

20211005000485700  
10/05/2021 11:58:15 AM  
DEEDS 1/3

**-Above this line reserved for official use only-**

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STATE OF ALABAMA

)

Parcel ID No.: 28 4 20 0 000 144.000

COUNTY OF SHELBY

)

**SPECIAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR and in CONSIDERATION OF **ONE HUNDRED EIGHTY-FIVE THOUSAND DOLLARS (\$185,000.00)** and other valuable consideration, the receipt whereof and sufficiency of which is hereby acknowledged, the undersigned **LATISSUS ANDRADE, SINGLE** whose mailing address is 959 MERIWEATHER DR, CALERA, AL 35040 (hereinafter referred to as the "Grantor") does hereby grant, bargain, sell, and convey unto **RII 1SC BIRMINGHAM I LLC** whose mailing address is Street, City, State Zip (hereinafter referred to as the "Grantee") the following described real estate situated in the County of SHELBY, State of Alabama, to wit:

**LOT 25 ACCORDING TO THE FINAL PLAT OF THE MEADOWS AT MERIWEATHER PHASE 3 AS RECORDED IN MAP BOOK 36, PAGE 19 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**Property Address:** 959 MERIWEATHER DR, CALERA, AL 35040

Prior instrument reference: **Document No. 20210422000201410** of the Public Records of the District Recorder of **SHELBY County**, State of Alabama.

TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns, forever.

IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this conveyance is subject to any outstanding rights of redemption from foreclosure sale, and that this deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through, or under it.

