

20211025000516610
10/25/2021 12:46:57 PM
DEEDS 1/5

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

Property Address:
542 FOREST LAKES DR
STERRETT, AL 35147

Grantee's Address:
1955 South Val Vista Drive
126
Mesa, AZ 85204

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 Aref Jabr and Reem Abbas, a married couple (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:

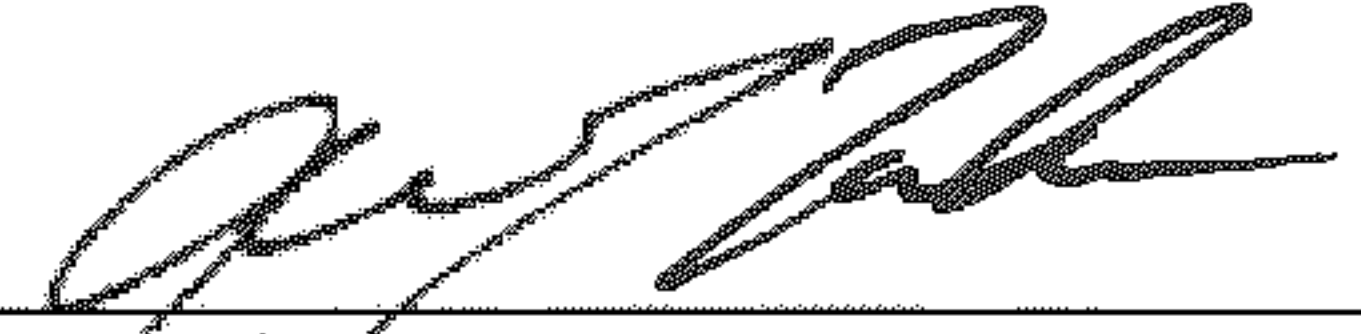
Any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

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 20 of Oct, 2021.



