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09/09/2021 04:06:27 PM
DEEDS 1/10

Property Address:
906 5th Avenue SW
Alabaster, AL 35007

Grantee's Address:
1955 South Val Vista Drive
Ste. 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 Barbara A. Justice, a single 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 31st of August, 2021.

William Harrison

Barbara A. Justice, by William Harrison as her Attorney-In-Fact

STATE OF ALABAMA
COUNTY OF SHELBY

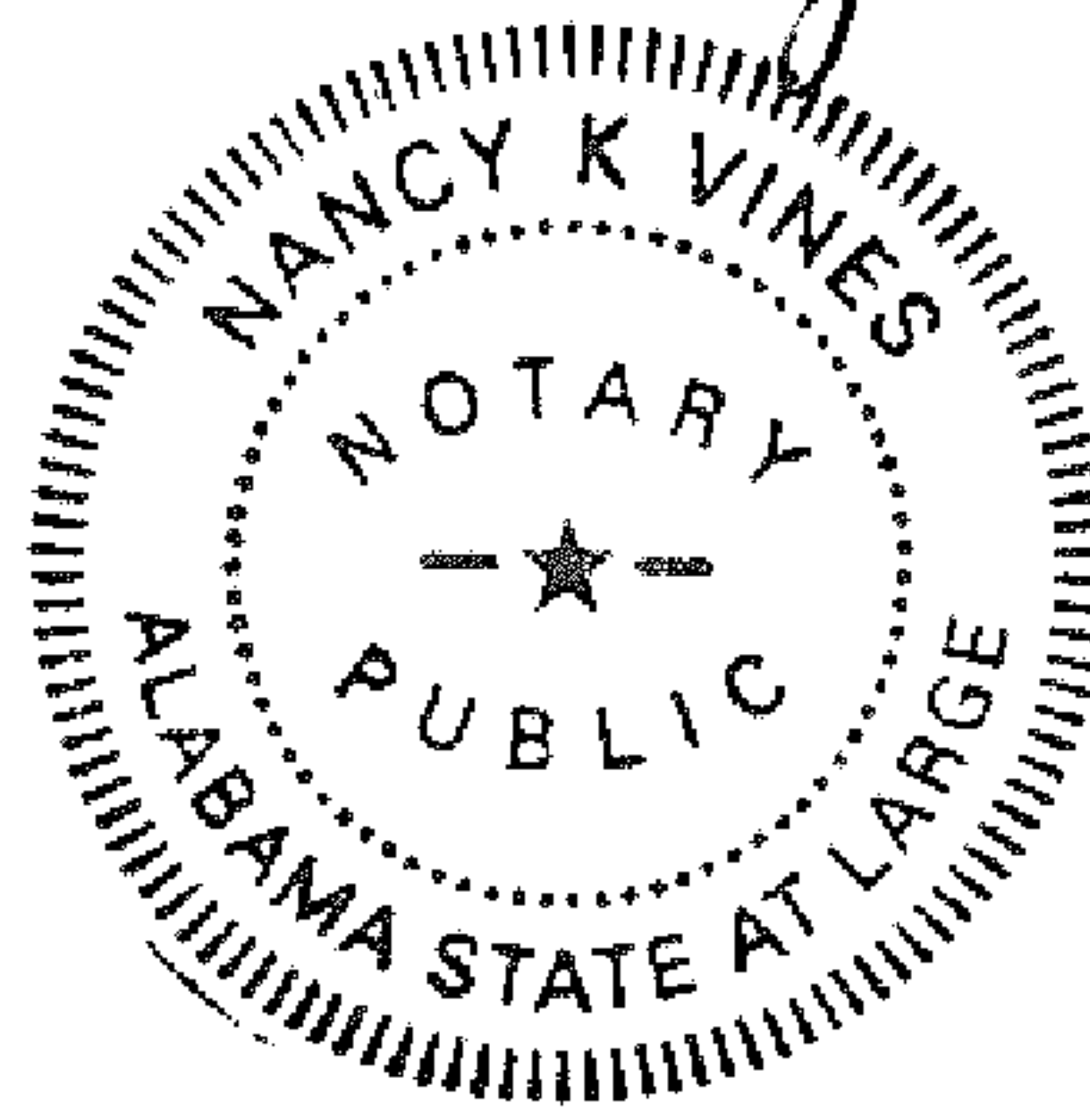
I, the undersigned Notary Public in and for said County and State, hereby certify that William Harrison whose name(s) is/are signed to the foregoing conveyance as Attorney-in-Fact for Barbara A. Justice, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31 day of Aug., 2021.

