

WARRANTY DEED

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Two Hundred Forty Thousand and 00.100 (\$240,000.00) and other valuable considerations to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, I/we SIRYVONNE BELL and DAVINA BELL, Husband and wife, herein referred to as Grantor(s), do hereby GRANT, BARGAIN, SELL AND CONVEY unto AVHS AL I LLC, a Delaware Limited Liability Company, referred to as Grantee(s), his/her/their heirs and assigns, the following described real estate, situated in Shelby County, State of Alabama, to wit:

LOT 682, ACCORDING TO THE SURVEY OF WATERFORD COVE, SECTOR 3, PHASE 2, AS RECORDED IN MAP BOOK 34, PAGE 34, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to easements, restrictive covenants, set back lines, limitations, rights of ways as shown by public records and ad valorem taxes as shown of record.

Subject to mineral and mining rights if not owned by grantor.

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

And GRANTOR(S) do covenant with the said GRANTEE(S), his/her/their heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), his/her/their heirs and assigns, and that GRANTOR(S) will WARRANT and DEFEND the premises to the said GRANTEE(S), his/her/their heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, I we have hereunto set my/our hand and seal this 14th day of June, 2021.

Siryvonne Bell
SIRYVONNE BELL
Davina Bell
DAVINA BELL

STATE OF ALABAMA
Shelby COUNTY

I, the undersigned, a Notary Public in and for said County and State hereby certify that SIRYVONNE BELL and DAVINA BELL 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 and seal this 14 day of June, 2021

My Commission Exp:

SR Stamp

Scott Blanchard
Notary Public

THIS INSTRUMENT PREPARED BY:
DAVID S. SNODDY ATTORNEY AT LAW
THE SNODDY LAW FIRM, LLC
2105 DEVEREUX CIRCLE, SUITE 101
BIRMINGHAM, ALABAMA 35243

SEND TAX NOTICE TO:

AVHS AL I LLC, a Delaware Limited and Liability Company
826 WATERFORD COVE LANE
CALERA, AL 35040

SCOTT BLANCHARD
Notary Public
State of North Dakota
My Commission Expires Jan 13, 2025

Real Estate Sales Validation Form

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

Grantor's Name SIRYVONNE BELL
 Mailing Address: 2051 3rd Ave South
Unit 215
Grand Forks, ND 58201
 Property Address 826 WATERFORD COVE LANE
 CALERA, AL 35040

Grantee's Name AVHS AL LLC, a Delaware Limited
 Liability Company
 Mailing Address 826 WATERFORD COVE LANE
 CALERA, AL 35040

Date of Sale June 16, 2021
 Total Purchaser Price \$240,000.00
 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
- Sales Contract
- Closing Statement
- Appraisal
- Other _____

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 of 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

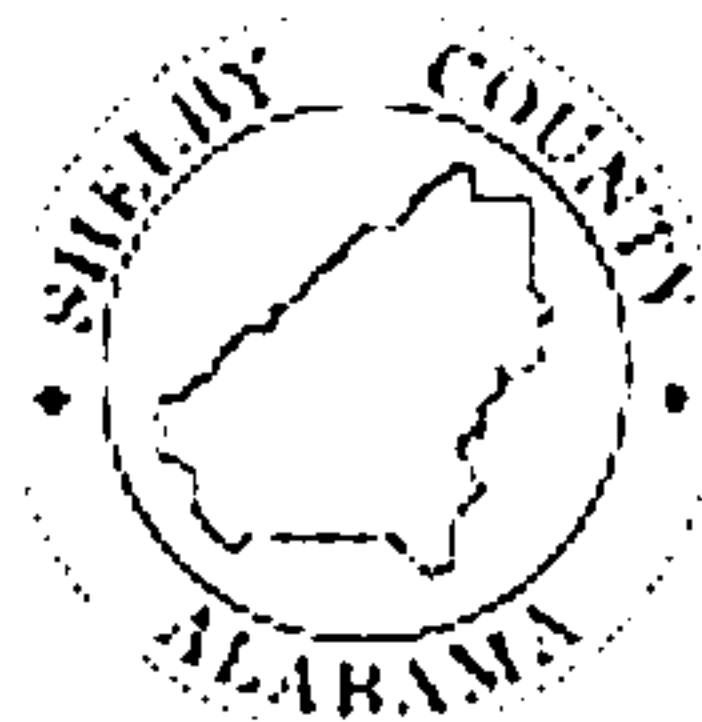
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 Sec. 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 Sec. 40-22-1 (h).

Date 14 JUNE 2021

Unattested _____
(verified by)

Print Bell, Siryvonne
 Sign Siryvonne Bell
 (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/22/2021 09:05:32 AM
 \$265.00 JOANN
 20210622000302720

Allie S. Beyl