

20210713000340660

07/13/2021 02:55:03 PM

DEEDS 1/4

## 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 TWO HUNDRED FORTY FOUR THOUSAND DOLLARS (\$244,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **JOHN W. ALLRED also known as JOHN WINFIELD ALLRED JR and BRENDA L. ALLRED, husband and wife, and SHERI A. BROWN also known as SHERI BROWN MILLIGAN and JOHN MILLIGAN, 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 21, according to the Final Plat of Cross Creek Subdivision, as recorded in Map Book 38, Page 3, in the Probate Office of Shelby County, Alabama.

Parcel Number: 23-2-09-0-010-021.000

Property Address: 212 Falling Waters Way, Maylene, AL 35114

Prior Instrument Reference No. 20090202000031840, on 02/02/2009, in the Public Records of the Judge of Probate of Shelby County, State of Alabama.

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 8th day of July, 2021.

John W. Allred  
JOHN W. ALLRED also known as JOHN  
WINFIELD ALLRED JR

Brenda L. Allred  
BRENDA L. ALLRED

Sheri A. Brown  
SHERI A. BROWN also known as SHERI BROWN  
MILLIGAN

John Milligan  
JOHN MILLIGAN

STATE OF Alabama  
COUNTY Shelby

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that **JOHN W. ALLRED also known as JOHN WINFIELD ALLRED JR, BRENDA L. ALLRED, SHERI A. BROWN also known as SHERI BROWN MILLIGAN and JOHN MILLIGAN**, 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.

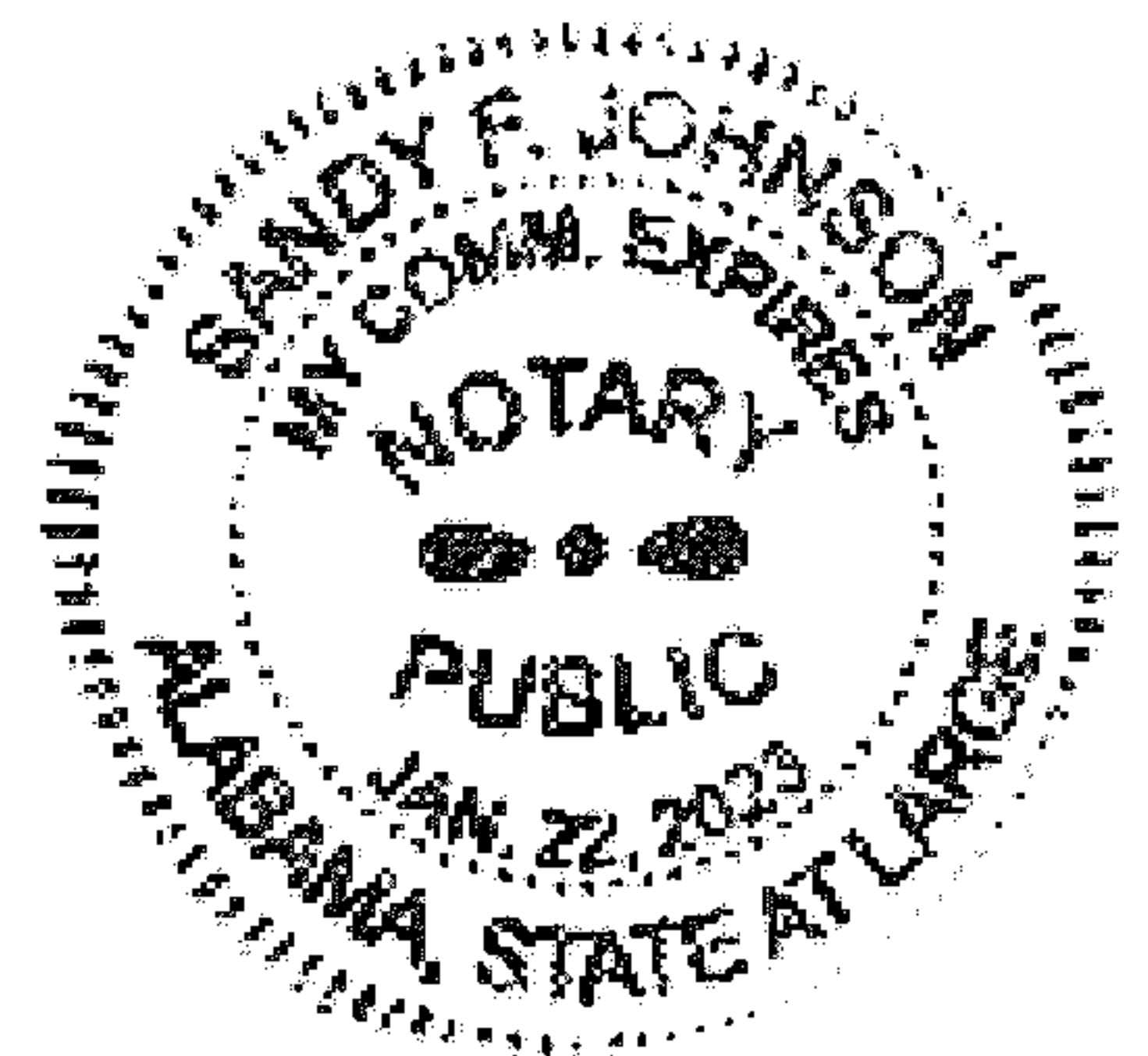
Given under my hand and official seal this 8th day of July, 2021.

  
\_\_\_\_\_

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/22/23

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  
07/13/2021 02:55:03 PM  
S279.00 CHERRY  
20210713000340660

*Ann S. Byrd*

### Real Estate Sales Validation Form

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

Grantor's Name JOHN W. ALLRED, BRENDA L. ALLRED,  
Mailing Address SHERI A. BROWN and JOHN MILLIGAN  
1012 Eagle Lake Circle  
Birmingham, AL 35242

Grantee's Name ARVM 5, LLC  
Mailing Address 5001 PLAZA ON THE LAKE, SUITE 200  
AUSTIN, TX 78746

Property Address 212 Falling Waters Way  
Maylene, AL 35114

Date of Sale 7/8/2021  
Total Purchase Price \$ 244,000.00

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 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 7/8/21

Print John W. Allred

☐ Unattested

Sign *John W. Allred*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1