

WARRANTY DEED

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred Ninety Two Thousand Dollars (\$192,000.00) and other good and valuable consideration, to the undersigned grantors, in hand paid by the grantee herein, the receipt where is acknowledged We, **Simplify Properties, LLC**, (herein referred to as grantors), grant, bargain, sell and convey unto **Resicap Alabama Owner, LLC**, (herein referred to as grantee), the following described real estate situated in Shelby County, Alabama, to wit:

**Lot 9, according to the Survey of Chanda Terrace, Sixth Sector, as recorded in Map Book 16, Page 10, in the Office of the Judge of Probate of Shelby County, Alabama.**

For ad valorem tax purposes only, the address for the above described property is **2739 Wellington Drive, Pelham, AL 35124.**

To Have and to Hold to the said grantee, their assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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, their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal this 24 day of August, 2021.

**Simplify Properties, LLC**

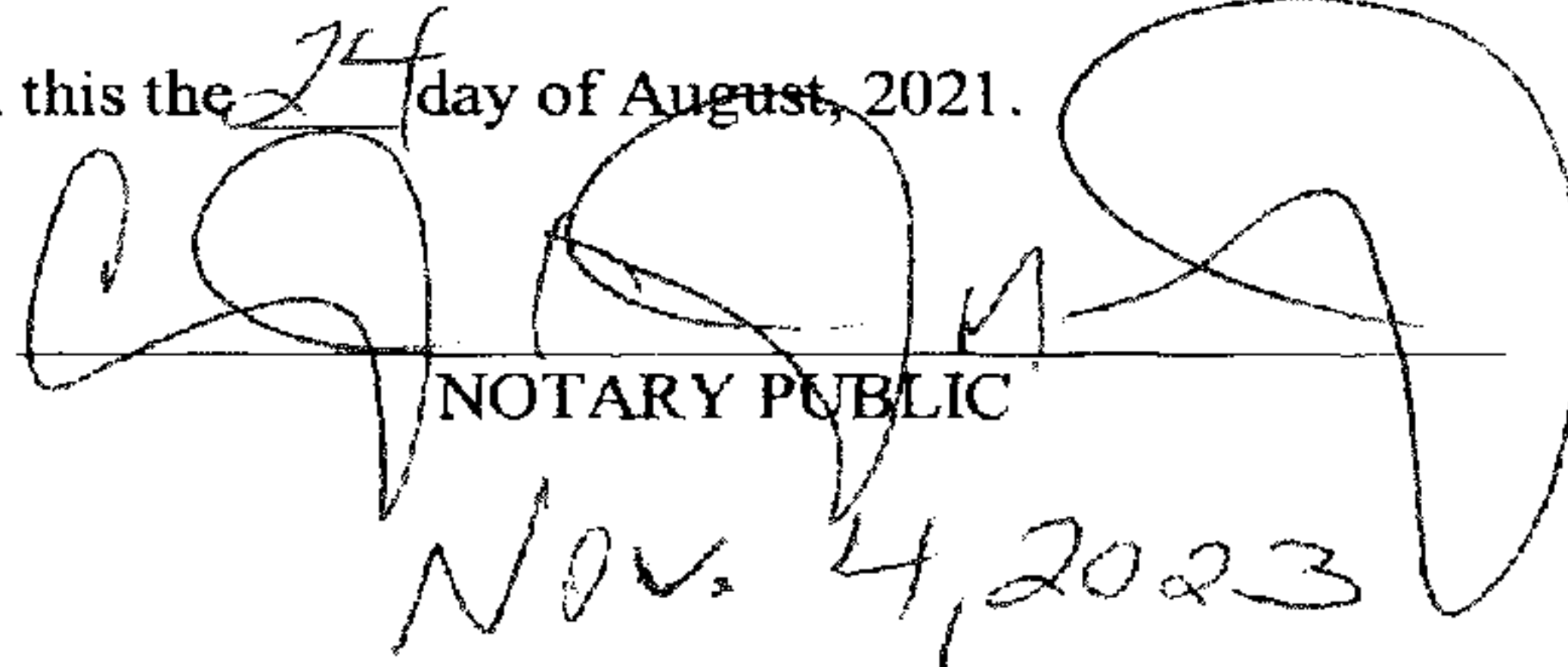


**William White, Manager**

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

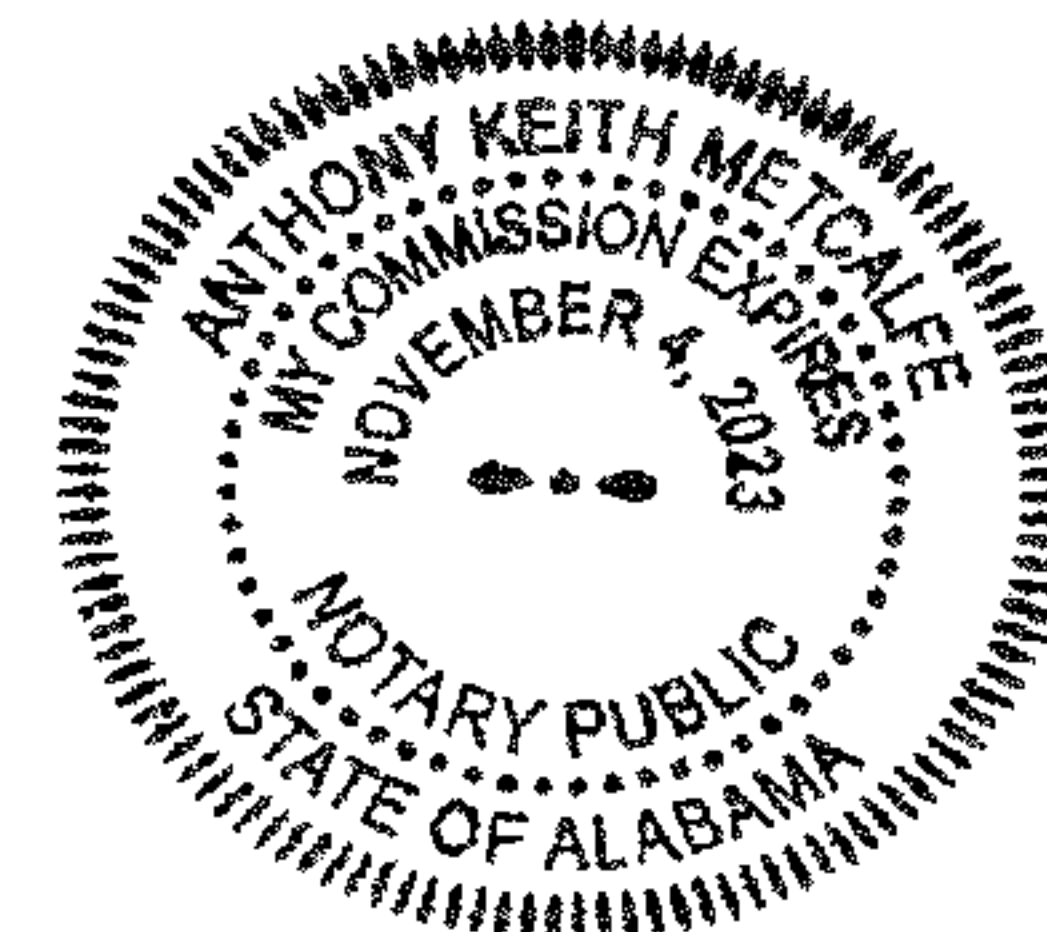
I, the undersigned authority, a Notary Public in and for said County and State hereby certify that, William White, Manager of Simplify Properties, LLC, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance he, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24 day of August, 2021.



NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:  
David C. Jamieson, Attorney, 1855 Data Drive, Suite 255, Hoover, AL 35244  
AFTER RECORDING RETURN TO:  
Smith Closing & Title, LLC, 1855 Data Drive, Suite 255, Hoover, AL 35244





Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/26/2021 12:11:07 PM  
\$217.00 JOANN  
20210826000416270

*Alli 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 Simplify Properties, LLC  
Mailing Address 270 Doug Baker Blvd Suite 700-387  
Birmingham, AL 35242

Grantee's Name Resicap Alabama Owner, LLC  
Mailing Address 3953 Maple Avenue Suite 300  
Dallas, TX 75219

Property Address 2739 Wellington Drive  
Pelham, AL 35124

Date of Sale 08/24/2021  
Total Purchase Price \$ 192,000.00  
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  Appraisal  
 Sales Contract  Other  
 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 \_\_\_\_\_

Print Leanne G Ward

Unattested \_\_\_\_\_  
(verified by)

Sign *Leanne G Ward*  
(Grantor/Grantee/Owner/Agent) circle one