

20220617000243130
06/17/2022 08:16:42 AM
DEEDS 1/4

This Document Prepared By:

Asad Ali
422 Desert Poppy Drive
Sedona, AZ 86336

After Recording Send Tax Notice To:

Yavapai, LLC - 180 Creek Run,
Protected Series
3225 McLeod Drive, Suite 777
Las Vegas, NV 89121

Assessor's Parcel Number: 35 2 10 0 002 004.000

WARRANTY DEED

TITLE OF DOCUMENT

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

Shelby COUNTY

THAT in consideration of ONE AND NO/100 DOLLARS (\$1.00), to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Asad Ali and Padmapriya Ali, a married couple**, (herein referred to as grantor, whether one or more), whose mailing address is 422 Desert Poppy Drive, Sedona, Arizona 86336, grant, bargain, sell and convey unto **Yavapai, LLC - 180 Creek Run, Protected Series, an Alabama series limited liability company**, (herein referred to as grantee, whether one or more), whose mailing address is 3225 McLeod Drive, Suite 777, Las Vegas, Nevada 89121, the following described real estate, situated in Shelby County, Alabama, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

COMMONLY known as: 180 Creek Run Way, Calera, Alabama 35040

TO have and to hold to the said grantee, his, her or their heirs and assigns forever.

The land described herein (You must make a selection):


☐ is homestead property of the said Grantor

☒ is **NOT** homestead property of the said Grantor

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and easements now of record, if any.

AND I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) 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.

IN WITNESS WHEREOF, **Asad Ali** and **Padmapriya Ali** have hereunto set my (our) hand(s) and seal(s), this 11 day of February, 2022.



Asad Ali



Padmapriya Ali

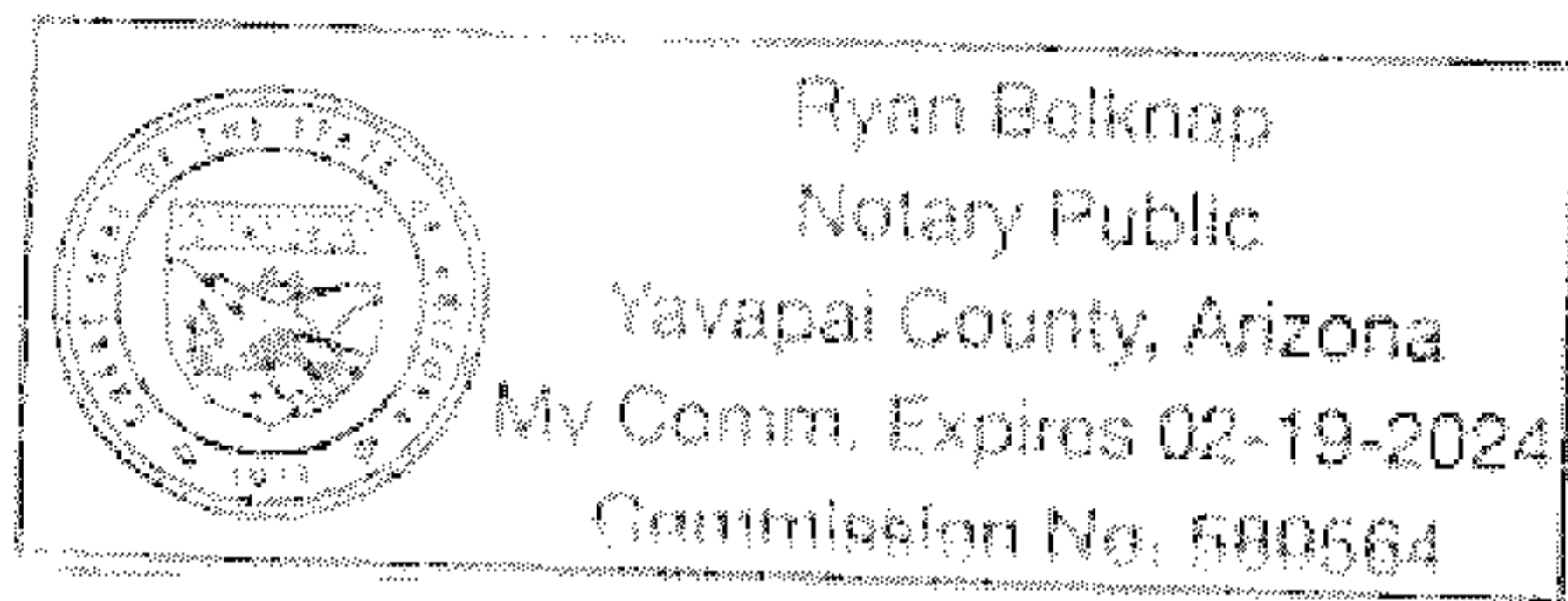
General Acknowledgement

STATE OF AZ
Yavapai COUNTY

I, Ryan Belknap a Notary Public in and for said County, in said State, hereby certify that **Asad Ali and Padmapriya Ali**, 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 above and foregoing conveyance, he/she/they executed the same voluntarily on the day the same bears date.

NOTARY STAMP/SEAL

Given under my hand and official seal of office this
11 day of February, 2022





NOTARY PUBLIC
My Commission Expires: 02-19-2024

EXHIBIT "A"
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN SHELBY COUNTY, ALABAMA, THE ADDRESS OF WHICH IS 180 CREEK RUN WAY, CALERA, AL 35040, TO WIT:

LOT 228, ACCORDING TO THE FINAL PLAT OF SHILOH CREEK, PHASE II, SECTOR I, A RESIDENTIAL SUBDIVISION, AS RECORDED IN MAP BOOK 52, PAGE 80, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO CURRENT TAXES, ALL MATTERS OF PUBLIC RECORD, INCLUDING, BUT NOT LIMITED TO EASEMENTS, RESTRICTIONS OF RECORD, AND OTHER MATTERS WHICH MAY BE VIEWED BY OBSERVATION. MINING AND MINERAL RIGHTS EXCEPTED.

Source of Title Ref.: Warranty Deed: Recorded April 02, 2021; Doc. No. 20210402000166090

Real Estate Sales Validation Form

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

Grantor's Name Asad Ali and Padmapriya Ali

Grantee's Name Yavapai, LLC - 180 Creek Run, Protected Series

Mailing Address 422 Desert Poppy Drive
Sedona, Arizona 86336Mailing Address 3225 McLeod Drive, Suite 777
Las Vegas, Nevada 89121Property Address 180 Creek Run Way
Calera, Alabama 35040

Date of Sale

Total Purchase Price \$

or

Actual Value \$ 210,541.44

or

Assessor's Market Value \$



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/17/2022 08:16:42 AM
 \$242.00 CHERRY
 20220617000243130

The purchase price or actual value claimed *Asad Ali's Byel* can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale☐ Appraisal☐ Sales Contract☒ Other purchase price from previous deed☐ 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 10/8/2021

Print Asad Ali

Sign

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1