

20210929000474710
09/29/2021 10:09:48 AM
DEEDS 1/2

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Two Hundred Eighteen Thousand Dollars (\$218,000.00) and other good and valuable consideration, to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged I, **Alicia Austin, a single woman**, (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 584, according to the Survey of Waterford Highlands, Sector IV, Phase I, as recorded in Map Book 34, Page 73, 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 672 Waterford Lane, Calera, AL 35040.

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 24th day of September, 2021.

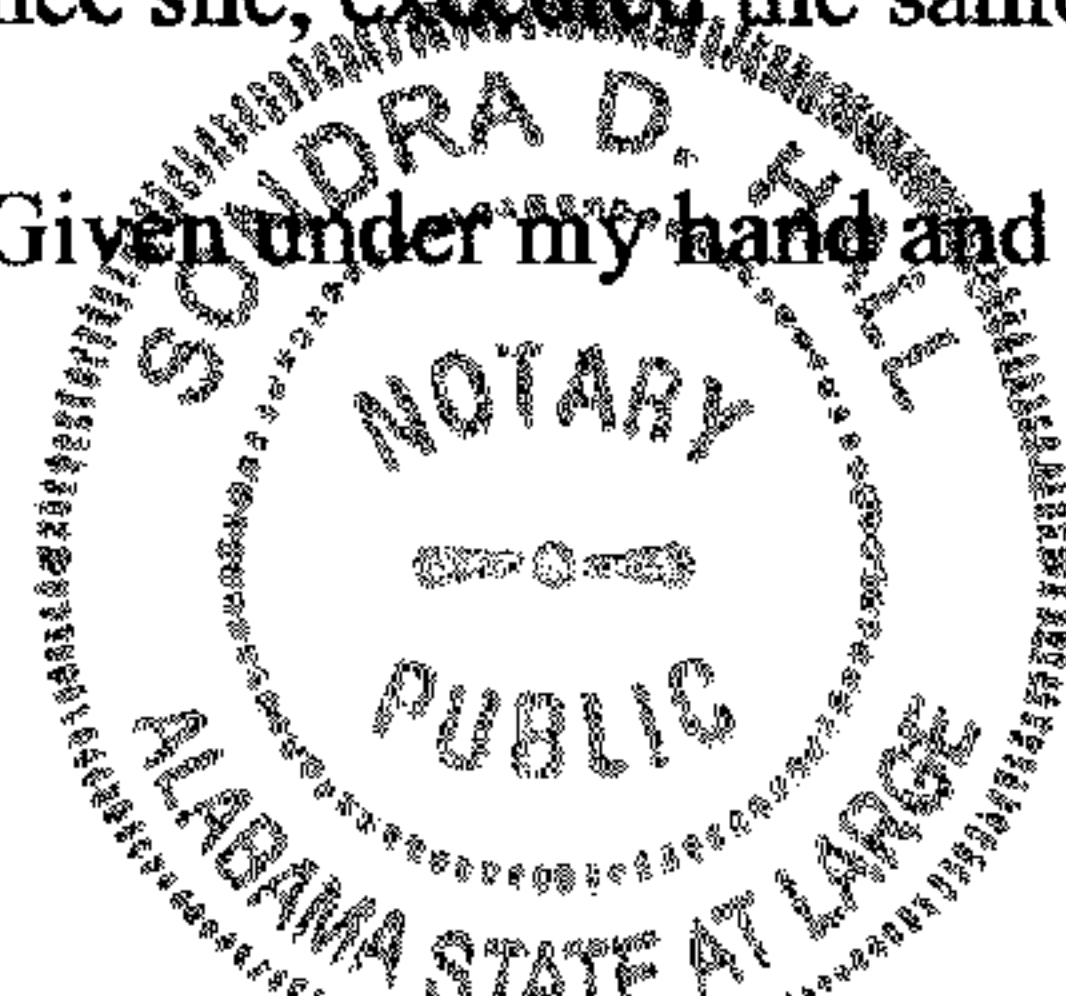


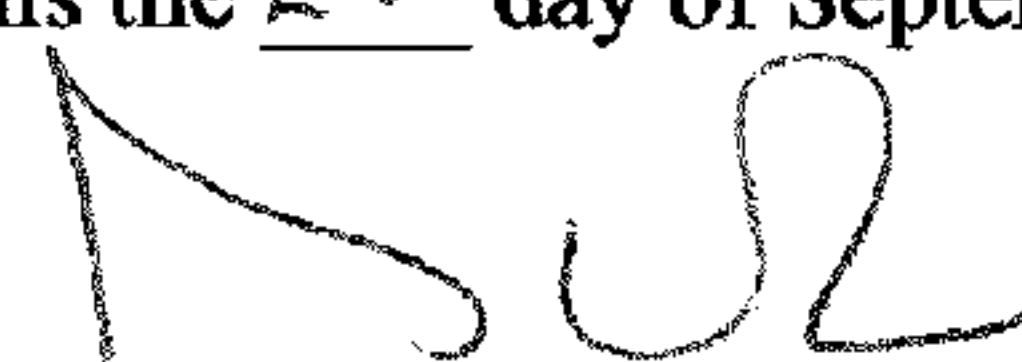
Alicia Austin

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that, Alicia Austin, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance she, ~~executed~~ the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24th day of September, 2021.





NOTARY PUBLIC 12/4/2024

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

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

Grantor's Name Alicia Austin
 Mailing Address 672 Waterford Lane
Calera, AL 35040

Grantee's Name Resicap Alabama Owner, LLC
 Mailing Address 3830 Peachtree Road NE Suite 1500
Atlanta, GA 30326

Property Address 672 Waterford Lane
Calera, AL 35040
 Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/29/2021 10:09:48 AM
 \$243.00 JOANN
 20210929000474710

Date of Sale 09/24/2021
 Total Purchase Price \$ 218,000.00
 or
 Actual Value \$
 or
 Assessor's Market Value \$



Alicia S. Boyd

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 _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1