

THIS INSTRUMENT PREPARED BY:

Jeff W. Parmer
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

SEND TAX NOTICE TO:

SFR3-070 LLC
228 Park Avenue S, Suite 73833
New York, New York 10003-1502

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **NINETY SEVEN THOUSAND AND 00/100 (\$97,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Adam Mullins, an unmarried person** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **SFR3-070 LLC** (hereinafter referred to as GRANTEE), his/her heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

A part of Lots 7 and 8, in Block 1, according to the Map of K.B. Nickerson's Survey on Helena Road, as recorded in Map Book 3 on Page 116 of the Probate Office of Shelby County, Alabama, more particularly described as follows:

Commencing at the Southeast corner of said Lot 8 in Block 1 and run in a Northerly direction along the West line of Pine Street a distance of 388.07 feet to the point of beginning of the Lot herein described; thence continue North along the West line of Pine Street a distance of 75 feet; thence run West and perpendicular to Pine Street 200 feet to the West line of Lot 7 in Block 1; thence in a Southerly direction along West line of Lot 7 in Block 1 a distance of 75 feet; thence in a Easterly direction 200 feet to the point of beginning.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Property Address: **116 8th Street Southwest, Alabaster, AL 35007**

\$0.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his/her heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set his/her hand and seal this 6 day of May, 2022.

Adam Mullins

Adam Mullins

By Aleisha M. Harvey

As Attorney-in-Fact

Aleisha M. Harvey

STATE OF Alabama

COUNTY OF Morgan

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **By Aleisha M. Harvey** whose name as **Agent/Attorney-in-Fact** pursuant to an **Unlimited Power of Attorney** for **Adam Mullins**, 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 Instrument, he/she as such **Agent/Attorney-in-Fact** for **Adam Mullins** and with full authority, signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 6 day of May, 2022.

Brittany Mangum

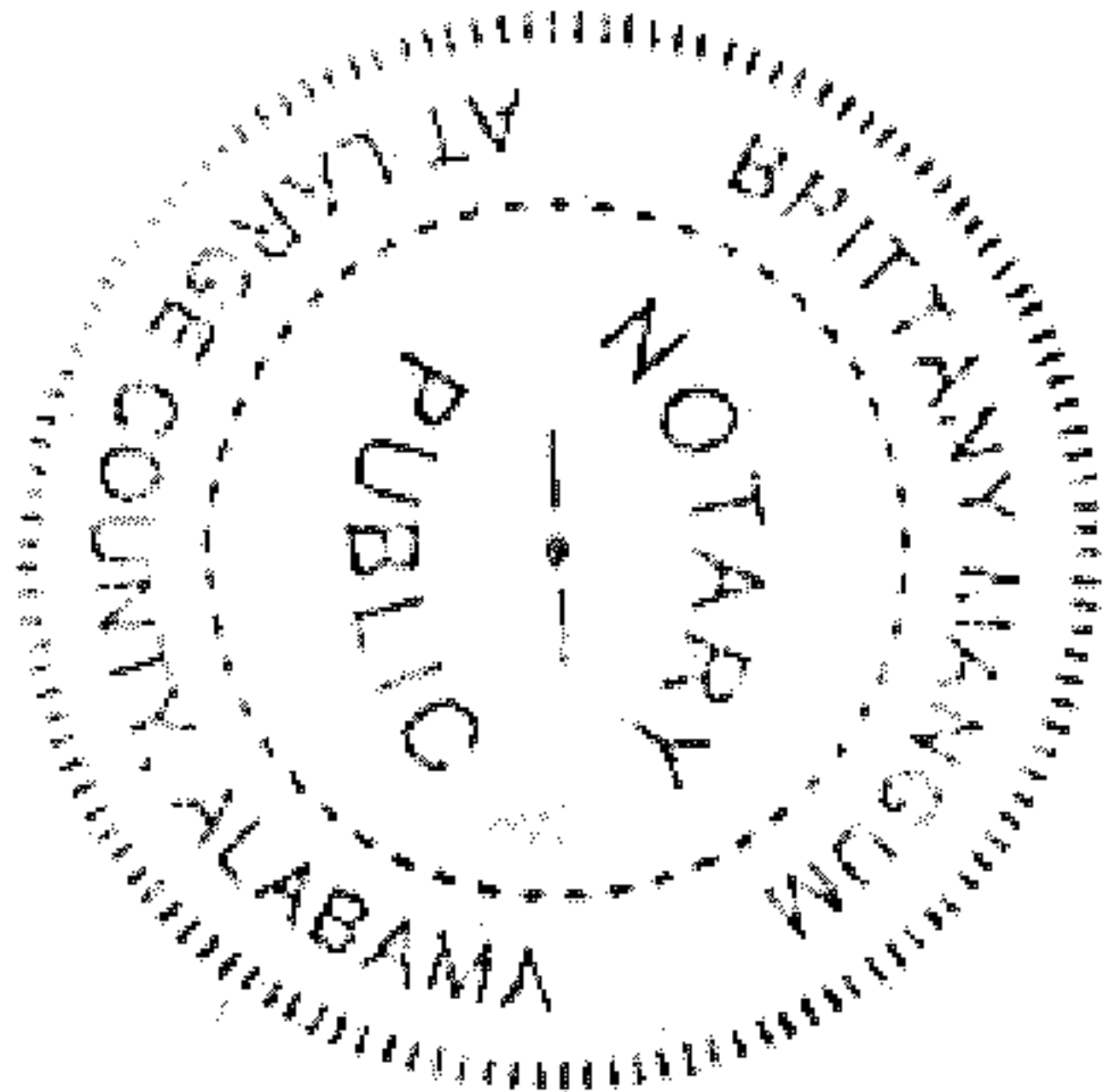
NOTARY PUBLIC

My Commission Expires:

Brittany Mangum

Notary Public, Alabama State At Large

My Commission Expires April 24, 2023



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Adam Mullins
 Mailing Address 165 County Road 859
Cullman, AL 35057

Grantee's Name SFR3-070 LLC
 Mailing Address 223 Park Avenue S, Suite 73833
New York, New York 10003-1502

Property Address 116 8th Street Southwest
Alabaster, AL 35007

Date of Sale April 29, 2022
 Total Purchase Price \$97,000.00
 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

☐ Apprais
☐ Other:



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/13/2022 08:49:26 AM
 \$125.00 JOANN
 20220513000196200

☒ Closing Statement

Allen S. Byrd

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 5-6-2022 Print Jeff W. Parmer

☐ Unattested
 (verified by)

Sign Jeff W. Parmer
 (Grantor/Grantee/ Owner/Agent) circle one