

20210823000409860  
08/23/2021 11:51:18 AM  
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) **JOHN ROWE FARR, MARRIED**, whose mailing address is 706 CLARK CT NE, LEESBURG, VA 20176, 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 13, BLOCK 5, ACCORDING TO THE SURVEY OF GREEN VALLEY 2<sup>ND</sup> SECTOR, AS RECORDED IN MAP BOOK 6, PAHE 21, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**APN: 23 6 23 1 001 056.000**

**Property Address: 313 MARDIS LN, ALABASTER, AL 35007**

This is not the homestead property for the Grantor herein or their respective spouse.

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 19 day of August, 2021.

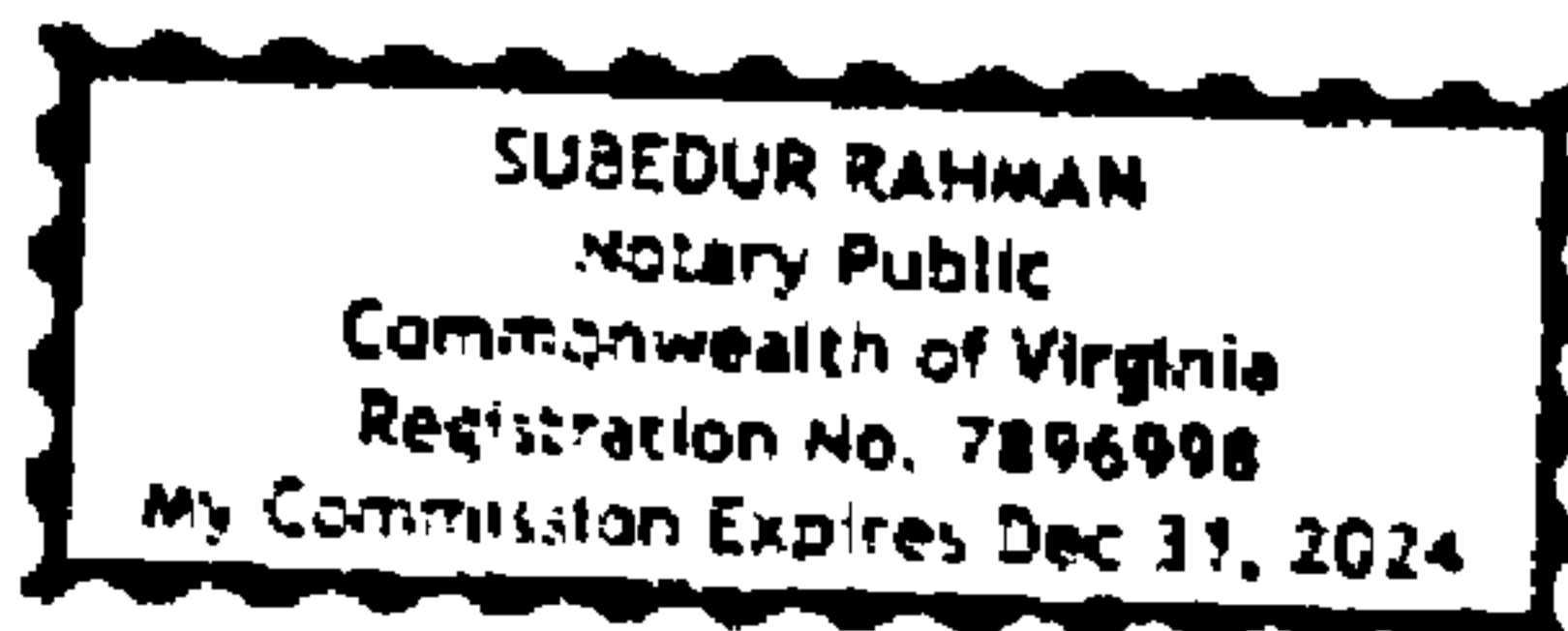
John Rowe Farr  
JOHN ROWE FARR

De'Anna Tuggle  
Witness

Virginia  
STATE OF ~~ALABAMA~~  
COUNTY OF Loudoun

} SS.

I, Subedur Rahman, a Notary Public, hereby certify that JOHN ROWE FARR, 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 19 day of August, 2021.



Subedur Rahman

Notary Public



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL 20210823000409860 08/23/2021 11:51:18 AM DEEDS 3/3  
08/23/2021 11:51:18 AM  
\$193.50 BRITTANI  
20210823000409860

*Alex 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	John Rowe Farr	Grantee's Name	RS Rental I, LLC
Mailing Address	706 Clark Ct. NE	Mailing Address	1955 S Val Vista DR
	Leesburg, VA 20176		Suite 126
			Mesa, AZ 85204
Property Address	313 Mardis Ln	Date of Sale	08/20/2021
	Alabaster, AL 35007	Total Purchase Price	\$ 165,100.00
		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)

<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 / 19 / 2021

Print Briahna Berggoetz

☐ Unattested

Sign *Briahna Berggoetz*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**