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

  
LATISSUS ANDRADE

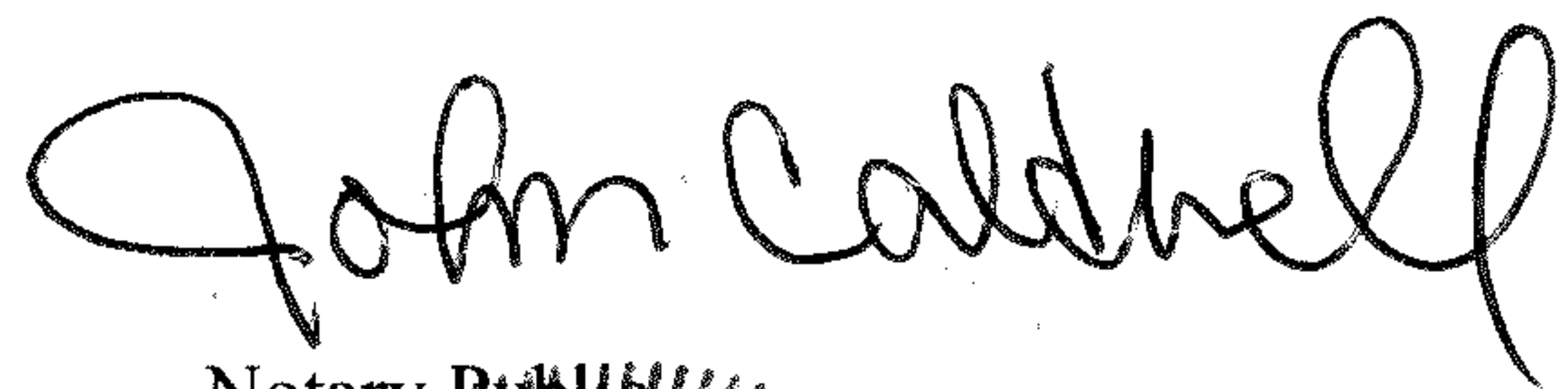
STATE OF ALABAMA

COUNTY OF

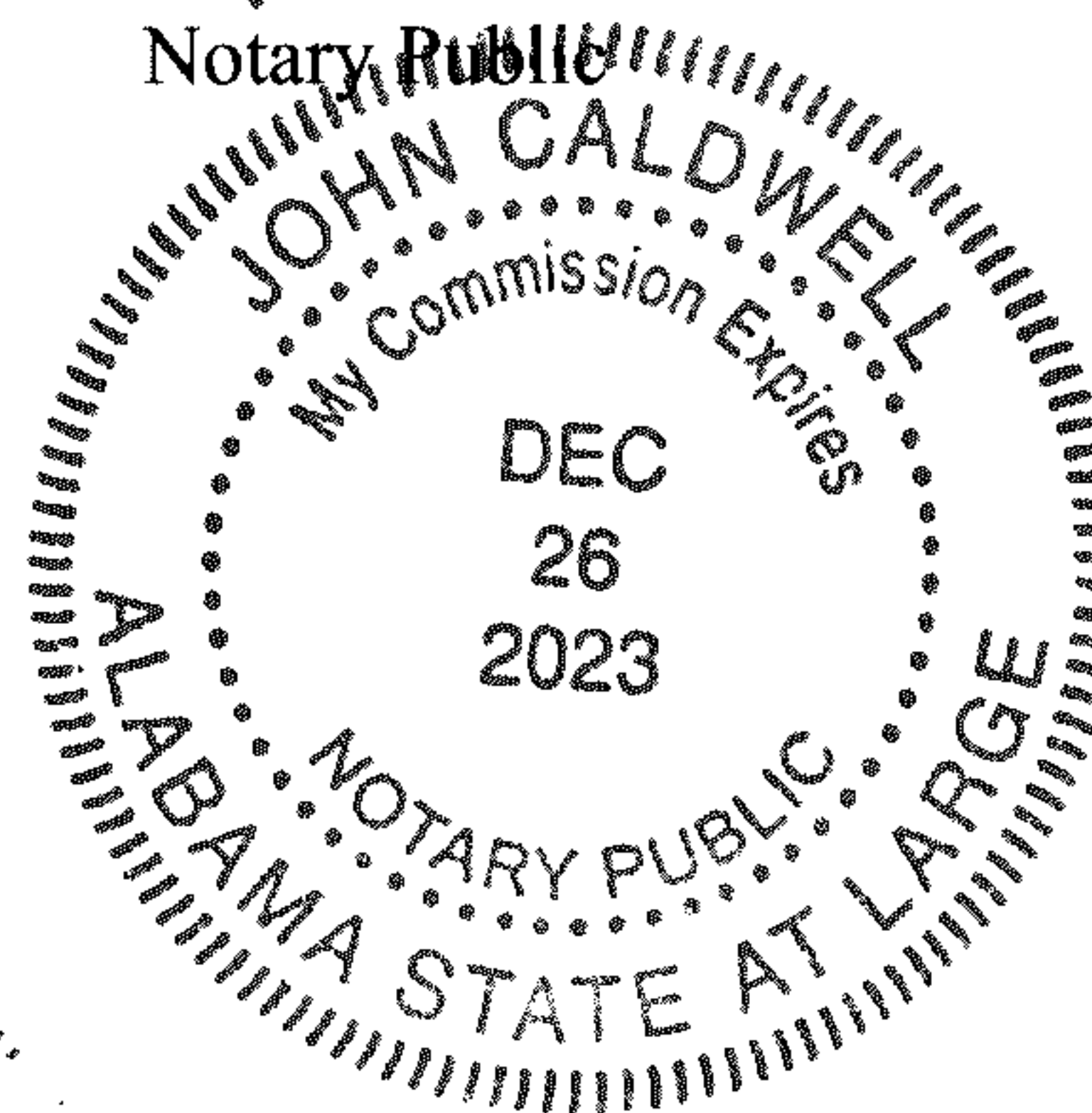
Shelby

} SS.

I, John Caldwell, a Notary Public, hereby certify that **LATISSUS ANDRADE** whose name(s) is/are signed to the foregoing conveyance, and who is/are 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 on the day the same bears date. Given under my hand this 1 day of October, 2021



Notary Public



When Recorded Mail to:

SPRUCE

6100 TENNYSON PARKWAY

PLANO, TX 75024

PREPARED BY:

MARK A. PICKENS, P.C., ATTORNEY AT LAW

O/B/O BC LAW FIRM, P.A.

PO BOX 26101

BIRMINGHAM, AL 35260

Send future tax bills to: RII 1SC BIRMINGHAM I LLC  
835 BROADWAY, FL 5,  
NEW YORK, NY 10003

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

Grantor's Name Latissus Andrade  
 Mailing Address 959 Meriweather Dr,  
Calera, AL 35040

Grantee's Name RII 1SC BIRMINGHAM I LLC  
 Mailing Address 835 BROADWAY , FL 5,  
NEW YORK, NY 10003

Property Address 959 Meriweather Dr,  
Calera, AL 35040

Date of Sale 10/01/2021

Total Purchase Price \$ 185,000.00

Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 10/05/2021 11:58:15 AM  
 \$213.00 JOANN  
 20211005000485700

or

Actual Value \$

or

Assessor's Market Value \$

*Allen 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 PURCHASE CONTRACT

☐ 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 10/05/2021

Print PATRICK BURNS

Unattested

Sign *PB*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**