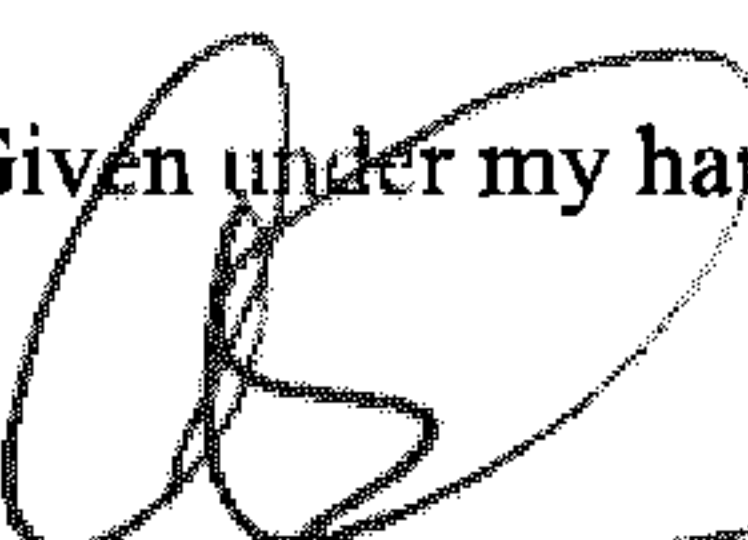
Aref Jabr

Reem Abbas

STATE OF ALABAMA
COUNTY OF JEFFERSON

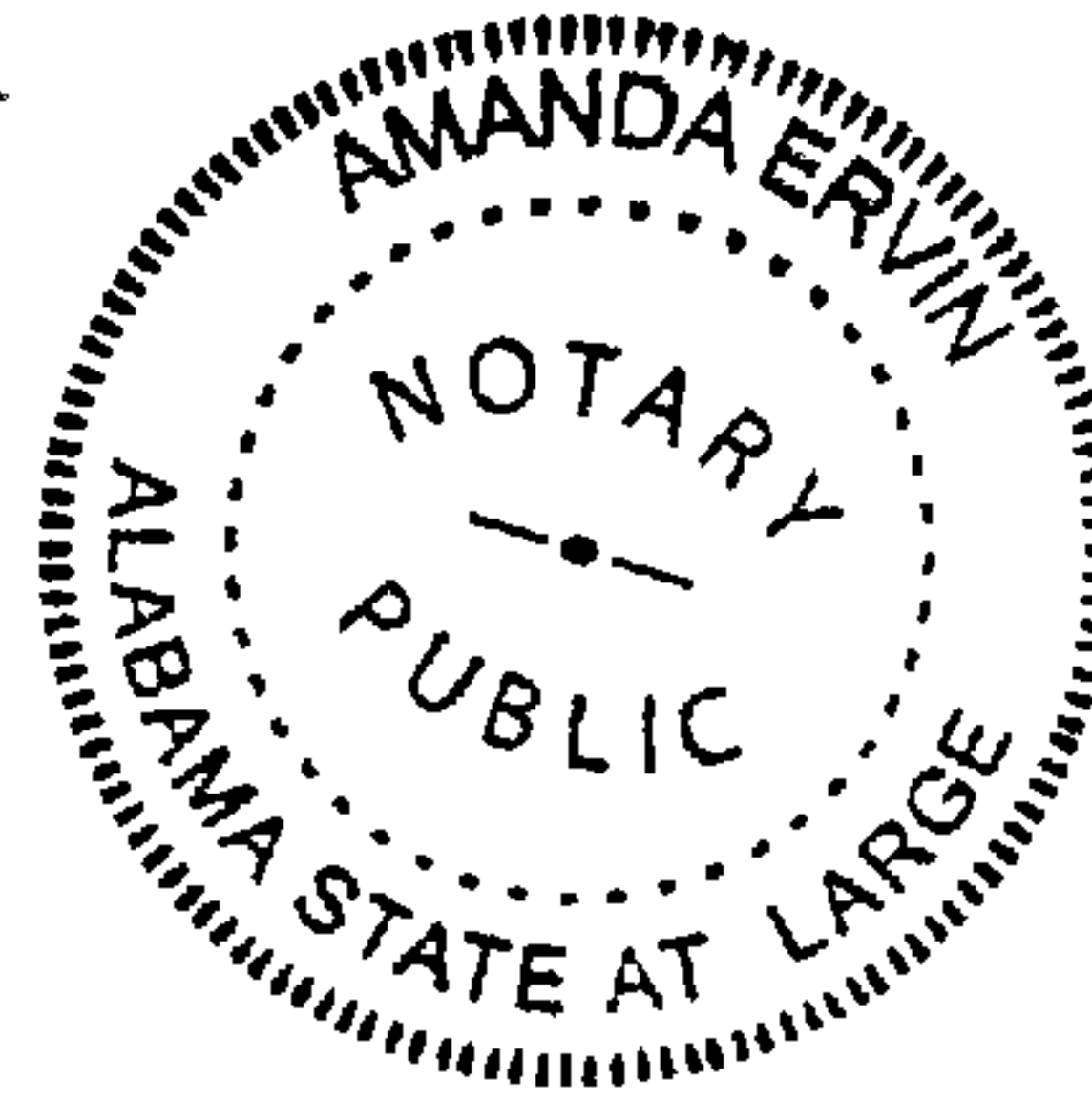
I, the undersigned Notary Public in and for said County and State, hereby certify that Aref Jabr and Reem Abbas whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the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

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



Notary Public

My Commission Expires: 9/12/25



IN WITNESS WHEREOF, the Grantor(s) has set the hand and seal of the Grantor(s) on this, the 20 of 10 (October), 2021.

Aref Jabr

[Handwritten signature of Aref Jabr]

Reem Abbas

Texas
STATE OF ~~ALABAMA~~ Texas
COUNTY OF ~~JEFFERSON~~ Collin

I, the undersigned Notary Public in and for said County and State, hereby certify that ~~Aref Jabr~~ JT ~~and~~ Reem Abbas 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 20 day of October, 2021.

[Handwritten signature of Jeff Taylor]

