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20210706000327010  
07/06/2021 03:57:44 PM  
DEEDS 1/3

**This instrument prepared by:**  
Frank Steele Jones  
Regency Title & Closing, LLC  
500 Southland Drive, Suite 230  
Hoover, Alabama 35226

## WARRANTY DEED

State of Alabama )  
 ) KNOW ALL MEN BY THESE PRESENTS:  
Jefferson County )

That in consideration of **One Hundred and Twenty-Seven Thousand, Nine Hundred Dollars and Zero cents (\$127,900.00)**, and other good and valuable considerations to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, **Texas Freedom Investments, LLC** (hereinafter referred to as the "Grantors" whether one or more), grants, bargains, sells and conveys unto, **Janice Govostis Farrehi** (hereinafter referred to as the "Grantee"), the following described real estate, situated in **Jefferson County, Alabama**, to-wit:

**Lot 17, according to the Survey of Willow Cove Phase 2, as recorded in Map Book 24, page 49 in the Office of the Judge of Probate for Shelby County, Alabama; being situated in Shelby County, Alabama.**

**Subject to ad valorem taxes for the year 2021, and subsequent years, easements, restrictions, covenants, rights of way, and limitations of record. Mineral and mining rights excepted.**

**\$92,854.00 of the above referenced purchase price was paid for with mortgage(s) executed simultaneously herewith.**

TO HAVE AND TO HOLD to the said Grantee, as fee simple owner, its successors and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, its successors and assigns forever, 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 Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the **2nd day of July, 2021.**



Texas Freedom Investments, LLC

Thomas L. Buske (SEAL)  
By: Thomas L. Buske, Member/Manager

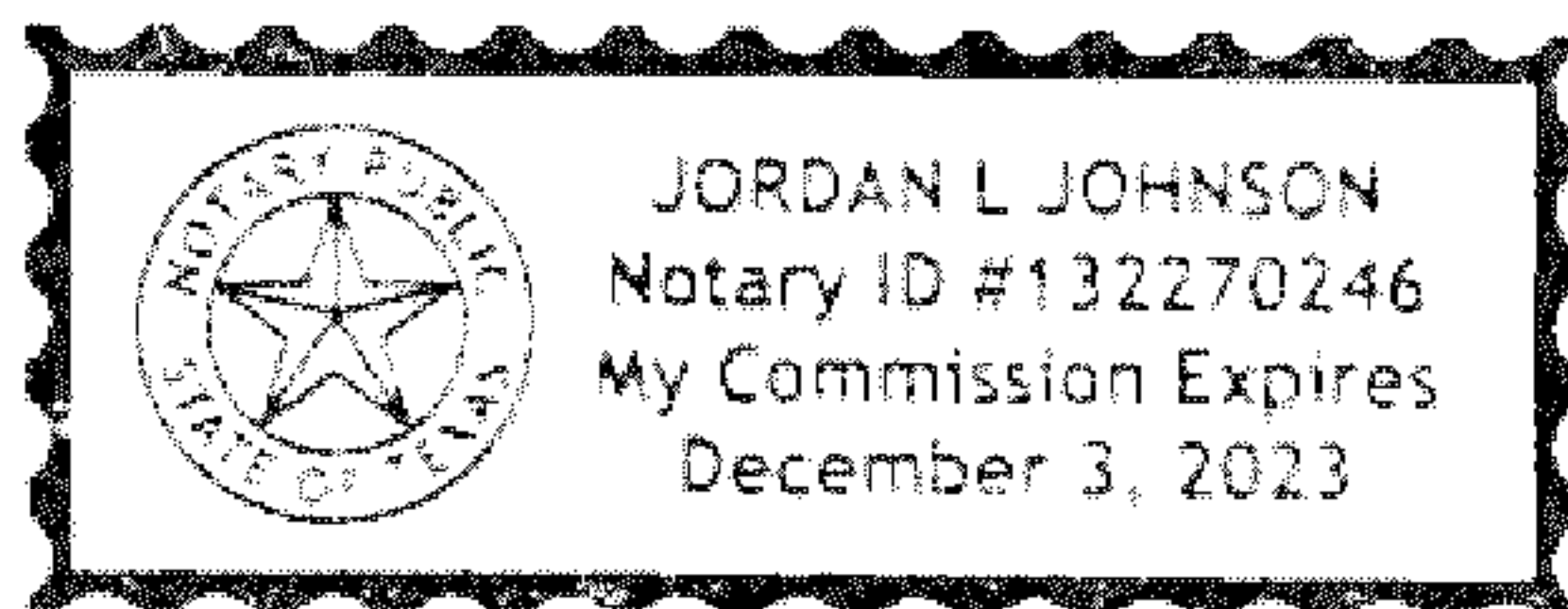
State of Texas )  
Hood County )

General Acknowledgment

I, Jordan L. Johnson, a Notary Public in and for said County, in said State, hereby certify that **Texas Freedom Investments, LLC, by and through Thomas L. Buske, Member/Manager**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they, executed the same voluntarily for and as their own act on the day the same bears date.

Given under my hand and official seal this the <sup>1st</sup> 22<sup>nd</sup> day of July, 2021.

(SEAL)



Jordan L. Johnson  
Notary Public  
My Commission Expires: 12-03-2023

File # 2021157



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

Grantor's Name \_\_\_\_\_  
Mailing Address \_\_\_\_\_

Texas Freedom Investments, LLC

2300 Vienna Dr.  
Granbury, TX 76048

Grantee's Name \_\_\_\_\_  
Mailing Address \_\_\_\_\_

Janice Govostis Farrehi

1615 Newport Creek Drive

Ann Arbor, MI 48103

Property Address \_\_\_\_\_

151 Cove Landing

Calera AL 35040

Date of Sale \_\_\_\_\_

July 1, 2021

Total Purchase Price \$ \_\_\_\_\_

127,900.00

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ \_\_\_\_\_

\*\*\*Deed is being recorded for the purpose of clearing title and  
for no other reason.

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 7/6/21

Print LIZ BUCKINGHAM

Sign [Signature]

Grantor/Grantee/Owner/Agent circle one

Unattested

(verified by)



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/06/2021 03:57:44 PM  
\$63.50 CHERRY  
20210706000327010

Alvin S. Byrd

Form RT-1