

20220324000120780
03/24/2022 02:01:40 PM
DEEDS 1/6

When Recorded Mail to:

OS NATIONAL
3097 SATELLITE BLVD, STE 200
DULUTH, GA 30097

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:

BSFR III OWNER I LLC, A DELAWARE LIMITED LIABILITY COMPANY
997 MORRISON DRIVE, SUITE 402
CHARLESTOWN, SC 29403

WARRANTY DEED

For good consideration, I (we) **CINDY LEE THOMAS, AN UNMARRIED PERSON**, whose mailing address is 5602 MERLE AVE., COLUMBUS, GA 29403, **AND FREIDA LONG PEEPLES, AN UNMARRIED PERSON**, whose mailing address is 66 RAILROAD AVE., MAYLENE, AL 35114, **AND GLENDA BLANKENSHIP PAYNE, AN UNMARRIED PERSON**, whose mailing address is 240 APPELEGATE PARKWAY, PELHAM, AL 35124, **AND DENNIS LANE BLANKENSHIP, HEREIN JOINED BY HIS WIFE, JUDY BLANKENSHIP**, whose mailing address is 240 APPELEGATE PARKWAY, PELHAM, AL 35124, hereby bargain, deed and convey to **BSFR III OWNER I LLC, A DELAWARE LIMITED LIABILITY COMPANY** whose mailing address is 997 MORRISON DRIVE, SUITE 402, CHARLESTOWN, SC 29403, the following described land in SHELBY County, State of Alabama, free and clear with WARRANTY COVENANTS; to wit:

A PARCEL OF LAND LOCATED IN THE SOUTH 1/4 OF THE NW 1/4 OF NW 1/4 OF SECTION 2, TOWNSHIP 21 SOUTH, RANGE 3 WEST, IN THE CITY OF ALABASTER, SHELBY COUNTY, ALABAMA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SE CORNER OF SAID 1/4 - 1/4; THENCE NORTH ALONG THE EAST BOUNDARY OF SAID 1/4 - 1/4 SECTION 230 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY BOUNDARY OF 4TH AVENUE SW; THENCE TURNING AN ANGLE OF 88 DEG. 24 MIN. TO THE LEFT IN A WESTERLY DIRECTION ALONG SAID NORTHERLY BOUNDARY 505.0 FEET TO THE POINT OF BEGINNING OF TRACT HEREIN DESCRIBED; THENCE CONTINUE WEST LONG SAID NORTH RIGHT OF WAY BOUNDARY 160.0 FEET TO INTERSECTION WITH THE EASTERLY RIGHT OF WAY BOUNDARY FOR 10TH STREET SW; THENCE TURNING AN ANGLE OF 88 DEG. 24 MIN. TO THE RIGHT IN A NORTHERLY DIRECTION ALONG SAID EASTERLY RIGHT OF WAY BOUNDARY 100.00 FEET; THENCE TURN IN AN ANGLE 91 DEG. 36 MIN. TO THE RIGHT IN AN EASTERLY DIRECTION 160.0 FEET; THENCE TURNING AN ANGLE OF 88 DEG. 24 MIN. TO THE RIGHT IN A SOUTHERLY DIRECTION 100.00 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

APN: 23-1-02-2-040.000

Property Address: 930 4TH AVENUE, ALABASTER, AL 35007

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns 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 foresaid; that I (we) will, and my (our) heirs and assigns forever, against the lawful claims of all persons.