Nancy K. Vines
Notary Public

My Commission Expires:

11/23/2024



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EXHIBIT "A"

Property Address: 906 5th Avenue SW
Alabaster, AL 35007

Lot 8, in Block 2, according to J. G. Lacey subdivision, as recorded in map book 3, page 113, in the Probate office of Shelby County, Alabama.

DURABLE POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that I, **BARBARA JUSTICE**, of Jefferson County, Alabama, do hereby make, constitute and appoint **my son**, **WILLIAM HARRISON**, as my true and lawful attorney-in-fact and in my name, place and stead, and on my behalf, and for my use and benefit:

1. To exercise or perform any act, power, duty, right or obligation whatsoever that I now have, or may hereafter acquire the legal right power, or capacity to exercise or perform, in connection with, arising from, or relating to any person, item, transaction, thing, business, property, real or person, tangible or intangible, or matter whatsoever.

2. To request, ask, demand, sue for, recover, collect, receive, and hold and possess all such sums of money, debts, dues, commercial paper, checks, drafts, accounts, deposits, legacies, bequests, devises, notes, interests, stock certificates, bonds, dividends, certificates of deposit, annuities, pension and retirement benefits, deferred compensation, insurance benefits and proceeds, any and all documents of title, person and real property, intangible and tangible property and property rights, and demands whatsoever, liquidated or unliquidated, as now are, or shall hereafter become, owned by, or due, owing, payable, or belonging to, me or in which I have or may hereafter acquire any interest, to have, use and take all lawful means and equitable and legal remedies, procedures, and writs in my name for the collection and recovery thereof, and to adjust, sell, compromise, and agree for the same, and to make, execute, and deliver for me, on my behalf, and in my name, all endorsements,

acquittances, releases, receipts, or other sufficient discharges for the same.

3. To maintain, repair, improve, manage, insure, rent, lease, grant, bargain, sell, exchange, option, convey, grant easements or licenses, mortgage, encumber, hypothecate, and contract for all of the foregoing, and in any way or manner deal with all or any part of any real or personal property whatsoever, tangible or intangible, or any interest therein, that I now own or may hereafter acquire, and in my name; and to effect any or all of the above-described transactions to any persons, firms or entities for such price or prices, and on such terms and conditions as my attorney-in-fact may deem proper, and in my name to make, execute, acknowledge and deliver a good and sufficient deed or deeds of conveyance or other instrument or instruments necessary to effect such transactions; and to ask for, demand, sue for, collect, recover and receive all monies which may become due and owing to me by reasons of such transaction.

4. To conduct, engage in, and transact any and all lawful business of whatever nature or kind for me, on my behalf and in my name.

5. To receive, deposit, hold or cash all payments which I receive from Social Security, Medicare or any other government program or agency, in addition to all other powers.

6. To do all acts necessary for my maintenance, health, and personal care which my attorney may deem necessary under the circumstances.

7. No person shall be required to inquire as to the circumstances of the

issuance or use of this instrument or as to the disposition of any proceeds paid to my attorney-in-fact based on this instrument.

8. To make, receive, sign, endorse, execute, acknowledge, deliver, and possess such applications, contracts, agreements, options, covenants, conveyances, deeds, trust deeds, security agreements, bills of sale, leases, mortgages, assignments, insurance policies, bills of lading, warehouse receipts, documents of title, bonds, debentures, checks, drafts, bills of exchange, letters of credit, notes, stock certificates, proxies, warrants, commercial paper, receipts, withdrawal receipts and deposit instruments relating to accounts or deposits in, or certificates of deposit of, banks, savings and loan or other institutions or associations, proofs of loss, evidences of debts, releases, and satisfaction of mortgages, liens, judgments, security agreements and other debts and obligations and such other instruments in writing or whatever kind and nature as may be necessary or proper in the exercise of the rights and powers herein granted.

