

Property Address:
1830 20th Avenue
Calera, AL 35040

Grantee's Address:
1955 S Val Vista Dr., Ste. 126
Mesa, AZ 85204

WARRANTY DEED

State of Alabama
County of

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 **Ola Faye Gilliam**, an unmarried woman (hereinafter referred to as "Grantor(s)"), the receipt and sufficiency of which is hereby acknowledged, by the **RS Rental I, LLC**, (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 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.

* Richard Stuart Gilliam & Ola Faye Gilliam obtained title, as joint tenants with rights of survivorship, for the property referenced in Exhibit "A," by Warranty Deed, dated August 31st, 1974, filed September 17th, 1974, in Deed Book 288, Page 771, Shelby County Judge of Probate, Alabama. Richard Stuart Gilliam died April 3rd, 2010, in Chilton County, Alabama. Ola Faye Gilliam now conveys title, individually, and as the surviving joint tenant with right of survivorship, all interest she maintains in the property referenced in Exhibit "A."

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 19th of August, 2021.


Olafaye Gilliam by John Stuart Gilliam, her Attorney-in-Fact
STATE OF ALABAMA
COUNTY OF

On this 19 day of August, 2021, before me personally appeared John Stuart Gilliam, 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 19 day of August, 2021.


Notary Signature
My commission expires: 4/29/2025

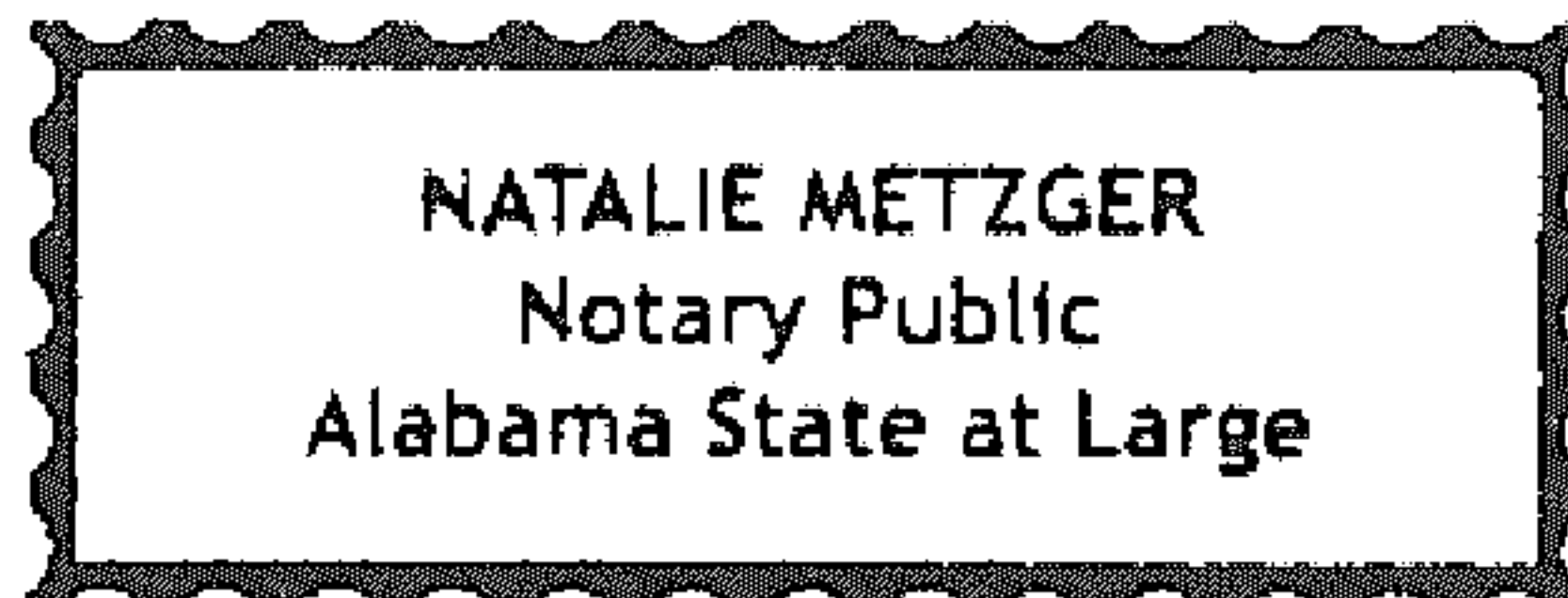


EXHIBIT "A"

Lot 18 and West ten (10) feet of Lot 17 in Farris Estates according to the Map of Farris Estates as recorded in the Probate Office of Shelby County, Alabama, Map Book 4, Page 13.

Property Address: 1830 20th Avenue
Calera, AL 35040

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

Grantor's Name Ola Faye Gilliam
 Mailing Address 22485 Sea Cliff Drive
Fairhope, AL 36532

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

Property Address 1830 20th Avenue
Calera, AL 35040

Date of Sale August 20, 2021
 Total Purchase Price \$169,900.00

Or
 Actual Value \$ _____

Or
 Assessor's Market Value \$ _____



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/02/2021 12:45:08 PM
 \$201.00 BRITTANI
 20210902000429270

Ola Faye Gilliam

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 9/2/21 Print Taylor Hutson

 Unattested (verified by) Sign Jayla Ruth

 (Grantor/Grantee/ Owner/Agent) circle one