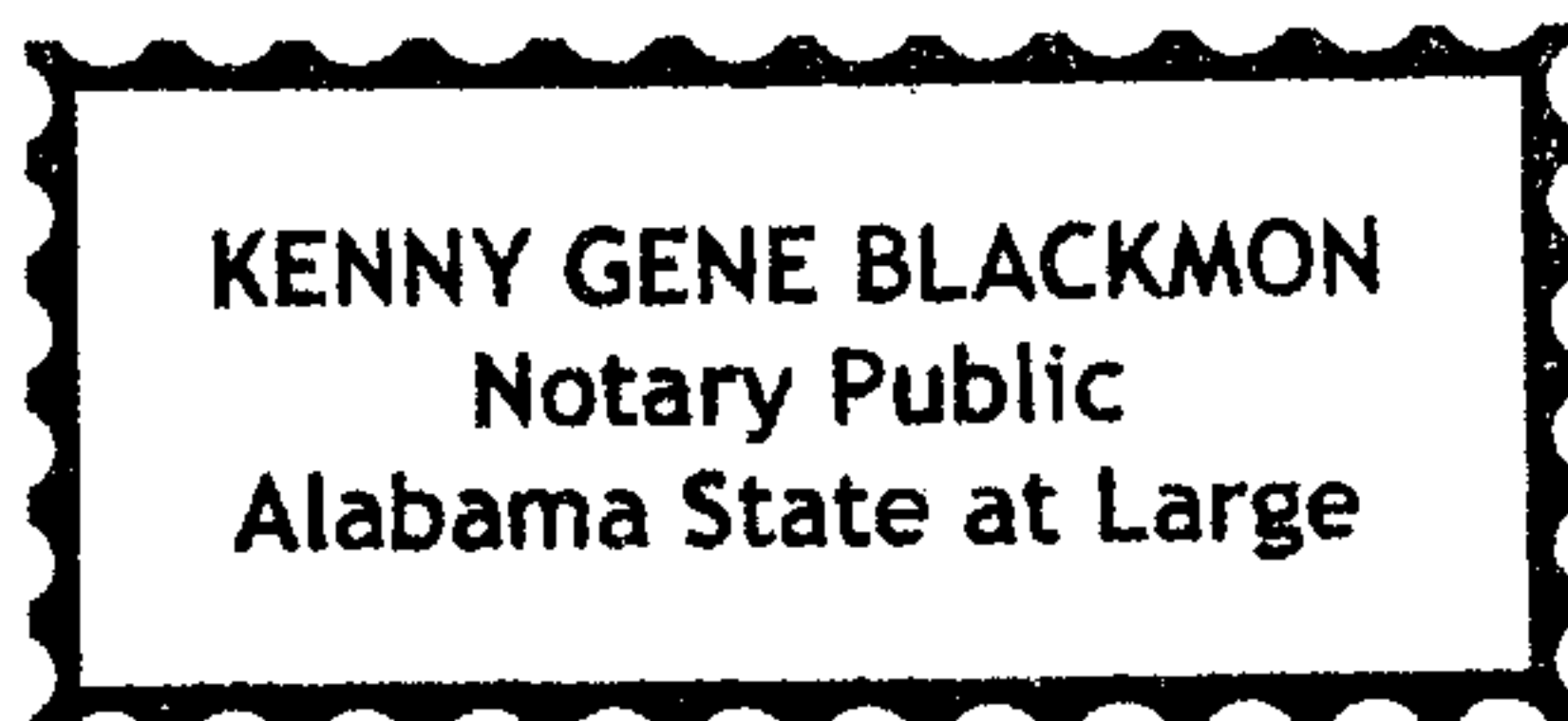
WITNESS the hands and seal of said Grantor(s) this 18th day of March, 2022.

Cindy Lee Thomas
CINDY LEE THOMAS

STATE OF ALABAMA
COUNTY OF

} SS.

I, Kenny Gene Blackmon, a Notary Public, hereby certify that **CINDY LEE THOMAS** 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 18th day of March, 2022.