9. To enter any safe deposit box, vault or other storage area leased by me alone or in conjunction with any other person, to sign such documents as may be necessary to gain access to same, and to examine, remove and keep the contents of same as fully as I could if I were present.

10. To prepare, or cause to be prepared, tax returns and Internal Revenue Service powers of attorney; to execute and file tax returns on my behalf and in my name; and to settle tax disputes.

11. To deal with and elect options under retirement plans including but not

limited to pension plans, profit sharing plans, individual retirement accounts, roll overs and voluntary contributions; to fund inter vivos trusts; to borrow funds to avoid forced liquidation of assets; to apply for an maintain life insurance; to enter into buy-sell agreements; to forgive and collect debts; to complete charitable contributions; to make statutory elections and disclaimers; to pay salaries of employees and independent contractors; to settle, pursue, or appeal litigation on my behalf and in my name.

12. To make health care or medical decisions. To admit me into a hospital when I need medical or physical care; to authorize medical and related personnel to perform surgery, operations or any other treatment upon me; and to do or authorize any other act for my benefit and physical welfare. Said attorney-in-fact shall, in no way, be liable for any act or occurrence under this or any other power granted by this durable power of attorney.

13. I grant to said attorney-in-fact full power and authority to do, take, and perform all and every act and thing whatsoever requisite, proper, or necessary to be done, in the exercise of any of the rights and powers herein granted, as fully to all intents and purposes as I might or could do if personally present, with full power of substitution or revocation, hereby ratifying and confirming all that said attorney-in-fact, or his substitute or substitutes, shall lawfully do or cause to be done by virtue of this power of attorney and the rights and powers herein granted.

14. This instrument is a durable power of attorney and shall not be affected by disability of the principal, except as provided by statute. The enumeration of specific terms, rights, acts or powers herein is not intended to nor does it limit or

restrict, and is not to be construed or interpreted as limiting or restricting, the general powers herein granted to said attorney-in-fact.

15. The rights, powers and authority of said attorney-in-fact herein granted shall commence and be in full force and effect on the date set forth below, and such rights, powers and authority shall remain in full force and effect thereafter until I, the Principal, give written notice to said attorney-in-fact that this instrument is no longer in effect.

I, Barbara Justice, the Principal, sign my name to this instrument this 5th day of January, 2021, and being first duly sworn, do hereby declare to the undersigned authority that I sign and execute this instrument as my Durable Power of Attorney and that I sign it willingly that I execute it as my free and voluntary act for the purposes therein expressed. I am under no constraint or undue influence.

Barbara Justice
PRINCIPAL – BARBARA JUSTICE

Christina Gaddis
WITNESS

Clifford W. Hardy Jr.
WITNESS

We, BARBARA JUSTICE, Christina Gaddis, and CLIFFORD W. HARDY JR. witnesses, sign our names to this instrument, being first duly sworn, and do hereby declare to the undersigned authority that BARBARA JUSTICE signs and executes this instrument as her Durable Power of

Attorney and that he/she signs it willingly, and that each of us, in the presence of **BARBARA JUSTICE**, hereby signs this will as witness to the Principal's signing. That to the best of our knowledge, **BARBARA JUSTICE**, is under no constraint or undue influence.

