

20211020000510390
10/20/2021 11:48:15 AM
DEEDS 1/4

This Instrument Prepared By:
Tom Cassick
The McNamee Firm, PC
3055 Lorna Road, Ste. 100
Birmingham, AL 35216

Property Address:
1257 1ST AVE W
ALABASTER, AL 35007

Grantee's Address:
1257 1ST AVE W
ALABASTER, AL 35007

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 Reynaldo F. Escobar Ortega, a married man (hereinafter referred to as "Grantor(s)"), the receipt and sufficiency of which is hereby acknowledged, by the RS Rental II, 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.


THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR

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 15 of Oct, 2021.

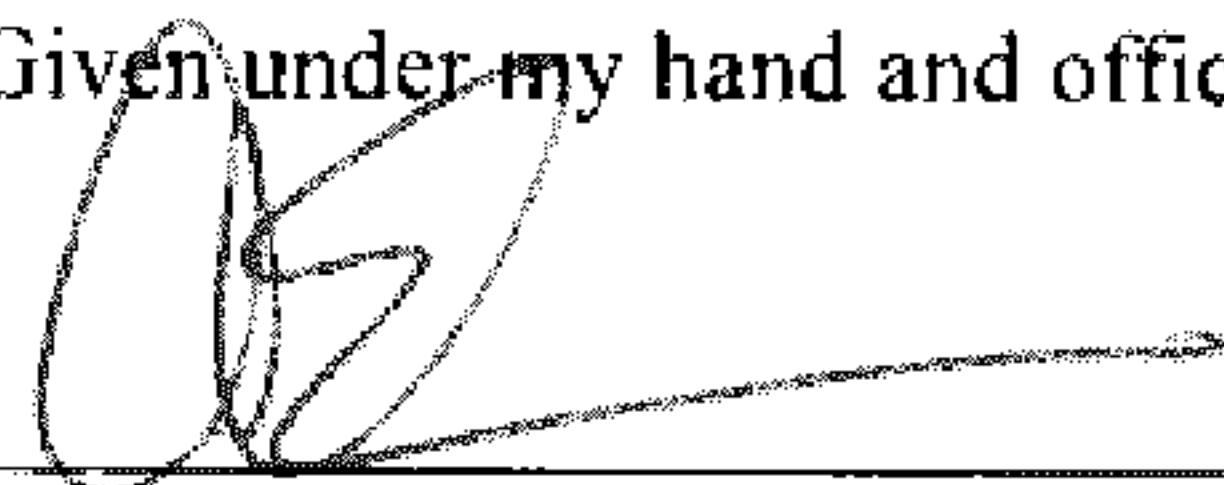


Reynaldo F. Escobar Ortega

STATE OF ALABAMA
COUNTY OF JEFFERSON

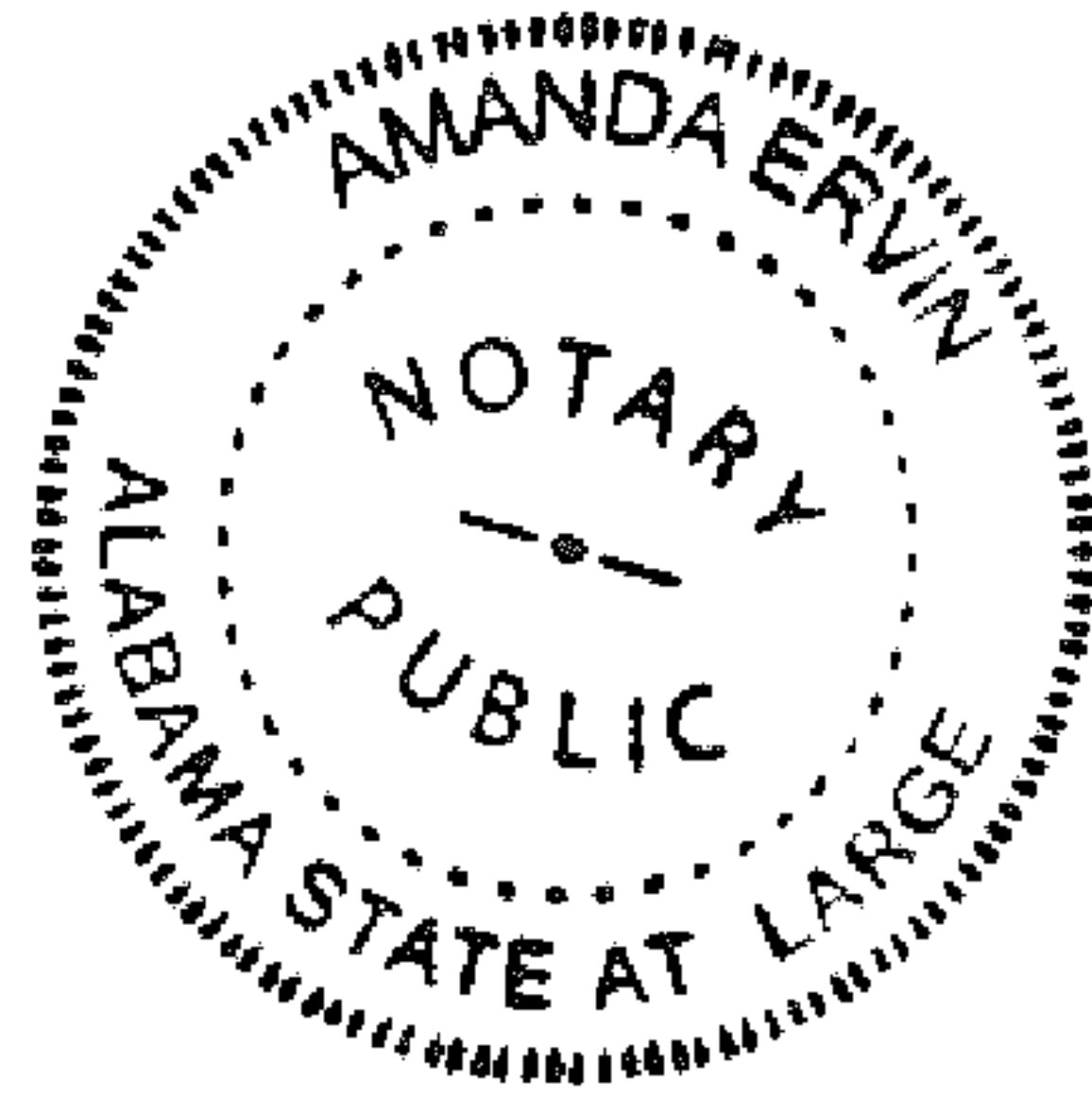
I, the undersigned Notary Public in and for said County and State, hereby certify that Reynaldo F. Escobar Ortega whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15 day of Oct, 2021.



