

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

Property Address:
1138 Independence Drive
Alabaster, AL 35007

Grantee's Address:
1955 Val Vista Dr.
Suite 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 Peggy Allison Rector, a single woman also known as Peggy Allison Hunter (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 12 of

August, 2021

Peggy Allison Hunter
Peggy Allison Rector a/k/a Peggy Allison Hunter

STATE OF ~~TENNESSEE~~ Alabama
COUNTY OF SHELBY

On this 12 day of August, 2021, before me personally appeared Peggy Allison Hunter a/k/a Peggy Allison Rector, 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 12 day of August, 2021.

Lauren B. Latham
Notary Signature

My commission expires:



20210909000438670 09/09/2021 08:46:47 AM DEEDS 2/3

EXHIBIT "A"

Property Address: 1138 Independence Drive
Alabaster, AL 35007

Lot 107, according to the map and survey of autumn ridge, as recorded in map book 12, page 4, 5 and 6, in the Probate Office of Shelby County, Alabama.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Peggy Allison Hunter
 Mailing Address 1138 Independence Drive
Alabaster, AL 35007

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

Property Address 1138 Independence Drive
Alabaster, AL 35007

Date of Sale August 12, 2021

Total Purchase Price \$260,000.00

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
 09/09/2021 08:46:47 AM
 \$288.00 JOANN
 20210909000438670

Joann S. Beal

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
☒ Closing Statement

☐ Appraisal
☐ Other: _____

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 08/25/2021

Print Kristen Whitaker

☐ Unattested

 (verified by)

Sign Kristen Whitaker
 (Grantor/Grantee/ Owner/Agent) circle one