

20210810000388960
08/10/2021 02:06:46 PM
DEEDS 1/4

WHEN RECORDED MAIL TO:

SPRUCE
6100 TENNYSON PARKWAY
SUITE 225, PLANO, TX 75024

PREPARED BY:

LYNN BYRD, ATTORNEY AT LAW
O/B/O BC LAW FIRM, P.A.
PO BOX 44
MONROEVILLE, AL 36461

SEND TAX MESSAGES TO:

RS RENTAL I, LLC
1955 S VAL VISTA DR SUITE 126
MESA, AZ 85204

WARRANTY DEED

For good consideration, I (we) **HENRY L. AVELLO AND CHERYL O. AVELLO, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, whose mailing address is 125 CLOUDBRIDGE DR., LEAGUE CITY, TX 77573, hereby bargain, deed and convey to **RS RENTAL I, LLC**, whose mailing address is 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

APN: 13 3 06 0 001 003.028

Property Address: 576 RUSSET BEND DR, HOOVER, AL 35244

TO HAVE AND TO HOLD the same to the said grantees, as joint tenants during their joint lives and upon the death of either of them, then to the survivor of them, in fee simple, and to the heirs and assigns of the survivor 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 aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said **GRANTEES**, and the survivor of them, their heirs and assigns forever, against the lawful claims of all persons.

WITNESS the hands and seal of said Grantor(s) this 9th day of August, 2021

Cheryl O. Avello POA for Henry
CHERYL O. AVELLO as POA for H. Avello
HENRY L. AVELLO

Cheryl O. Avello
CHERYL O. AVELLO

STATE OF ALABAMA }
COUNTY OF Jefferson } SS.

I, Cheri S. Lucas, a Notary Public, hereby certify that **CHERYL O. AVELLO**, 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 day of 9th August 2021

Cheri S. Lucas
Notary Public

Cheri S. Lucas
Notary Public, Alabama State At Large
My Commission expires 11/01/2022

Cheri S. Lucas
Notary Public, Alabama State At Large
My Commission expires 11/01/2022

EXHIBIT A
LEGAL DESCRIPTION

The following described real estate situated in Shelby County, Alabama to-wit:

Lot 18, according to the Survey of Russet Bend, as recorded in Map Book 11, page 52, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

1. Taxes for the year 1989.
2. Building setback line and easements as shown by recorded map.
3. Easements to Alabama Power Company in Deed Book 139, page 424.
4. Restrictions, conditions and limitations in Real Volume 150, page 540.
5. Easements to South Central Bell Telephone Company in Real Volume 153, Page 540.
6. Easements to Alabama Power Company and South Central Bell Telephone Company in Real Volume 157, Page 617.
7. Mineral and mining rights including release of damages.

Parcel ID No.: 13 3 06 0 001
003.028



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL 20210810000388960 08/10/2021 02:06:46 PM DEEDS 4/4
 08/10/2021 02:06:46 PM
 \$300.50 BRITTANI
 20210810000388960

Alexis Boyd

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>Henry Avello/Cheryl Avello</u>	Grantee's Name	<u>RS Rental I, LLC</u>
Mailing Address	<u>125 Cloudbridge Dr</u> <u>League City, TX 77573</u>	Mailing Address	<u>1955 S Val Vista DR</u> <u>Suite 126</u> <u>Mesa, AZ 85204</u>
Property Address	<u>576 Russet Bend Dr</u> <u>Hoover, AL 35244</u>	Date of Sale	<u>08/09/2021</u>
		Total Purchase Price	<u>\$ 269,100.00</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 type="checkbox"/> Other
<input checked="" 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 08 / 09 / 2021

Print Briahna Berggoetz

Unattested _____
 (verified by)

Sign *Briahna Berggoetz*
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1