

WARRANTY DEED

State of Alabama

Send Tax Notice to: BAF 3, LLC,
5001 Plaza on the Lake, Suite 200,
Austin, TX 78746

Shelby County

Know all men by these presents:

That in consideration of ONE HUNDRED SEVENTY NINE THOUSAND DOLLARS (\$179,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is

acknowledged, I, **GAYLA JONES DAVIS, the Personal Representative of THE ESTATE OF Mildred Jones), deceased,** (herein referred to as grantor, whether one or more), grant,

bargain, sell and convey unto: **BAF 3, LLC, a Delaware Limited Liability Company,** mailing address 5001 Plaza on The Lake, Suite 200, Austin, TX 78746 (herein referred to as grantee, whether one or more),

the following described real estate, situated in Shelby County, Alabama, to-wit:

From the Northeast corner of the SE ¼ of the SE ¼ of Section 34, Township 20 South, Range 3 West run southerly along the east boundary line of said SE ¼ of the SE ¼ of Section 34, Township 20 South, Range 3 West, 338.2 feet; thence turn an angle of 93 degrees 01 minute to the right and run southwesterly 201.33 feet to the point of beginning of the land herein described and conveyed; Thence continue southwesterly along the last said course for 102.67 feet; Thence turn an angle of 72 degrees, 10 minutes to the left and run southwesterly 103.15 feet; Thence turn an angle of 78 degrees, 16-1/4 minutes to the left and run southeasterly 120.75 feet; Thence turn an angle of 109 degrees, 03-1/2 minutes to the left and run northeasterly 160.5 feet more or less, to the point of beginning.

Also a strip of land 10 feet wide running along the southerly line of the above described property. This land being a part of the SE ¼ of the SE ¼ of Section 34, Township 20 South, Range 3 West lying in Shelby County, Alabama.

Property Commonly known as: 1220 3rd Avenue NW, Alabaster, AL 35007
Parcel #: 13-8-34-4-001-073.000

Gayla Jones Davis, the Personal Representative of The Estate of Mildred Lucille Jones, deceased, Pursuant to the Letters of Testamentary in the Probate Court of Shelby, Alabama.

Case No. PR-2021-000511.

Mildred Lucille Jones, deceased, is the surviving Grantee of the Warranty Deed, recorded 09/26/1968 in Book: 255, Page 67, in the Probate Office of helby County, Alabama; William Alfred Jones, having died on 2/24/2011.

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

STATE OF Alabama
COUNTY Shelby

IN WITNESS WHEREOF I have hereunto set my hand and seal, this 18th day of February, 2022.

Gayla Jones Davis

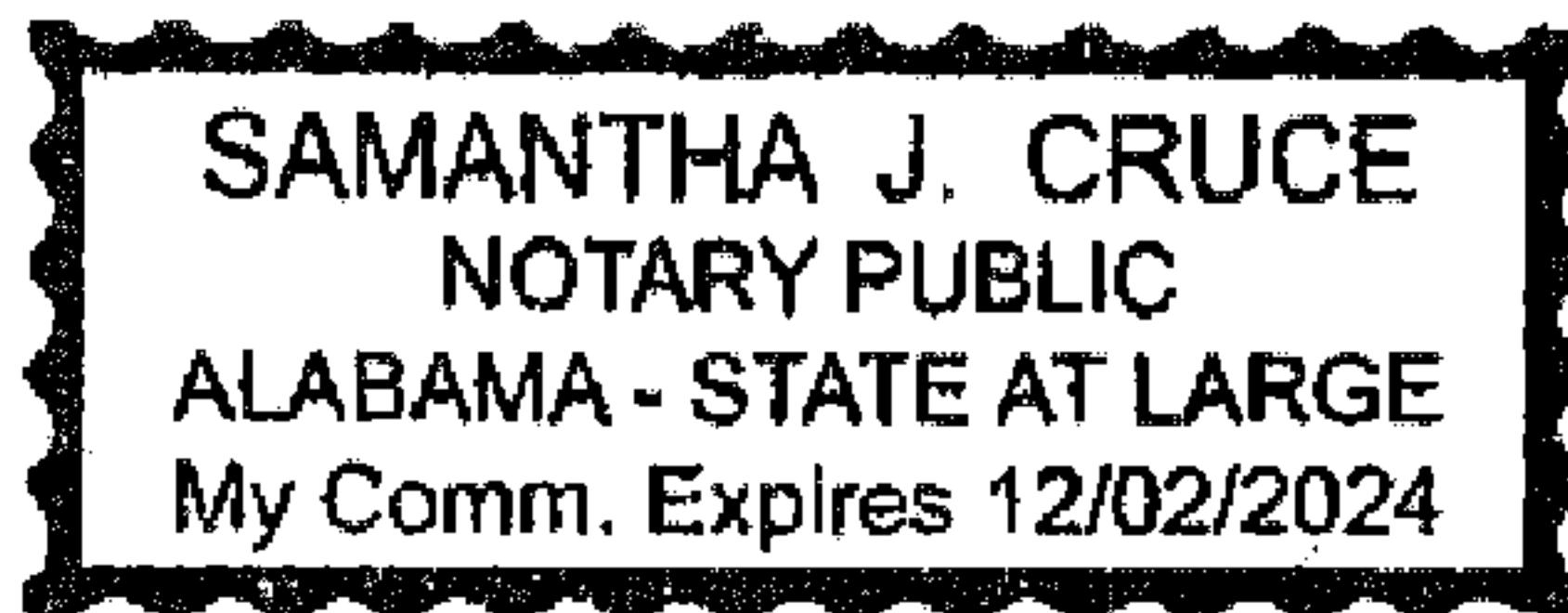
**Gayla Jones Davis, the Personal Representative of
THE ESTATE OF Mildred Lucille Jones, deceased**

