

20211005000485020
10/05/2021 10:42:50 AM
DEEDS 1/2

Prepared by:
Cynthia A. Martin
1780 Gadsden Highway
Birmingham, AL 35235
File No.: 2021-5882

Send Tax Notice To:
ARVM 5, LLC
5001 Plaza on the Lake, Suite 200
Austin, TX 78746

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of TWO HUNDRED EIGHT THOUSAND AND 00/100 Dollars (\$208,000.00) and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, Myra Jean Mitchell, an unmarried woman (herein referred to as GRANTOR, whether one or more) does by these presents grant, bargain, sell and convey unto ARVM 5, LLC, a Delaware Limited Liability Company (herein referred to as GRANTEE, whether one or more) the following described real estate situated in Shelby County, Alabama to-wit:

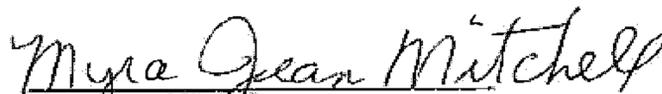
Lot 190, according to the Final Plat Stonecreek, Phase 4, as recorded in Map Book 37, Page 44, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any

TO HAVE AND TO HOLD, to the said GRANTEE, its successors and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

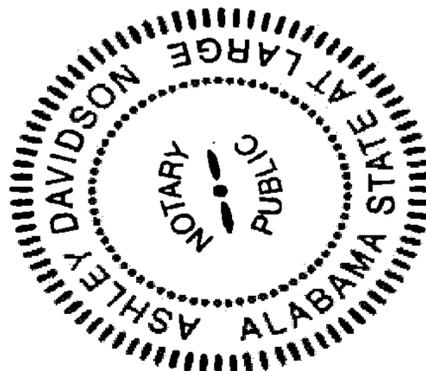
IN WITNESS WHEREOF, I have hereunto set my hands and seals, on this the 29th day of September, 2021.


Myra Jean Mitchell

State of Alabama
County of Baldwin

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Myra Jean Mitchell, 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/she/they executed the same voluntarily for and as his/her/their act on the day the same bears date.

Given under my hand and official seal this 29th day of September, 2021.




Notary Public
My Commission Expires: 4/8, 2023

Real Estate Sales Validation Form

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

Grantor's Name	<u>Myra Jean Mitchell</u>	Grantee's Name	<u>ARVM 5, LLC</u>
Mailing Address	<u>501 Cotton Creek Drive</u> <u>Unit 606</u> <u>Gulf Shores, AL 36542</u>	Mailing Address	<u>5001 Plaza on the Lake</u> <u>Suite 200</u> <u>Austin, TX 78746</u>
Property Address	<u>207 Moss Stone Lane</u> <u>Calera, AL 35040</u>	Date of Sale	<u>September 30, 2021</u>
		Total Purchase Price	<u>\$208,000.00</u>
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Sales Contract		
<input type="checkbox"/> 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).

Name: Myra Jean Mitchell

Date: 29 day of September, 2021

Myra Jean Mitchell
Myra Jean Mitchell

[Signature] (Verified)

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/05/2021 10:42:50 AM
\$233.00 JOANN
20211005000485020

Allie S. Bayl