

20210802000371570
08/02/2021 11:59:27 AM
DEEDS 1/2

This instrument was prepared by
The Wheeler Law Firm
2107 5th Avenue North
Suite 401-F
Birmingham, Alabama 35203

Send Tax Notice To:
AVHS AL I LLC
16810 Kenton Drive
Suite 180
Huntersville, NC 28078

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **TWO HUNDRED TWENTY THOUSAND AND 00/100 (\$220,000.00)** Dollars to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I,

FALAN BRANTLEY AKA FALLON BRANTLEY, AN UNMARRIED WOMAN

(herein referred to as grantor, whether one or more) do, grant, unto

AVHS AL I LLC, a Delaware Limited Liability Company

(herein referred to as grantee, whether one or more), the following described real estate situated in **SHELBY** County, Alabama, to-wit:

LOT 19, ACCORDING TO THE SURVEY OF UNON STATION, PHASE I, AS RECORDED IN MAP BOOK 41, PAGE 41, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO TAXES

SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, RIGHTS, EASEMENTS, RIGHTS-OF-WAY, PROVISIONS, ENCROACHMENTS, COVENANTS, TERMS, CONDITIONS AND BUILDING SET BACK LINES OF RECORD.

PROPERTY ADDRESS: 384 UNION STATION WAY, CALERA, ALABAMA 35040
PARCEL ID: 28-3-06-0-007-013.000

TO HAVE AND TO HOLD, to the said GRANTEE, its heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, its heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, its heirs and assigns forever, against the lawful claims of all persons.

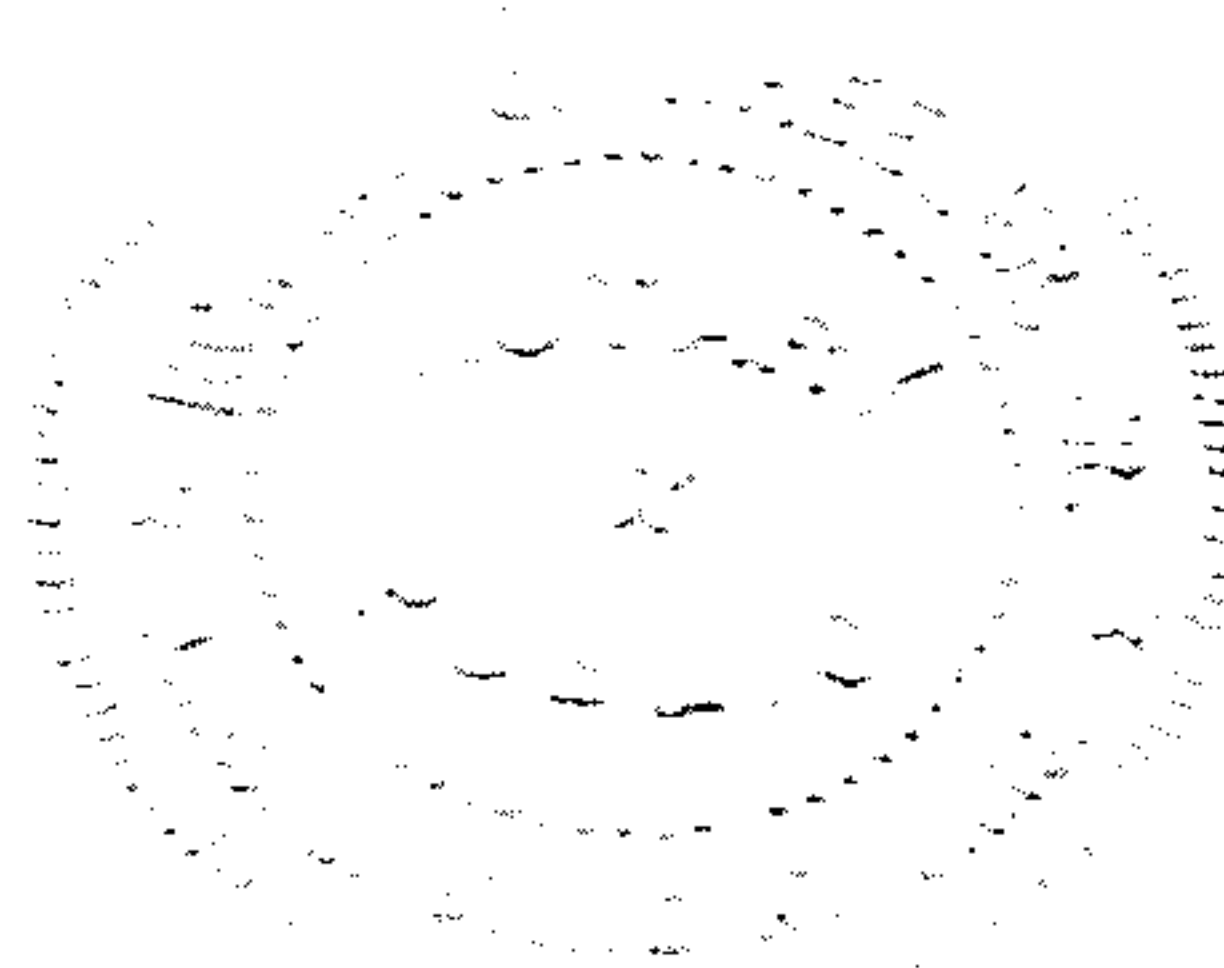
IN WITNESS WHEREOF, I have here unto set my hands and seals this 12th day of July, 2021.


FALAN BRANTLEY AKA FALLON BRANTLEY

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **FALAN BRANTLEY AKA FALLON BRANTLEY, AN UNMARRIED WOMAN** 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, she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 12th day of July, 2021.




NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

MY COMMISSION EXPIRES OCTOBER 26, 2022



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/02/2021 11:59:27 AM

Alex 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	<u>FALAN BRANTLEY AKA FALLON BRANTLEY</u>	Grantee's Name	<u>AVHS AL I LLC, A DELAWARE LIMITED</u>
Mailing Address	<u>384 UNION STATION WAY</u> <u>CALERA, ALABAMA 35040</u>	Mailing Address	<u>LIABILITY COMPANY</u> <u>16810 KENTON DRIVE SUITE 180</u> <u>HUNTERSVILLE, NC 28078</u>
Property Address	<u>384 UNION STATION WAY</u> <u>CALERA, ALABAMA 35040</u>	Date of Sale	<u>JULY 1, 2021</u>
		Total Purchase Price	<u>\$ 220,000.00</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 type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other DEED
<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 7/1/2021

Print ROMMIE G. WHEELER, JR.

Unattested

Sign Rommie G. Wheeler, Jr.

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1