[Signature]
Notary Public Kenny Gene Blackmon

My Commission Expires
7/23/2024

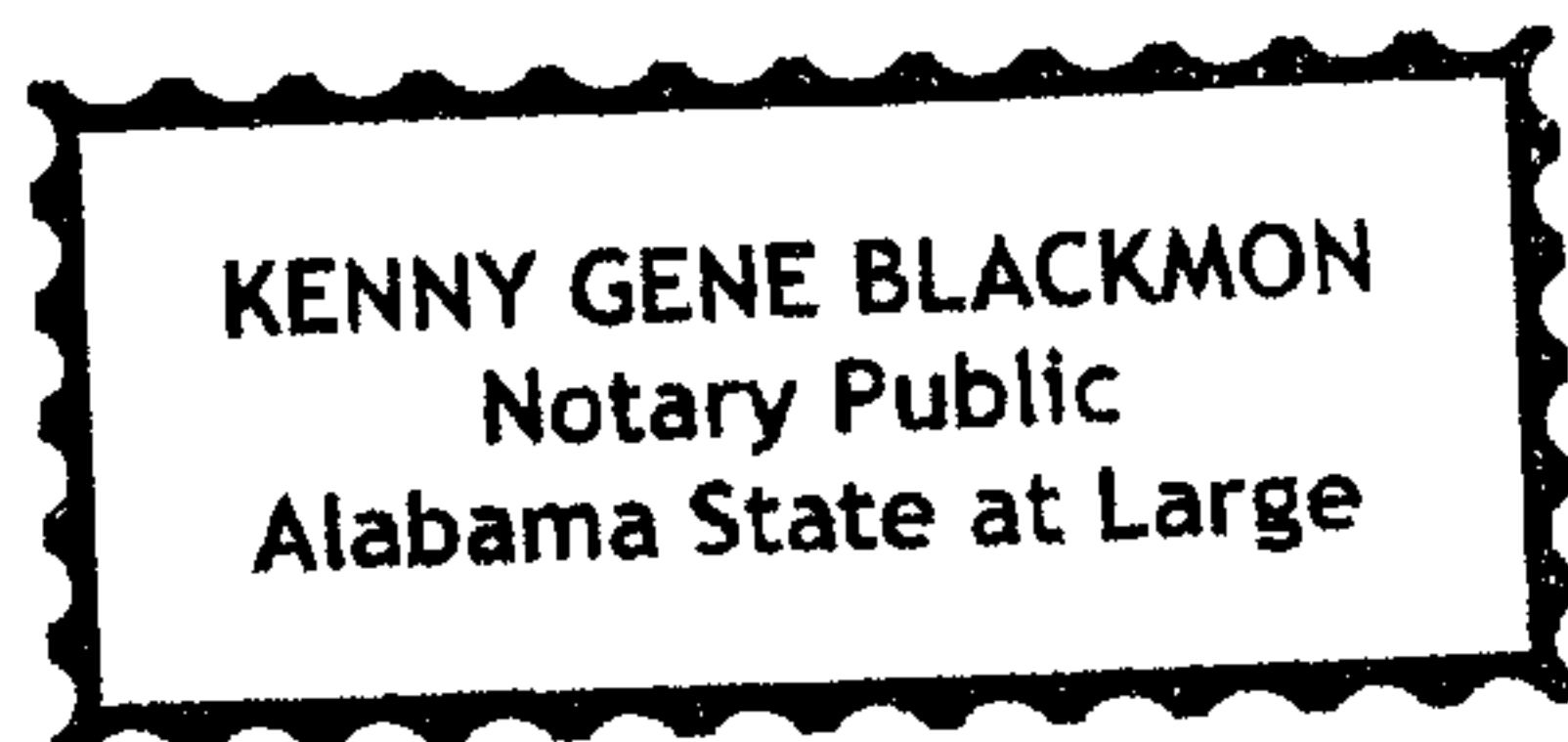
WITNESS the hands and seal of said Grantor(s) this 18th day of March, 2022.

Freida Long Peoples
FREIDA LONG PEEPLES

STATE OF ALABAMA
COUNTY OF

} SS.

I, Kenny Gene Blackmon, a Notary Public, hereby certify that **FREIDA LONG PEEPLES** 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 18th day of March, 2022.