Notary Public

My Commission Expires: 9/17/25



**Property Address: 1257 1ST AVE W
ALABASTER, AL 35007**

Parcel I:

A part of the Southeast 1/4 of the Southeast 1/4 of Section 34, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Southeast Corner of Section 34, Township 20 South, Range 3 West, which corner is marker by an iron pipe; run then North 2 Degrees, West 222 feet to the Southern boundary of the Helena-alabaster Road; thence run in Northwesterly direction along said road 935 feet; thence South 2 degrees, East 359 feet for point of beginning of lot herein described; run then in a Northeasterly direction to a point on said Helena Alabaster road which measures 775 feet from the Eastern Boundary of said section; run thence in a Southeasterly direction along said road 100 feet; run thence in a Southwesterly direction and parallel with the West boundary of said lot to a point due East of a point of beginning; run thence West to the point of beginning; said point being also located as follows: Commence at the Southeast corner of Section 34, Township 20, Range 3 West, which corner is marked by an iron pipe, run thence in a Westerly direction along the Southern boundary of said section 730 feet, run then North 2 Degrees Westerly 449.5 feet to a point, said point being 775 Feet East from Eastern boundary on Helena-Alabaster Road as stated above.

Less and Except:

A parcel of land located in the Southeast 1/4 of the Southeast 1/4 of Section 34, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the Southeast corner of said Section 34; thence run South 88 degrees, 47 minutes West a distance of 1010.0 feet; thence run North 02 degrees West a distance of 449.5 feet; thence run North 88 degrees, 47 minutes East a distance of 395.0 feet to the point of beginning; thence turn left 63 degrees, 15 minutes, 50 seconds a distance 137.16 feet; thence turn left 173 degrees, 47 minutes, 50 seconds a distance of 45.62 feet; thence turn left 09 degrees, 16 minutes, 33 seconds, a distance of 91.94 feet to the point of beginning, situated in Shelby County, Alabama.

Parcel II:

A parcel of land located in the Southeast 1/4 of the Southeast 1/4 of Section 34, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the Southeast corner of said Section 34; thence run South 88 degrees, 47 minutes West a distance of 1010.0 feet; thence run North 02 degrees West a distance of 449.5 feet; thence run North 88 degrees, 47 minutes East a distance 395.0 feet; thence turn left 63 degrees, 15 minutes, 50 seconds a distance of 137.16 feet to the point of beginning; thence continue last course a distance of 41.69 feet to the Southwesterly right of way of the Helena-Alabaster Highway, thence turn right 105 degrees, 57 minutes, 10 seconds along said right of way a distance of 4.57 feet; thence turn right 80 degrees 15 minutes, 00 seconds a distance of 40.67 feet to the point of beginning. Situated in Shelby County, Alabama.

Parcel Number: 13-8-34-4-002-013.000

Real Estate Sales Validation Form

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

Grantor's Name Reynaldo F. Escobar Ortega
Mailing Address 338 Kingston Circle
Birmingham, AL 35211

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

Property Address 1257 1ST AVE W
ALABASTER, AL 35007

Date of Sale October 15, 2021
Total Purchase Price \$219,000.00
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
10/20/2021 11:48:15 AM
\$250.00 JOANN
20211020000510390

Alli 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
Sales Contract
Closing Statement
Appraisal
Other:

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 10/20/2021 Print Stephanie Tremmel

Unattested (verified by) Sign Stephanie Tremmel
(Grantor/Grantee/ Owner/Agent) circle one