

20221003000376670
10/03/2022 10:44:20 AM
DEEDS 1/4

After recording return to:
Avenue 365 Lender Services, LLC
1100 Virginia Drive, Suite 130
Fort Washington, PA 19034
Phone: 484.594.1124

Mail Tax Statements to:
Boulton Properties LLC
c/o RENU Property Management LLC
2325 Pointe Parkway, Suite 250
Carmel, IN 46032

This document prepared by:
George Vaughn, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

This deed was prepared without the benefit of a title search.

STATE OF ALABAMA)
COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ten and 00/100 and other good and valuable consideration, in hand paid to the undersigned **Crowne Property Acquisitions, LLC, a Delaware Limited Liability Company**, (hereinafter referred to as "Grantor", whether one or more), whose mailing address is c/o RENU Property Management LLC, 2325 Pointe Parkway, Suite 250, Carmel, IN 46032, by **Boulton Properties, LLC, a Delaware Limited Liability Company**, (hereinafter referred to as "Grantee", whether one or more) whose mailing address is c/o RENU Property Management LLC, 2325 Pointe Parkway, Suite 250, Carmel, IN 46032, the receipt and sufficiency of which are hereby acknowledged, Grantor does by these presents, grant, bargain, sell, and convey unto Grantee the following described real property located in **Shelby** County, Alabama:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 9 day of September, 2022.

**Crowne Property Acquisitions, LLC, a
Delaware Limited Liability Company**

By: [Signature]

Name: Philip Sivin

Title: Authorized Signatory

STATE OF NEW YORK)
COUNTY OF NEW YORK)

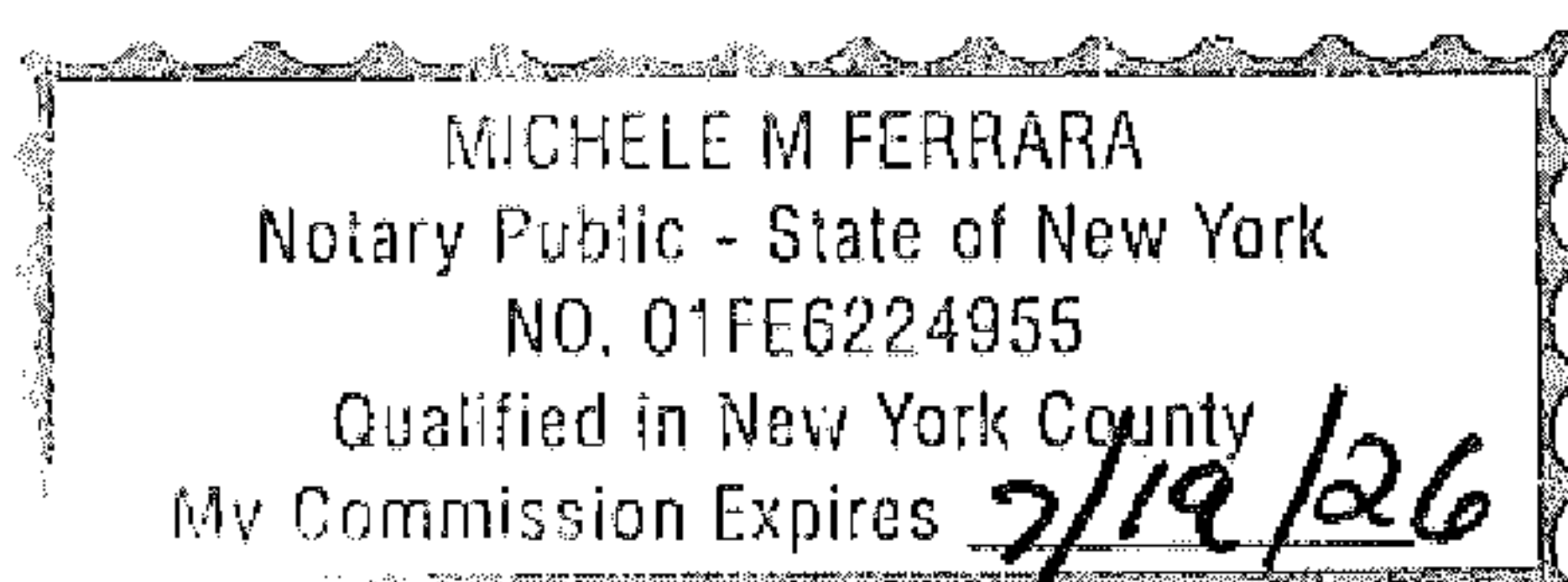
I, Michelle M Ferrara, a Notary Public, in and for said County in said State, hereby certify that Philip Sivin, whose name as Authorized Signatory of Crowne Property Acquisitions, LLC, a Delaware Limited Liability Company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said Crowne Property Acquisitions, LLC, a Delaware Limited Liability Company.

Given under my hand and seal this the 9 day of September, 2022

[Signature: Michele M Ferrara]
Notary Public

Print Name: **Michele M Ferrara**

My commission expires: _____



AL Deed

EXHIBIT "A"
LEGAL DESCRIPTION

THE PROPERTY DESCRIBED REAL PROPERTY LOCATED IN SHELBY COUNTY,
ALABAMA, TO WIT:

LOT 6, ACCORDING TO THE SURVEY OF DEARING DOWNS, THIRD SECTOR, AS
RECORDED IN MAP BOOK 8, PAGE 15, IN THE PROBATE OFFICE OF SHELBY
COUNTY ALABAMA.

PARCEL ID NUMBER: 136232001003008

COMMONLY KNOWN AS: 1143 DEARING DOWNS DRIVE, HELENA, AL 35080

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

Grantor's Name Crowne Property Acquisitions LLC
 Mailing Address c/o RENU PROPERTY MGT LLC
2325 Pointe Parkway, Ste. 250
Carmel, IN 46032

Grantee's Name Boulton Properties, LLC
 Mailing Address c/o RENU PROPERTY MGT LLC
2325 Pointe Parkway, Ste. 250
Carmel, IN 46032

Property Address 1143 Dearing Downs Dr.
Helena, AL 35080

Date of Sale 9/9/22

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 183,000.00

Filed and Recorded Helena, AL 35080
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/03/2022 10:44:20 AM
 \$214.00 JOANN
 20221003000376670



Allen S. Boyd

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 Assessor Citizen Access Portal

☐ 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 9/22/22

Print Nick Desjardins - Avenue 365 Lender Services, LLC

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1