

20210817000401190
08/17/2021 01:13:05 PM
DEEDS 1/3

When Recorded Mail to:

SPRUCE
6100 TENNYSON PARKWAY
SUITE 225, PLANO, TX 75024

Prepared By:

THOMAS H. CLAUNCH III, ATTORNEY AT LAW
O/B/O BC LAW FIRM, P.A.
8191 SEATON PLACE
MONTGOMERY, AL 36116

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) **TRIVISHA ANN DAWSON, SINGLE** who previously took title as **TRIVISHA GORDON, SINGLE**, whose mailing address is 169 GREENWOOD CIRCLE, CALERA, AL 35040, 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:

LOT 18, ACCORDING TO THE FINAL PLAT OF MERIWEATHER, SECTOR 4, AS RECORDED IN MAP BOOK 29, PAGE 93, IN THE PROBATE OFFICE SHELBY COUNTRY, ALABAMA, BEING SITUATED IN SHELBY COUNTY.

APN: 28 4 20 1 001 016.074

Property Address: 646 MERIWEATHER DR, 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 13 day of August, 2021

Trivisha Ann Dawson
TRIVISHA GORDON AKA
TRIVISHA ANN DAWSON

STATE OF ALABAMA }
COUNTY OF Jefferson } SS.

I, Chelsi S. Lucas, a Notary Public, hereby certify that TRIVISHA GORDON AKA TRIVISHA ANN DAWSON, 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 13th day of August, 2021.

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

Chelsi S. Lucas
Notary Public



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/17/2021 01:13:05 PM
 \$173.50 JOANN
 20210817000401190

Alvin S. 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>Trivisha Dawson</u>	Grantee's Name	<u>RS Rental I, LLC</u>
Mailing Address	<u>169 Greenwood Cir</u> <u>Calera, AL 35040</u>	Mailing Address	<u>1955 S Val Vista DR</u> <u>Suite 126</u> <u>Mesa, AZ 85204</u>
Property Address	<u>646 Meriweather Dr</u> <u>Calera, AL 35040</u>	Date of Sale	<u>08/13/2021</u>
		Total Purchase Price	<u>\$ 145,100.00</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	<u>08 / 13 / 2021</u>	Print	<u>Briahna Berggoetz</u>
<input type="checkbox"/> Unattested	_____	Sign	<u><i>Briahna Berggoetz</i></u>
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Form RT-1