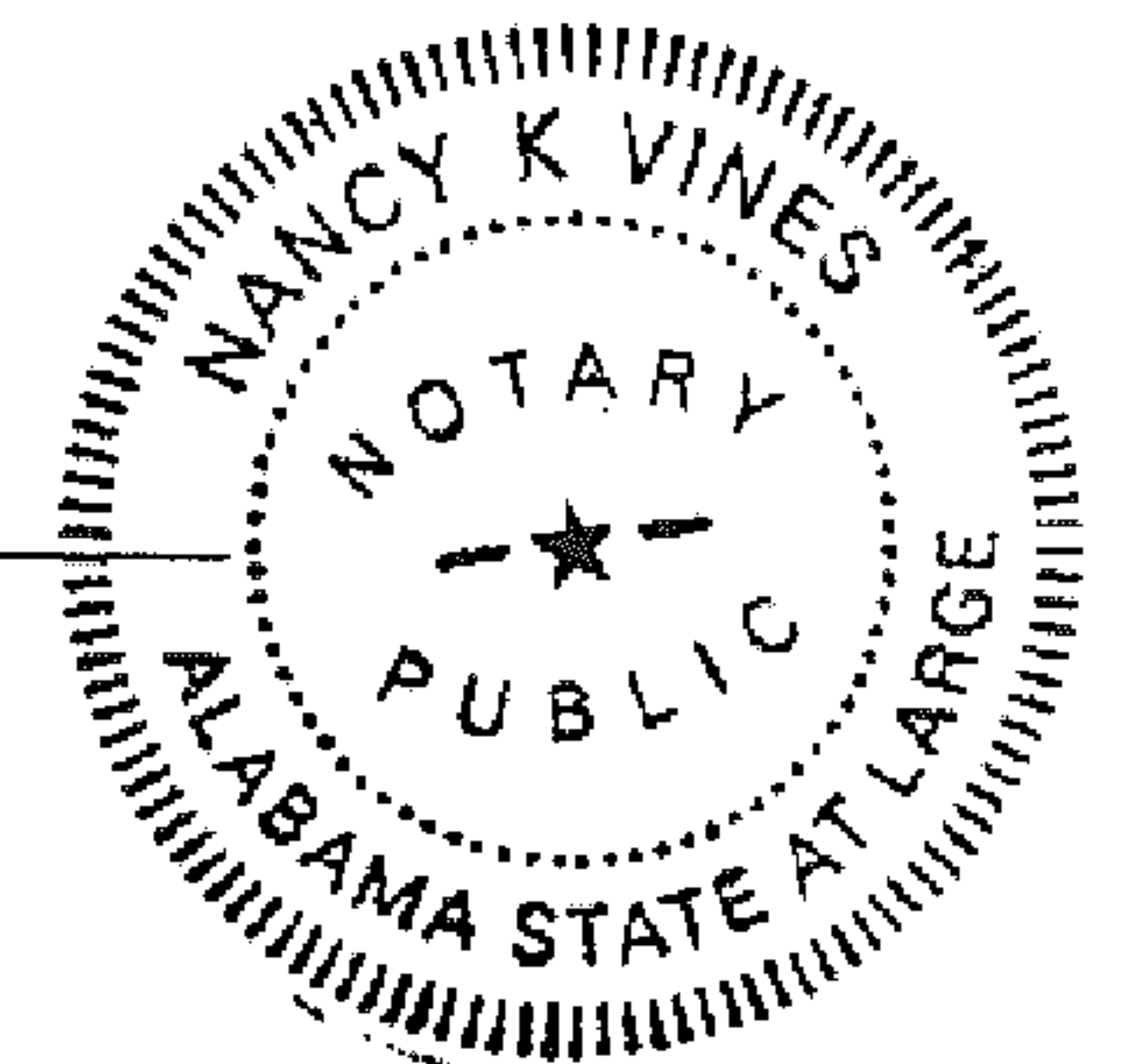
STATE OF ALABAMA

JEFFERSON COUNTY

Subscribed, sworn to and acknowledge before me by BARBARA JUSTICE, the Principal, and subscribed and sworn to before me on this the 5th day of January 2021.

Nancy K. Vines
NOTARY PUBLIC

My Commission expires: 11/23/2024



Real Estate Sales Validation Form

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

Grantor's Name Barbara A. Justice
Mailing Address _____

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

Property Address 906 5th Avenue SW
Alabaster, AL 35007

Date of Sale August 27, 2021
Total Purchase Price \$190,100.00
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 04:06:27 PM
\$239.50 CHARITY
20210909000441140



The purchase price or actual value claimed Alvin S. Boyd 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 9/9/2021 Print Taylor Hutson

Unattested _____ Sign Taylor Hutson
(verified by) _____ (Grantor/Grantee/ Owner/Agent) circle one