

20211220000600050
12/20/2021 01:57:39 PM
DEEDS 1/3

When Recorded Mail to:

SPRUCE
6100 TENNYSON PARKWAY
PLANO, TX 75024

Prepared By:

LYNN BYRD, ATTORNEY AT LAW
O/B/O BC LAW FIRM, P.A.
PO BOX 44
MONROEVILLE, AL 36461

Send Tax Messages To:

RS RENTAL II, LLC
32 MERCER STREET, 4TH
FLOOR NEW YORK, NY 10013

WARRANTY DEED

For good consideration, I (we) **BRANDON L. LEDLOW, UNMARRIED AND KRISTEN N. DEADWYLER, FORMERLY KNOWN AS KRISTEN N. SHIRLEY, UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, whose mailing address is
4198 Old Cahaba Pkwy, Helena, AL 35080 hereby bargain,
deed and convey to **RS RENTAL II, LLC** whose mailing address is 32 MERCER STREET, 4TH
FLOOR, NEW YORK, NY 10013, the following described land in **SHELBY** County, State of Alabama,
free and clear with **WARRANTY COVENANTS**; to wit:

**Lot 26, according to the Map and Survey of Brandywine, First Sector, recorded in Map Book 7,
Page 7, in the Office of the Judge of Probate of Shelby County, Alabama.**

APN: 13 8 28 1 003 040.000

Property Address: 1062 CHATEAU DR, HELENA, AL 35080

Brandon L. Ledlow and Kristen N. Shirley, as joint tenants with rights of survivorship, by Warranty Deed
from Kevin L. Rima, a married man dated 08/14/2015 and recorded on 08/17/2015 as Instrument No.
20150817000283630 in the Office of the Recorder of Shelby County, Alabama.

Final Judgment of Divorce was recorded on 11/16/2021 as Case No. DR-2021-900579.00-GCA as
Document No. 34 in the Shelby County.

TO HAVE AND TO HOLD the same to the said grantees, as joint tenants during their joint lives and
upon the death of either of them, then to the survivor of them, in fee simple, and to the heirs and assigns
of the survivor forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with
said **GRANTEES**, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of
said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a
good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and
administrators shall warrant and defend the same to the said **GRANTEES**, and the survivor of them, their
heirs and assigns forever, against the lawful claims of all persons.

WITNESS the hands and seal of said Grantor(s) this 15th day of December, 2021.




BRANDON L. LEDLOW

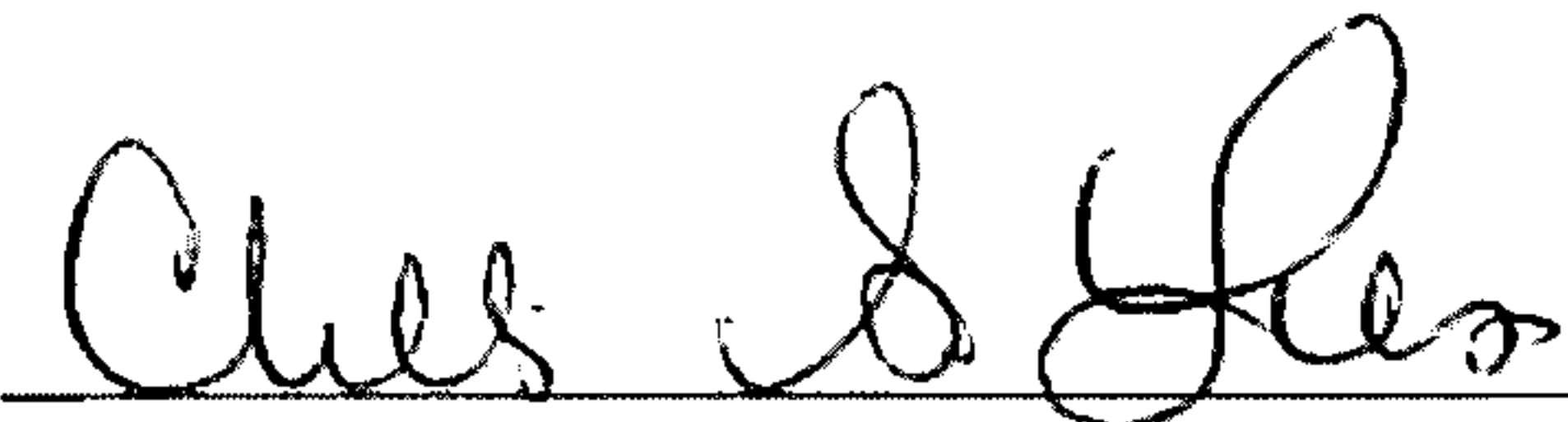


KRISTEN N. DEADWYLER, F/K/A KRISTEN N. SHIRLEY

STATE OF ALABAMA
COUNTY OF Jefferson } SS.

Chelsi S. Lucas, a Notary Public, hereby certify that **BRANDON L. LEDLOW AND KRISTEN N. DEADWYLER, F/K/A KRISTEN N. SHIRLEY**, 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 16th day of December, 2021.

Chelsi S. Lucas
Notary Public, Alabama State At Large
My Commision expires 11/01/2022



Notary Public

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/20/2021 01:57:39 PM
 \$199.50 JOANN
 20211220000600050



Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name	Brandon L. Ledlow, unmarried and Kristen N. Deadwyler, FKA Kristen N. Shirley,	Grantee's Name	RS Rental II, LLC
Mailing Address	unmarried as joint tenants with right of survivorship 4198 Old Cahaba Pkwy Helena, AL 35080	Mailing Address	32 Mercer St, 4th Floor New York, NY 10013
Property Address	1062 Chateau Dr Helena, AL 35080	Date of Sale	12/16/2021
		Total Purchase Price	\$ \$170,100.00
		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)

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

Date 12 / 13 / 2021

Print Briana Williams

☐ Unattested

Sign *Briana Williams*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1