

20211005000484070
10/05/2021 08:28:56 AM
DEEDS 1/2

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Two Hundred Twenty Thousand Dollars (\$220,000.00) and other good and valuable consideration, to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged I, **Hunter McCoy Properties, LLC**, (herein referred to as grantor), 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 76, according to the Survey of Willow Creek, Phase 2, as recorded in Map Book 9, Page 102A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

Less and Except the following:

Begin at the Southwest corner of said Lot 76; thence in an Easterly direction along the Southerly line of said Lot 76, a distance of 123.96 feet; thence 90 degrees 00 minutes 49 seconds left, in a Northerly direction along the Easterly line of said Lot 76, a distance of 12.00 feet; thence 115 degrees 35 minutes 17 seconds left, in a Southwesterly direction, a distance of 22.61 feet; thence 24 degrees 22 minutes 06 seconds right in a Southwesterly direction, a distance of 103.59 feet to the point of beginning.

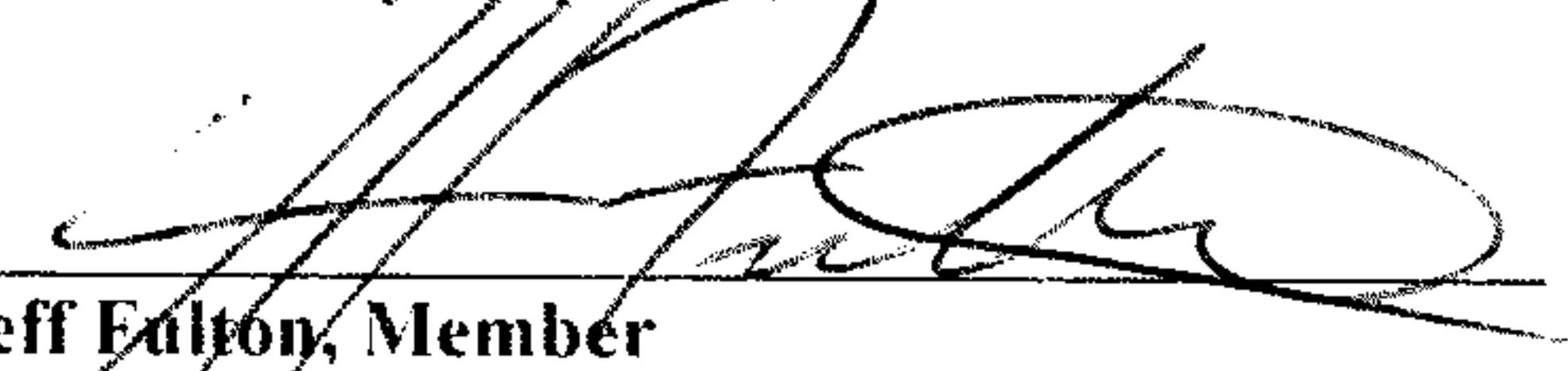
For ad valorem tax purposes only, the address for the above described property is 1029 Willow Creek Way, Alabaster, AL 35007.

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 20 day of September, 2021.