Notary Public Texas Jeff Taylor
My Commission Expires:
May 4, 2024

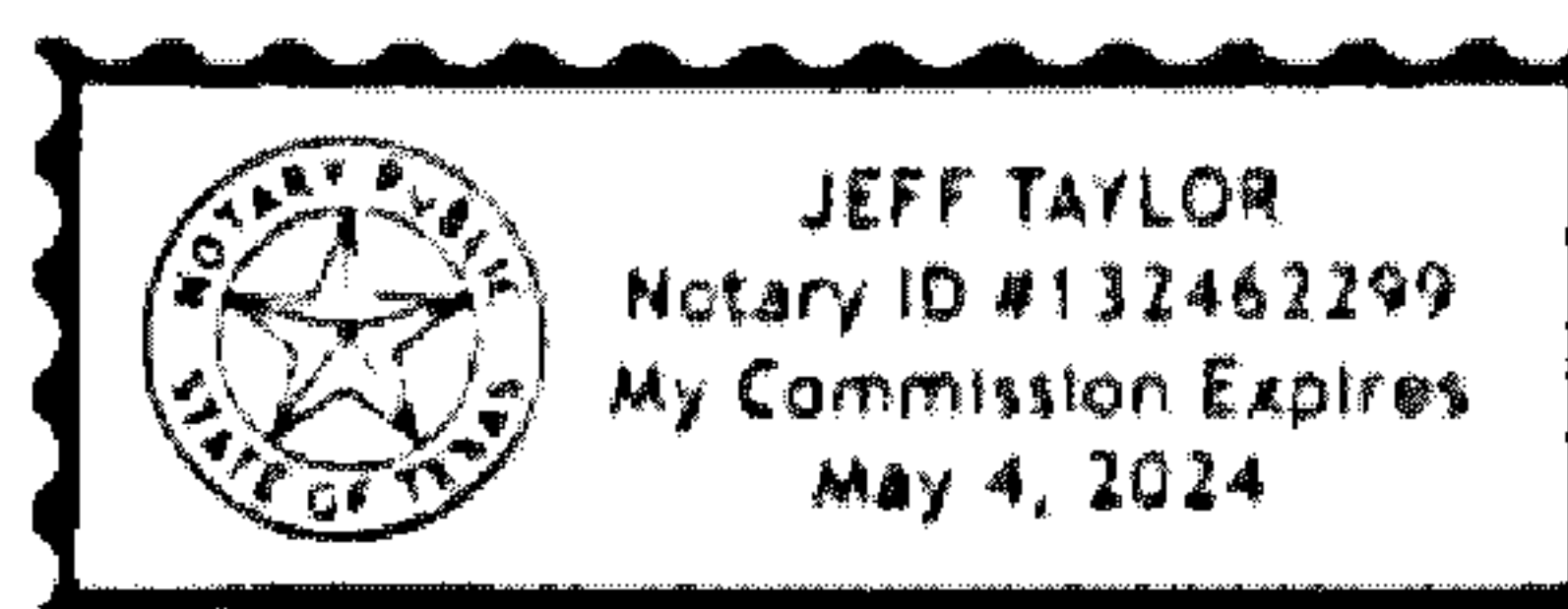


EXHIBIT "A"

**Property Address: 542 FOREST LAKES DR
STERRETT, AL 35147**

Lot 137, According to the Survey of Forest Lakes, Sector 3, Phase 1, as Recorded in Map Book 30, Page 139, in the Probate Office of Shelby County, Alabama

Real Estate Sales Validation Form

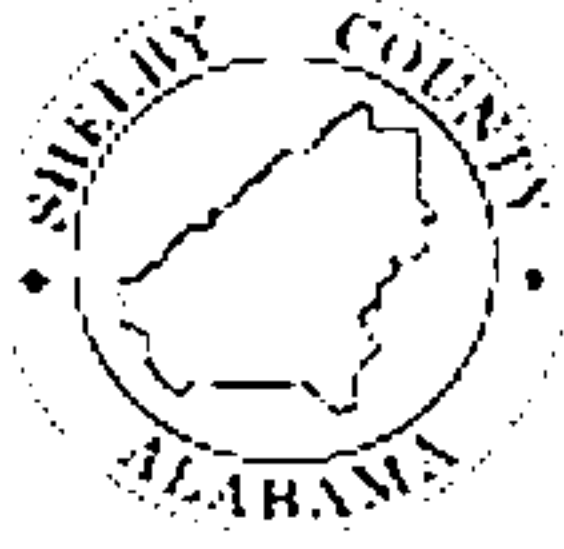
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Aref Jabr and Reem Abbas
Mailing Address 2006 Blue Water Trail, Wylie, TX 75098

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

Property Address 542 FOREST LAKES DR
STERRETT, AL 35147

Date of Sale October 20, 2021
Total Purchase Price \$319,000.00
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
10/25/2021 12:46:57 PM
\$353.00 BRITTANI
20211025000516610

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
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 10/25/2021 Print Taylor Hutson

Unattested Sign Taylor Hutson
(verified by) (Grantor/Grantee/ Owner/Agent) circle one