

Commitment Number: 2022-AL-9588

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA LLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording, Send To
Total Title Services
7508 Slate Ridge Blvd
Reynoldsburg, OH 43068

Send Tax Bills To:
VB One, LLC
3500 Park Center Drive, Suite 100
Dayton, OH 45414

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
13-5-15-1-002-022.002

GENERAL WARRANTY DEED

George R. Pickle Sr., and Phyllis Tseng Pickle, a married couple, hereinafter grantors, for valuable consideration paid, grant, with general warranty covenants to **VB One, LLC**, hereinafter grantee, whose tax mailing address is **3500 Park Center Dr., Suite 100, Dayton, Ohio 45414**, the following real property:

Lots 26 and 27, Block C of Liberty Heights subdivision, according to plat thereof recorded in Map Book 3, Page 26, in the Probate Office of Shelby County, Alabama.

Parcel ID: 13-5-15-1-002-022.002

Property Address is: 1137 Lawley Street, Helena, AL 35080

Prior instrument reference: **20100304000063270**

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on February 28, 2022 :

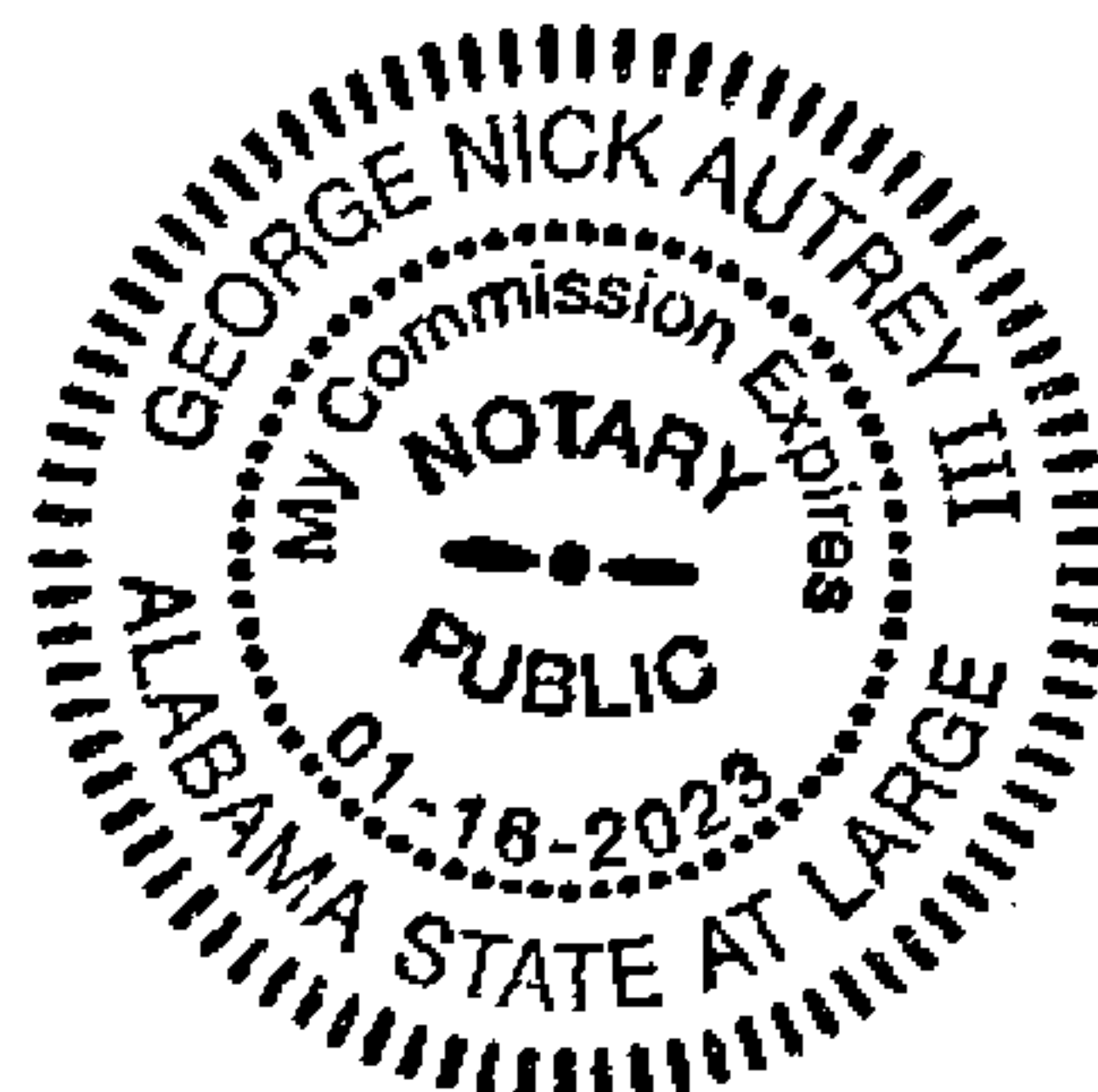

George R. Pickle Sr.

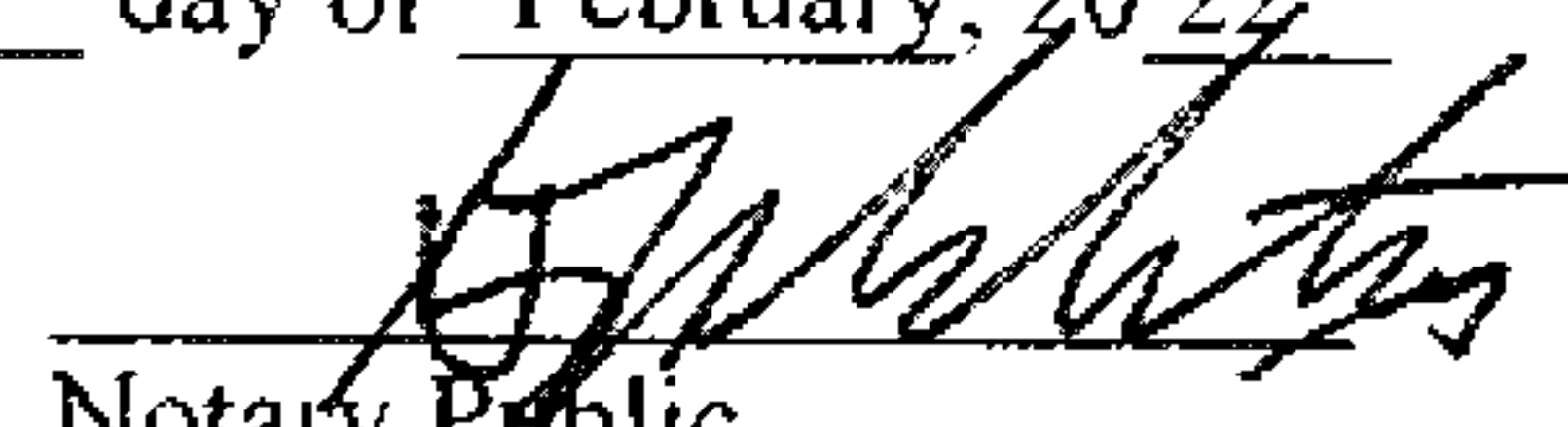

Phyllis Tseng Pickle

STATE OF ALABAMA
COUNTY OF BALDWIN

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **George R. Pickle Sr.** and **Phyllis Tseng Pickle** whose ^{names are} ~~name is~~ signed to the foregoing conveyance, and who ^{are} ~~is~~ known to me, ^{they} ~~he/she~~ acknowledged before me on this date that, being informed of the contents of the conveyance, ^{they} ~~he/she~~ executed the same voluntarily on the day the same bears date.

Given under my hand an official seal this 28th day of February, 2022




Notary Public
My Commission Expires 01-16-2023

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/04/2022 09:49:40 AM
 \$213.00 CHARITY
 20220304000089490



Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name George R Pickle Sr and
 Mailing Address Phyllis Tseng Pickle
1007 Bartow Avenue
Pensacola, FL 32507

Grantee's Name VB One, LLC
 Mailing Address 3500 Park Center Drive
Suite 100
Dayton, OH 45414

Property Address 1137 Lawley Street
Helena, AL 35080

Date of Sale 02/28/2022
 Total Purchase Price \$ 185,000.00

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)

_____ 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 03/02/2022

Print _____

_____ Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one