Kenny Gene Blackmon
Notary Public

My Commission Expires
7/23/2024

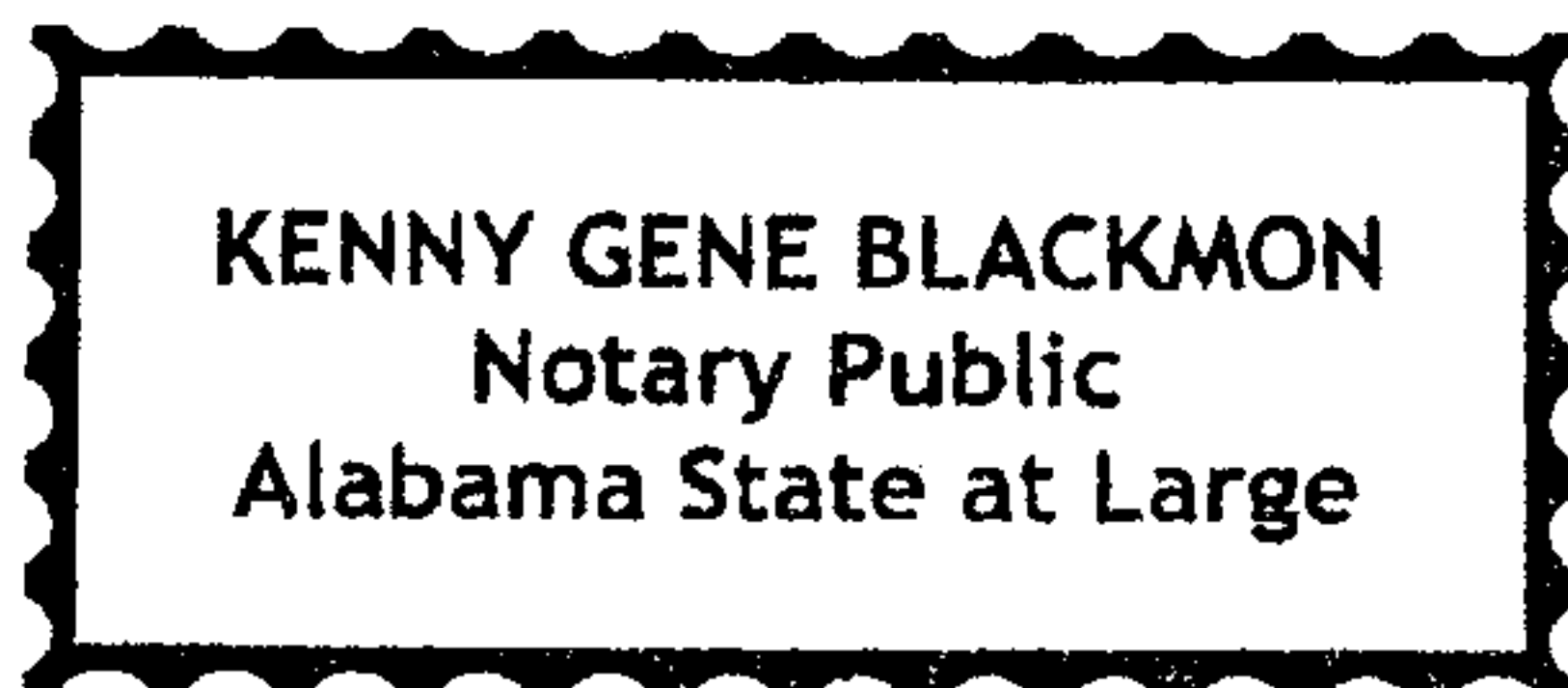
WITNESS the hands and seal of said Grantor(s) this 18 day of March, 2022.


GLEND A BLANKENSHIP PAYNE

STATE OF ALABAMA
COUNTY OF

} SS.

I, Kenny Gene Blackmon, a Notary Public, hereby certify that **GLEND A BLANKENSHIP PAYNE** 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 18th day of March, 2022.



