

This Instrument Prepared By:
Tom Cassick
The McNamee Firm, PC
Summit Title & Escrow, LLC
6263 Poplar Avenue
Suite 801
Memphis, Tennessee 38119

Property Address:
2012 King Arthur Circle
Alabaster, AL 35007

Grantee's Address:
1955 South Val Vista Drive
126
Mesa, AZ 85204

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration in hand paid to Kevin R. Ozment, an unmarried man and Tracey G. Ozment, an unmarried woman (hereinafter referred to as "Grantor(s)"), the receipt and sufficiency of which is hereby acknowledged, by the RS Rental I, LLC, a Delaware Limited Liability Company (hereinafter referred to as "Grantee(s)"), does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee(s), in fee simple absolute together with every contingent remainder and right of reversion, and subject to all the provisions contained in this warranty deed, the following described real property situated in Shelby County, Alabama, to-wit:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS WARRANTY DEED ARE MADE SUBJECT TO THE FOLLOWING:

Any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD unto said Grantee(s), and the heirs and assigns of said Grantee(s), in fee simple, forever.

AND except as to the above, and taxes hereafter falling due, which are assumed by said Grantee(s), for the Grantor(s), and for the heirs and assigns of the Grantor(s), hereby covenants and warrants to and with said Grantee(s), Grantee's heirs and assigns, that the Grantor(s) is seized of an indefeasible estate in fee simple in and to said real property, and has a good and lawful right to sell and convey the same, and that the Grantor(s) is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor(s) does hereby WARRANT and will forever DEFEND the title to said real property, unto said Grantee(s), and Grantee's heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor(s) has set the hand and seal of the Grantor(s) on this, the 13 of August, 2021.

Kevin R. Ozment
Kevin R. Ozment

Tracey G. Ozment
Tracey G. Ozment



20210901000426840 09/01/2021 11:43:58 AM DEEDS 2/4
EXHIBIT "A"


Property Address: 2012 King Arthur Circle
Alabaster, AL 35007

The following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit: /

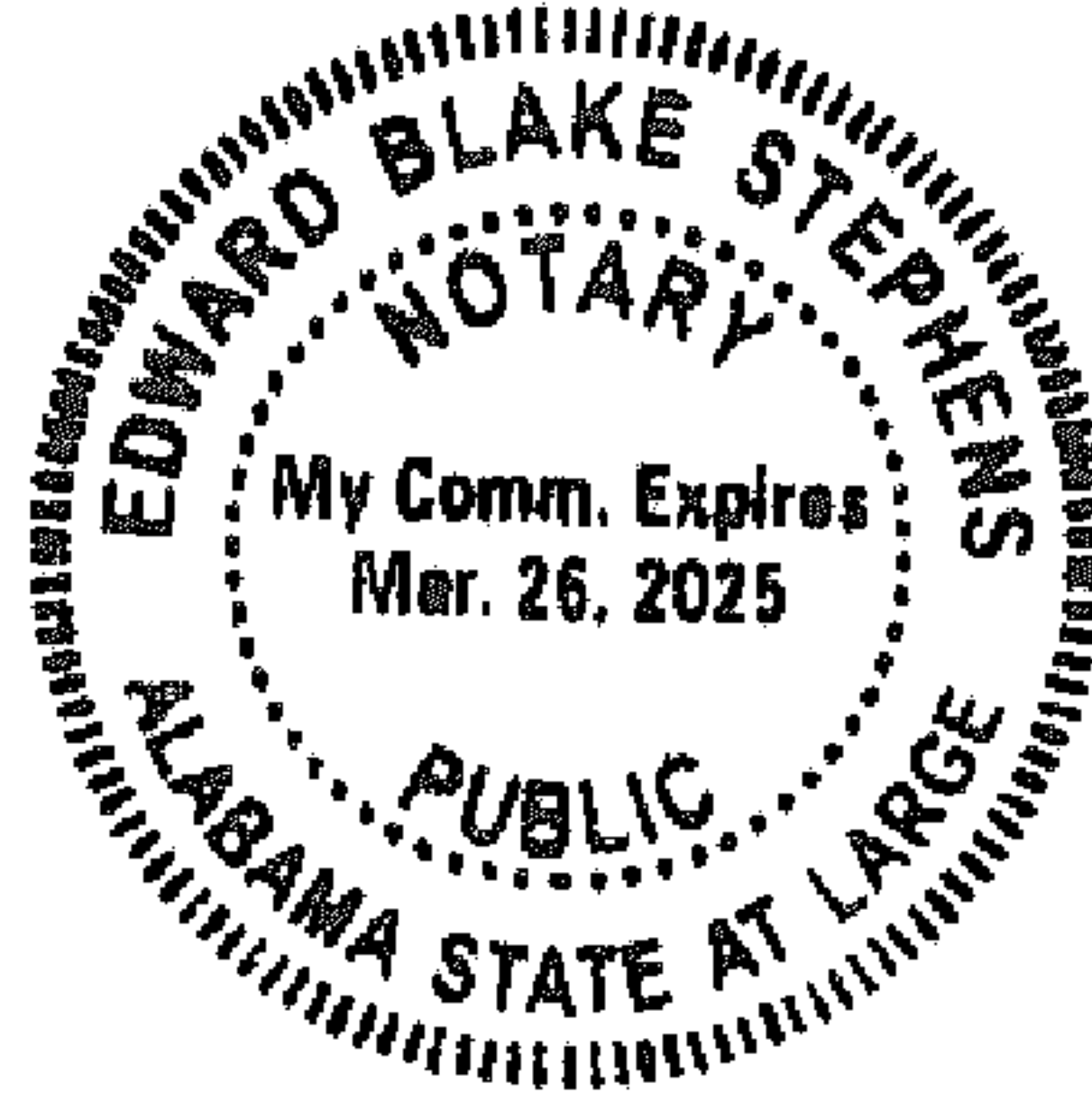
Lot 16-B, according to the Survey of Spring Gate, Sector One, Phase Four, First Addition, as recorded in Map Book 23 page 134 in the Probate Office of Shelby County, Alabama, being situated in Shelby County.

