

20220408000145530
04/08/2022 10:08:45 AM
DEEDS 1/3

When Recorded Mail to:

SPRUCE
6100 TENNYSON PARKWAY STE 225
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:

RJI 1SC BIRMINGHAM I LLC
C/O BRICK AND VINE, 32 WEST 200, SUITE 216
BESSEMER, AL 35023

WARRANTY DEED

For good consideration, I (we) **PATRICK R. DENSON AND WIFE MARGARET U. DENSON, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** whose mailing address is 1116 SEQUOIA TRAIL, ALABASTER, AL 35007, hereby bargain, deed and convey to **RJI 1SC BIRMINGHAM I LLC** whose mailing address is C/O BRICK AND VINE, 32 WEST 200, SUITE 216, BESSEMER, AL 35023, the following described land in SHELBY County, State of Alabama, free and clear with WARRANTY COVENANTS; to wit:

LOT 64, ACCORDING TO THE SURVEY OF NAVAJO HILLS SECTOR, AS RECORDED IN MAP BOOK 10, PAGE 84 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

APN: 13 8 34 1 005 064.000

Property Address: 1116 SEQUOIA TRAIL, 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 5th day of April, 2022



PATRICK R. DENSON



MARGARET U. DENSON

STATE OF ALABAMA

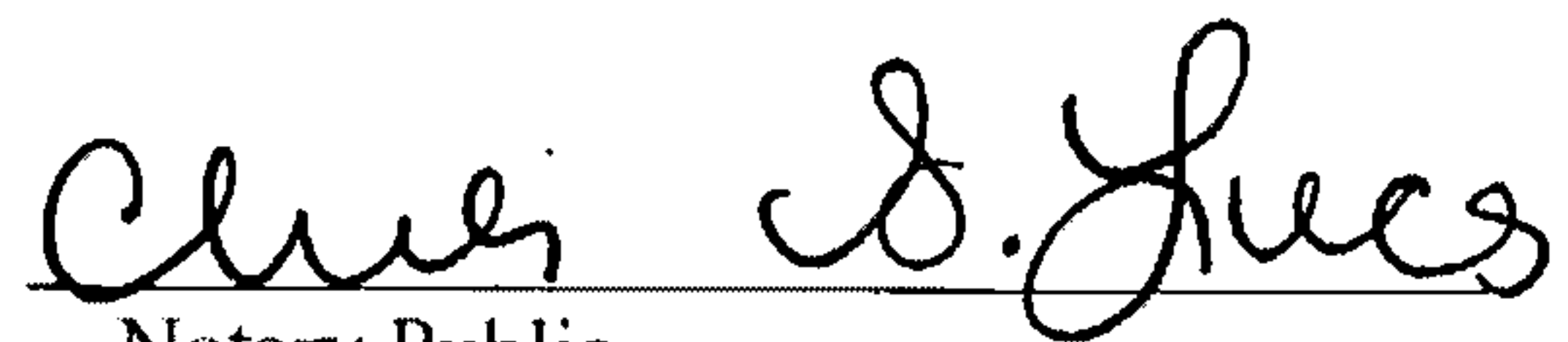
COUNTY OF Jefferson

} SS.



Chelsi S. Lucas, a Notary Public, hereby certify that **PATRICK R. DENSON AND MARGARET U. DENSON** 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 5th day of April, 2022.

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


Notary Public



Chris S. Gues

Real Estate Sales Validation Form

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

Grantor's Name

Patrick R. Denson and Margaret U. Denson

Grantee's Name

B.T.I. ISC Birmingham,

Mailing Address

1116 Sequoia Trl. Abolaster, AL
35007

Mailing Address

LLC

Property Address

1116 Sequoia Trl.
Abolaster, AL
35007

Date of Sale

Total Purchase Price \$ 251,880.63

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 04/05/2022

Print

Patrick R. Denson / Margaret U. Denson

Unattested

Chris S. Gues
(verified by)

Sign

[Signature]
(Grantor/Grantee/Owner/Agent) circle one