Notary Public


Kenny Gene Blackmon

My Commission Expires

7/23/2024

WITNESS the hands and seal of said Grantor(s) this 18 day of March, 2022

Dennis Lane Blankenship
DENNIS LANE BLANKENSHIP

Judy Blankenship
JUDY BLANKENSHIP

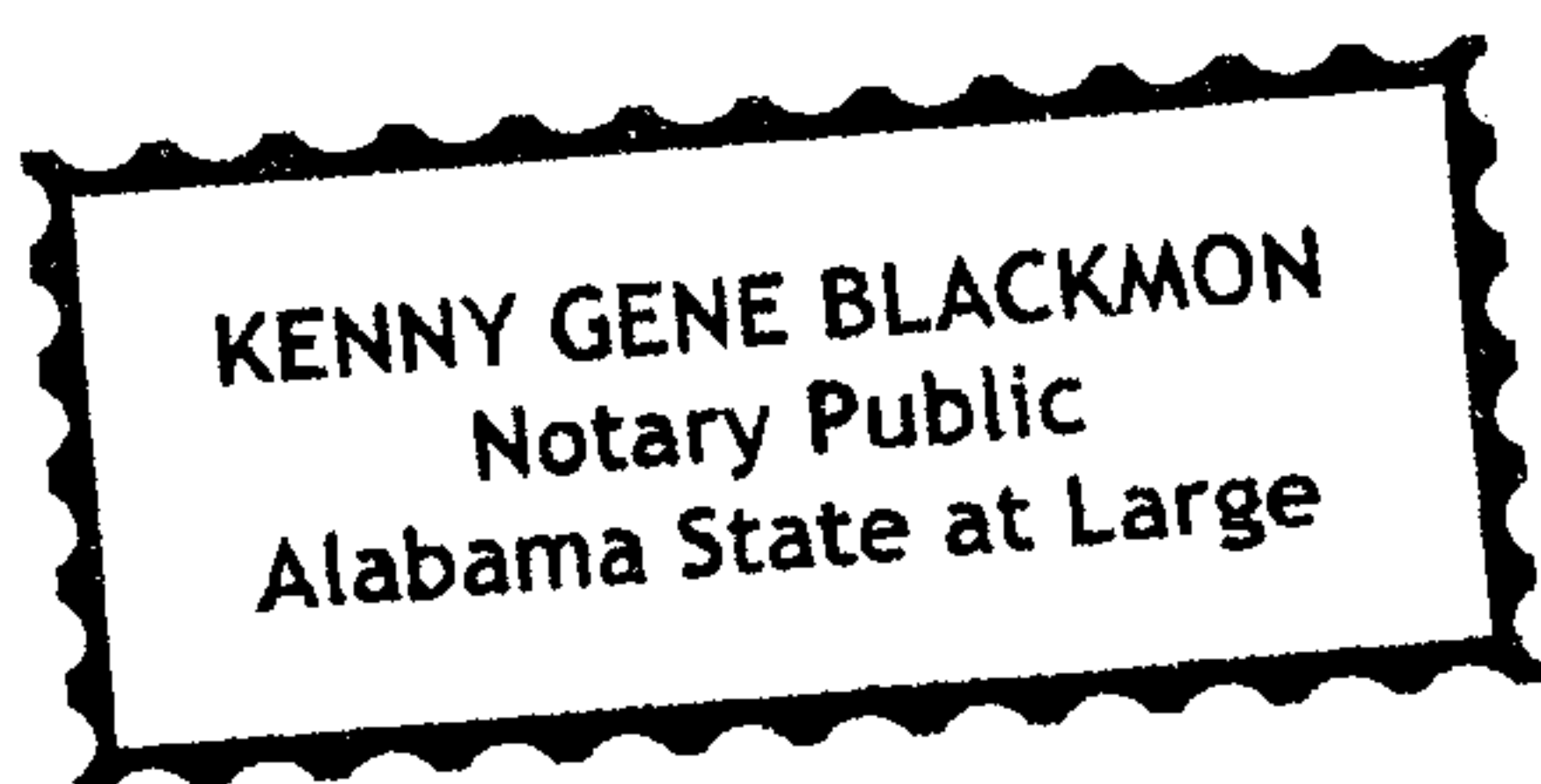
STATE OF ALABAMA

COUNTY OF

} SS.

I, Kenny Gene Blackmon, a Notary Public, hereby certify that **DENNIS LANE BLANKENSHIP AND JUDY BLANKENSHIP** 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 18th day of March, 2022.

Kenny Gene Blackmon
Notary Public Kenny Gene Blackmon



My Commission Expires
7/23/2024

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/24/2022 02:01:40 PM
 \$226.00 JOANN
 20220324000120780



Allen S. Byrd

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section

Grantor's Name	Cindy Lee Thomas, Freida Long Peeples, Glenda Blankenship Payne, Dennis Lane Blankenship and Judy Blankenship	Grantee's Name	BSFR III Owner I LLC
Mailing Address	930 4 th Avenue, Alabaster, AL 35007	Mailing Address	997 Morrison Drive Suite 402 Charleston, SC 29403
Property Address	930 4th Avenue, Alabaster, AL 35007	Date of Sale	March 22, 2022
		Total Purchase Price	\$185,900.00
		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	☐ Appraisal
☐ Sales Contract	☐ Other
☒ 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 March 22, 2022 Print OS National

☐ Unattested *[Signature]* Sign *[Signature]*

(verified by) *Kenny Gene Blackmon* (Grantor/Grantee/Owner/Agent) circle one