

When Recorded Mail to:

SPRUCE
6100 TENNYSON PARKWAY
PLANO, TX 75024

20210630000315700
06/30/2021 08:29:42 AM
DEEDS 1/3

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, LLCC/O MYND MANAGEMENT
1955 S VAL VISTA DR SUITE 126
MESA, AZ 85204

WARRANTY DEED

For good consideration, I (we) **BEVERLY D. BEAN, UNMARRIED, SURVIVING JOINT TENANT OF MILES KALEB BROWN, (DECEASED)** whose mailing address is 281 BRENDA DR, ALABASTER, AL 35007, hereby bargain, deed and convey to **RS RENTAL I, LLC** whose mailing address is C/O MYND MANAGEMENT, 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 23, according to the Survey of The Enclave Phase I, as recorded in Map Book 38, Page 1, in the Probate Office of Shelby County, Alabama.

APN: 35 1 02 2 002 023.000

Property Address: 175 ENCLAVE AVE, 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 28 day of JUNE, 2021.

Beverly D. Bean
BEVERLY D. BEAN

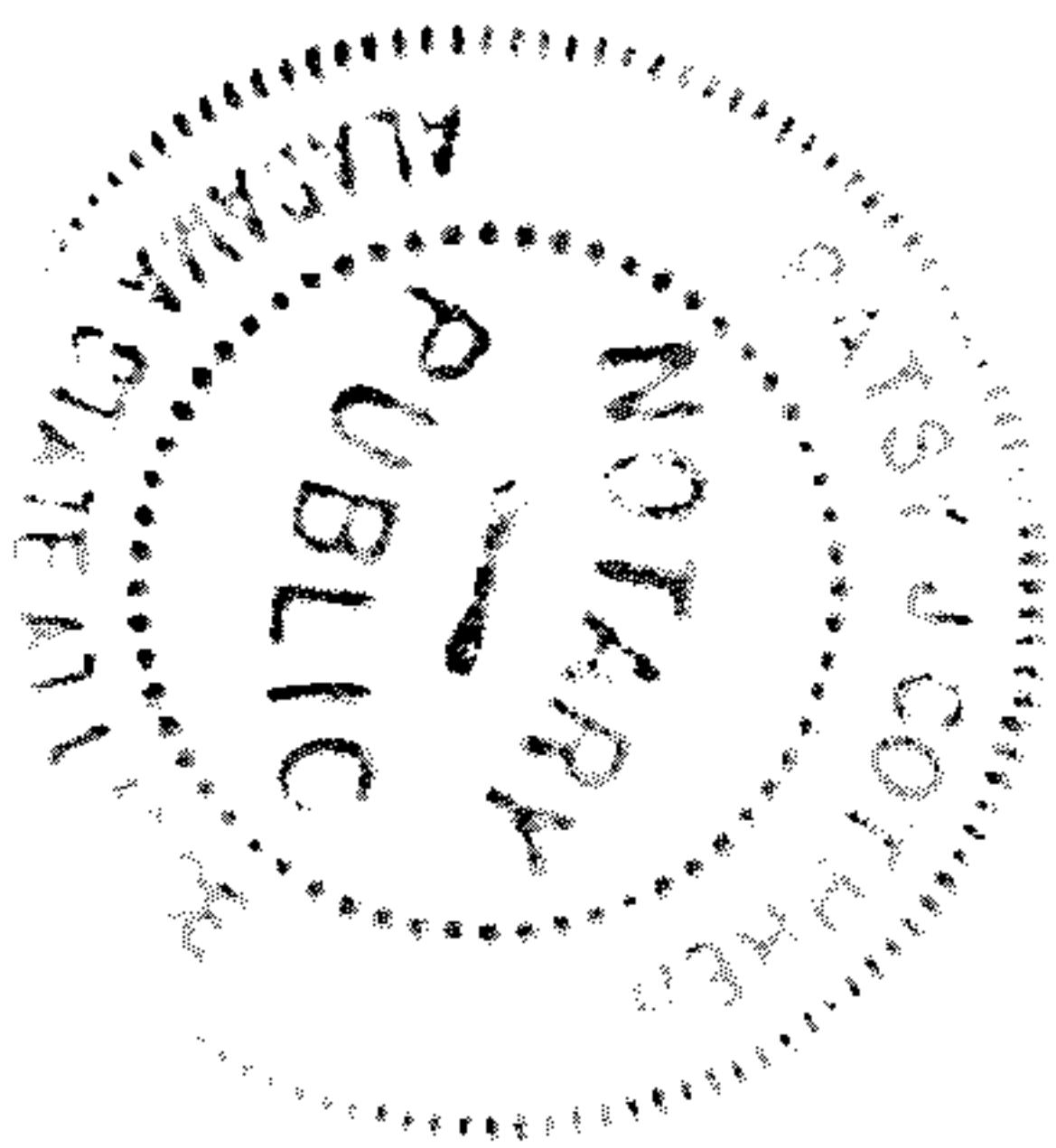
STATE OF ALABAMA

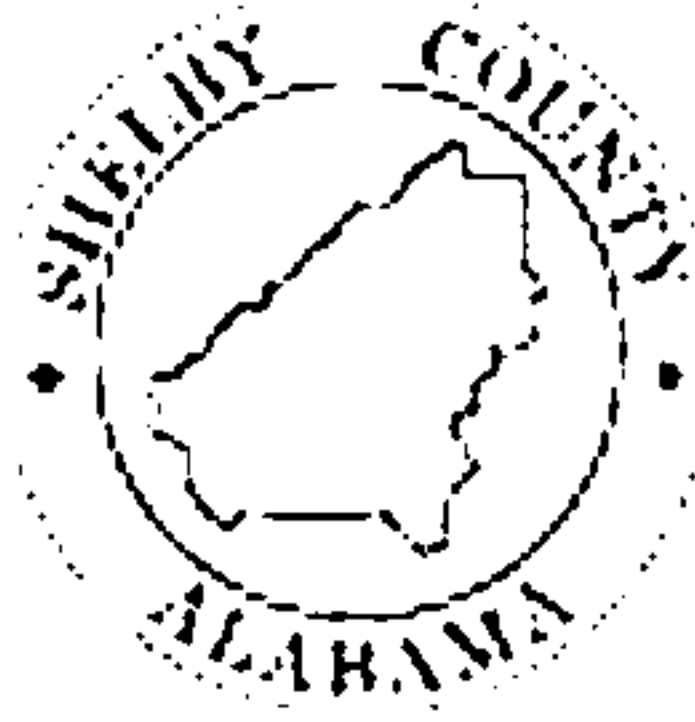
COUNTY OF SHELBY

} SS.

I, Patsy J. Cochran, a Notary Public, hereby certify that **BEVERLY D. BEAN** 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 28 day of JUNE, 2021.

Patsy J. Cochran
Notary Public 3-14-2024





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/30/2021 08:29:42 AM
 \$188.50 KIMBERLY
 20210630000315700

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name Beverly D. Bean
 Mailing Address 281 Brenda Dr,
Alabaster, AL 35007

Grantee's Name RS Rental I, LLC
 Mailing Address c/o Mynd Management
1955 S Val Vista Dr, Ste 126
Mesa, AZ 85204

Property Address 175 Enclave Ave,
Calera, AL 35040

Date of Sale 06/28/2021
 Total Purchase Price \$ 160,100.00

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 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 06/29/2021

Print PATRICK BURNS

Unattested

(verified by)

Sign

Patrick Burns

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1