STATE OF Alabama
COUNTY Shelby

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that **GAYLA JONES DAVIS, the Personal Representative of THE ESTATE OF Mildred Jones), deceased**, 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 Warranty Deed executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of February, 2022.



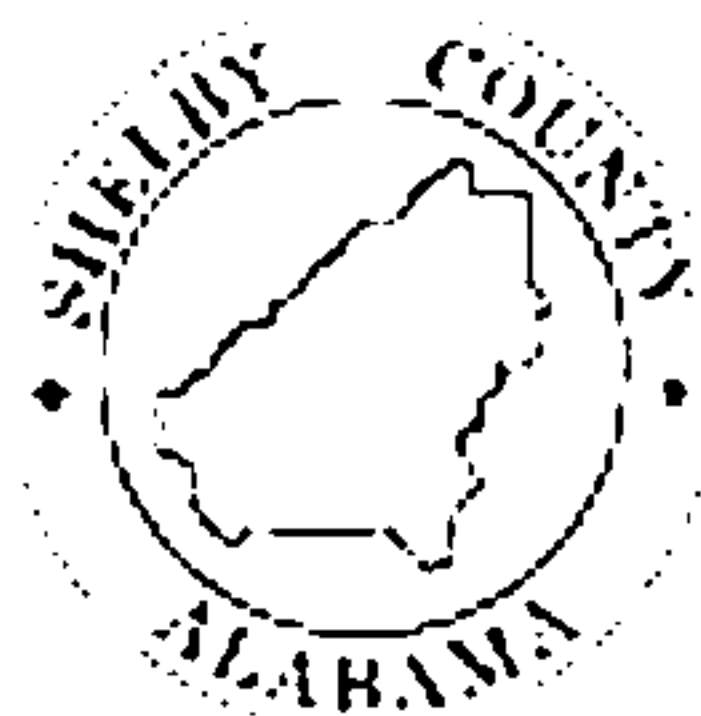
Samantha J. Cruce

NOTARY PUBLIC

MY COMMISSION EXPIRES: 12-02-2024

Prepared by:
Parker Law Firm, LLC
Jeremy L Parker
1560 Montgomery Hwy Ste 205
Birmingham, AL 35216

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/23/2022 02:59:02 PM
\$210.00 BRITTANI
20220223000077460



Allie 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 Gayla Jones Davis
Mailing Address 1207 Sequoia Circle
Alabaster, AL 35007

Grantee's Name BAF 3, LLC
Mailing Address 5001 PLAZA ON THE LAKE SUITE 200
AUSTIN, TX 78746

Property Address 1220 3rd Ave NW
Alabaster, AL 35007

Date of Sale 02/18/2022
Total Purchase Price \$ 179,000
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)

- 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 02-18-2022

Print Gayla Jones Davis

Unattested _____
(verified by)

Sign Gayla Jones Davis
(Grantor/Grantee/Owner/Agent) circle one