On this 13 day of August, 2021, before me personally appeared Kevin R Ozment, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13 day of August, 2021.




Notary Signature
My commission expires:



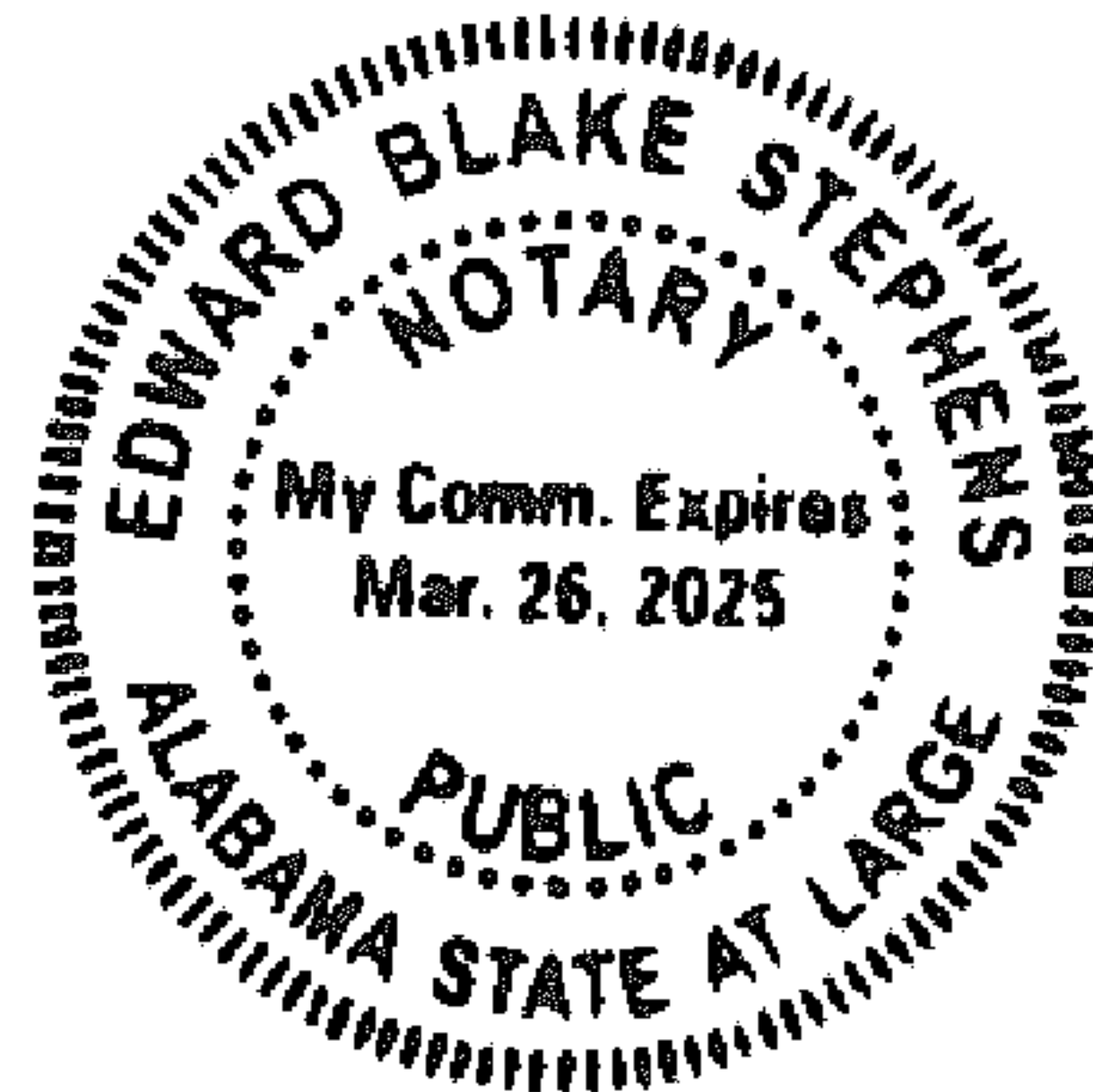
STATE OF ALABAMA
COUNTY OF SHELBY

On this 12 day of August, 2021, before me personally appeared Tracey G Ozment, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13 day of August, 2021.



Notary Signature
My commission expires:



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Kevin R. Ozment and Tracey G. Ozment
 Mailing Address 2012 King Arthur Circle
Alabaster, AL 35007

Grantee's Name RS Rental I, LLC
 Mailing Address 1955 South Val Vista Drive
126
Mesa, AZ 85204

Property Address 2012 King Arthur Circle
Alabaster, AL 35007

Date of Sale August 13, 2021

Total Purchase Price \$210,100.00

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)

☐ Bill of Sale
☐ Sales Contract

☐ Appraisal
☐ 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 9/1/21

Print Taylor Hutson

☐ Unattested

(verified by)

Sign [Signature]
 (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/01/2021 11:43:58 AM
 \$241.50 JOANN
 20210901000426840

Form RT-1

Alex S. Bayl