Hunter McCoy Properties, LLC

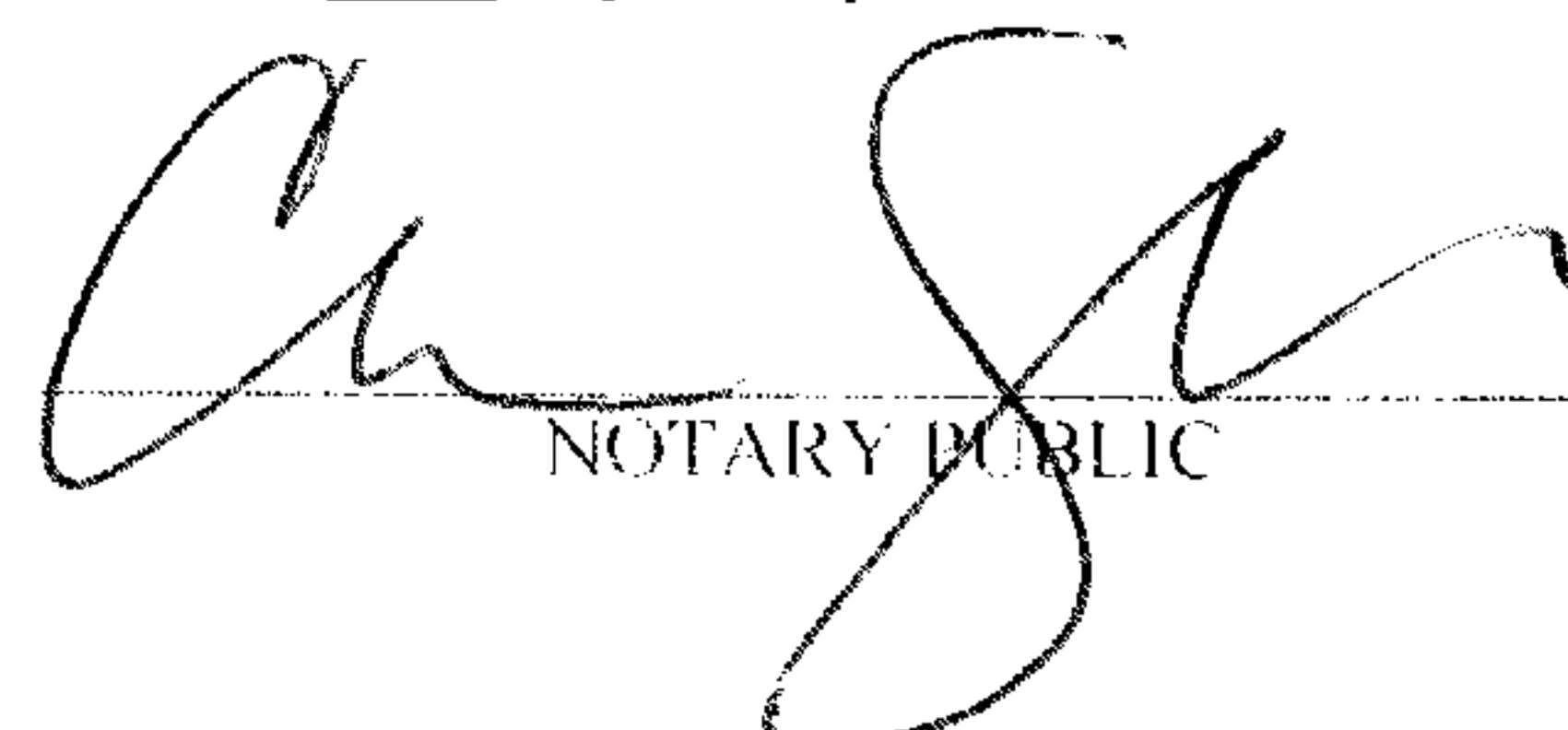

Jeff Fulton, Member

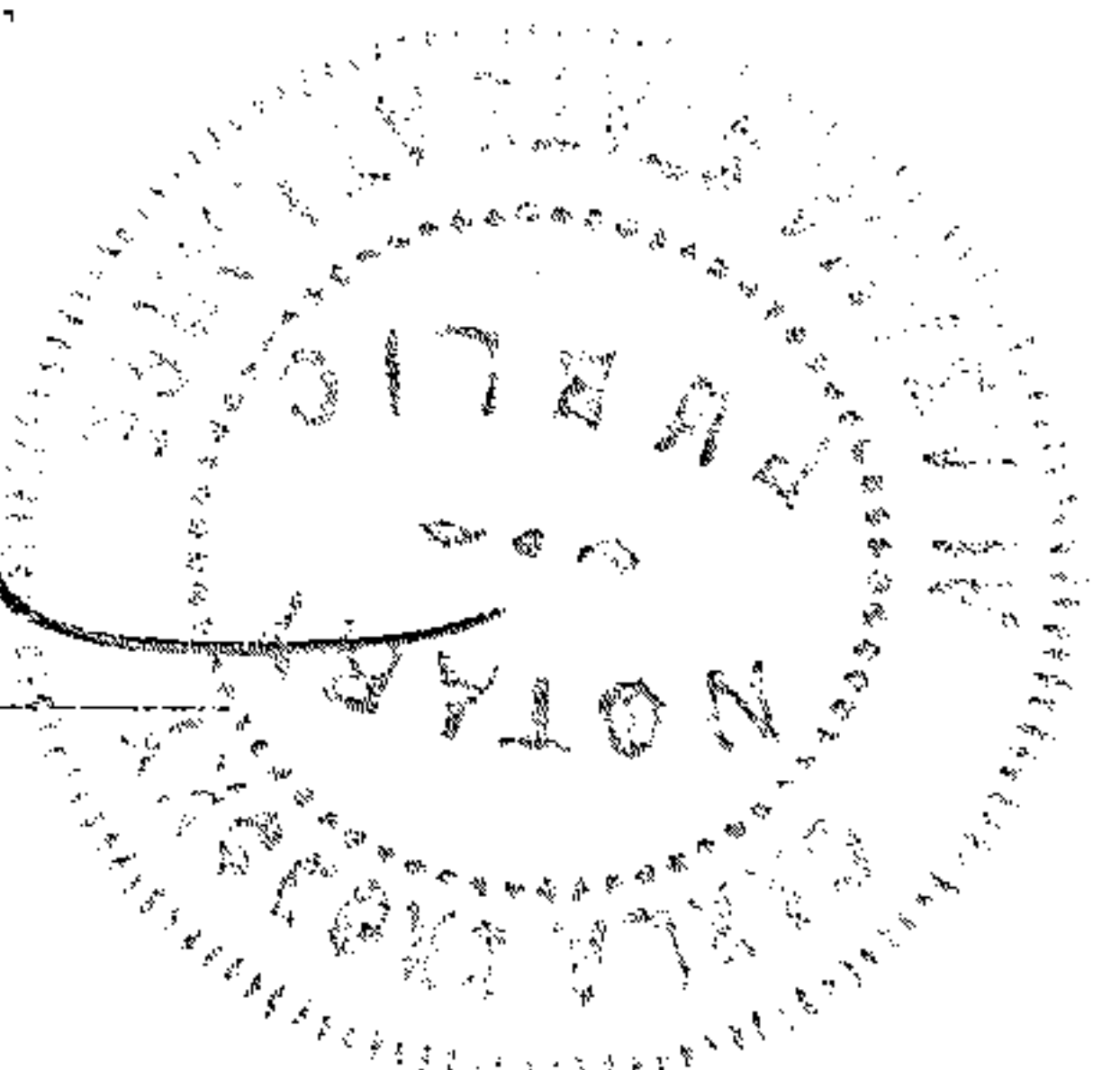
STATE OF Alabama)

COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that, Jeff Fulton, Member of Hunter McCoy Properties, LLC, 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 he, as such officer and with full authority, executed the same voluntarily on the day the same bears date

Given under my hand and official seal this the 20 day of September, 2021.


NOTARY PUBLIC



THIS INSTRUMENT PREPARED BY:
David C. Jamieson, Attorney, 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 Hunter McCoy Properties, LLC
 Mailing Address 217 Meadowood Lane
Montevallo, AL 35115

Grantee's Name Resicap Alabama Owner, LLC
 Mailing Address 3630 Peachtree Road NE Suite 1500
Atlanta, GA 30326

Property Address 1029 Willow Creek Way
Alabaster, AL 35007

Date of Sale 09/28/2021
 Total Purchase Price \$ 220,000.00
 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 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



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/05/2021 08:28:56 AM
 \$245.00 CHERRY
 20211005000484070

Leanne G Ward