

## WARRANTY DEED

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State of Alabama

Send Tax Notice to: ARVM 5, LLC,  
5001 Plaza on the Lake, Suite 200,  
Austin, TX 78746

Shelby County

Know all men by these presents:

That in consideration of ONE HUNDRED NINETY FIVE THOUSAND DOLLARS (\$195,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **RACHEL M. BOREN, now known as RACHEL BOREN LITTLE and KEVIN LITTLE, wife and husband** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto: **ARVM 5, LLC**, mailing address 5001 Plaza on The Lake, Suite 200, Austin, TX 78746 (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 8 according to the Survey of Valley Cove, Garden Homes as recorded in Map Book 22, Page 89, Shelby County, Alabama, Records.

Parcel Number: 13-6-23-1-002-023.008

Property Address: 105 King Valley Street, Pelham, AL 35124

**RACHEL M. BOREN, now known as RACHEL BOREN LITTLE** is the surviving Grantee of the Warranty Deed, as joint tenants with rights of survivorship, recorded in Instrument No. 20170505000156240, filed 05/05/2017, in the Office of the Judge of Probate, Shelby County, Alabama; **RUSSELL FRED BOREN, JR.**, having died on April 16, 2021.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; That we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF We have hereunto set our hands and seals, this 24 day of June, 2021.

*Rachel M. Boren*

**RACHEL M. BOREN, now known as RACHEL BOREN LITTLE**

*Kevin Little*

**KEVIN LITTLE**

STATE OF Alabama  
COUNTY Shelby

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that **RACHEL M. BOREN, now known as RACHEL BOREN LITTLE and KEVIN LITTLE**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance Warranty Deed executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24 day of June, 2021.

Melissa Gilbert  
Notary Public, Alabama State At Large  
My Commission Expires Aug. 27, 2024

*Melissa Gilbert*

NOTARY PUBLIC

MY COMMISSION EXPIRES: 8/27/24

Prepared by:  
Parker Law Firm, LLC  
Jeremy L Parker  
1560 Montgomery Hwy Ste 205  
Birmingham, AL 35216



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL 20210629000314730 06/29/2021 01:31:40 PM DEEDS 3/3  
 \$224.00 BRITTANI  
 20210629000314730

*Alyssia Ventura*

**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>RACHEL M. BOREN, now known as RACHEL BOREN LITTLE</u>	Grantee's Name	<u>ARVM 5, LLC</u>
Mailing Address	<u>and KEVIN LITTLE</u> <u>311 Poplar Springs Trail</u> <u>Ashville, AL 35953</u>	Mailing Address	<u>5001 PLAZA ON THE LAKE, SUITE 200</u> <u>AUSTIN, TX 78746</u>
Property Address	<u>105 King Valley Street</u> <u>Pelham, AL 35124</u>	Date of Sale	<u>06/24/2021</u>
		Total Purchase Price	<u>\$ 195,000.00</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 checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input 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 06/24/2021 Print Alyssia Ventura

Unattested \_\_\_\_\_ Sign Alyssia Ventura  
 (verified by) (Grantor/Grantee/Owner/Agent) circle one