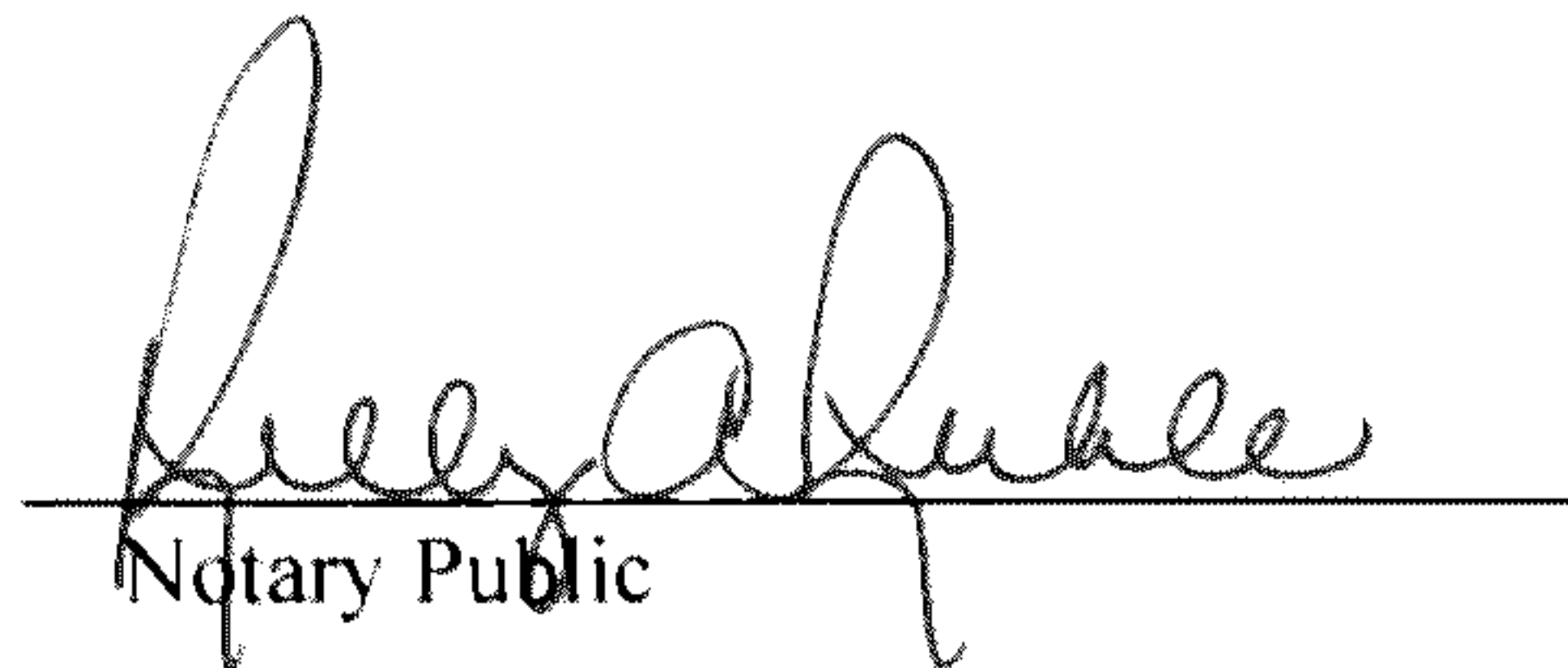

GARY S. HUFF


TRICIA J. HUFF

STATE OF ~~ALABAMA~~ ^{Mo} Missouri }
COUNTY OF Christian } SS.

I, Kelly A. Ruble, a Notary Public, hereby certify that **GARY S. HUFF AND TRICIA J. HUFF** 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 9 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 Gary S. Huff and Tricia J. Huff
Mailing Address 2029 SOUTHFORK DRIVE
OZARK MISSOURI 65721

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

Property Address 553 Waterstone Dr,
Montevallo, AL 35115

Date of Sale 06/09/2021
Total Purchase Price \$ 240,000.00

or
Actual Value \$

or
Assessor's Market Value \$



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/11/2021 12:00:14 PM
\$268.00 CHERRY
20210611000286890

Loren S. Hasbun

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 06 / 09 / 2021

Print Loren Hasbun

Unattested

(verified by)

Sign *Loren Hasbun*

(Grantor/Grantee/Owner/Agent) circle one