

20230117000013460
01/17/2023 12:38:09 PM
DEEDS 1/3

This Instrument Prepared By:
Paul M. Kemp
Access Title & Closing Group, LLC
100 Centerview Drive
Chambers Bldg * Ste. 111
Vestavia Hills, AL 35216
(205) 238-6777
AL-22-00246-REI

Send Property Tax Notice To:
BROOKSBANK CAPITAL, LLC
3828 Admiral Drive
Chamblee, GA 30341

Special Warranty Deed

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Two Hundred Sixty Thousand Dollars and 00/100, (\$260,000.00) cash in hand paid to:

REI Nation, LLC

(hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto said:

BROOKSBANK CAPITAL, LLC

(hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate lying in Shelby County, Alabama, to wit:

Lot 10, Block 3 according to the Survey of Willow Glen, Second Sector, as recorded in Map Book 8, Page 102, in the Office of the Judge of Probate, Shelby County, Alabama.

Commonly known as 329 Willow Glen Court, Alabaster, AL 35007

Source of Title: Warranty Deed from Margo L. Cantrell and Richard E. McDaniel, a married couple to REI Nation, LLC dated 06/30/2022 and recorded on 07/26/2022 in Inst.#20220726000291460, in the Office of the Judge of Probate, Shelby County, Alabama Records.

TO HAVE AND TO HOLD unto the said Grantee, his/her/their successors and assigns forever.

This Instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

IN WITNESS WHEREOF, REI Nation, LLC, has caused these present to be executed in its name and on its behalf as aforesaid, on this 30 day of Dec 2022.

REI Nation, LLC

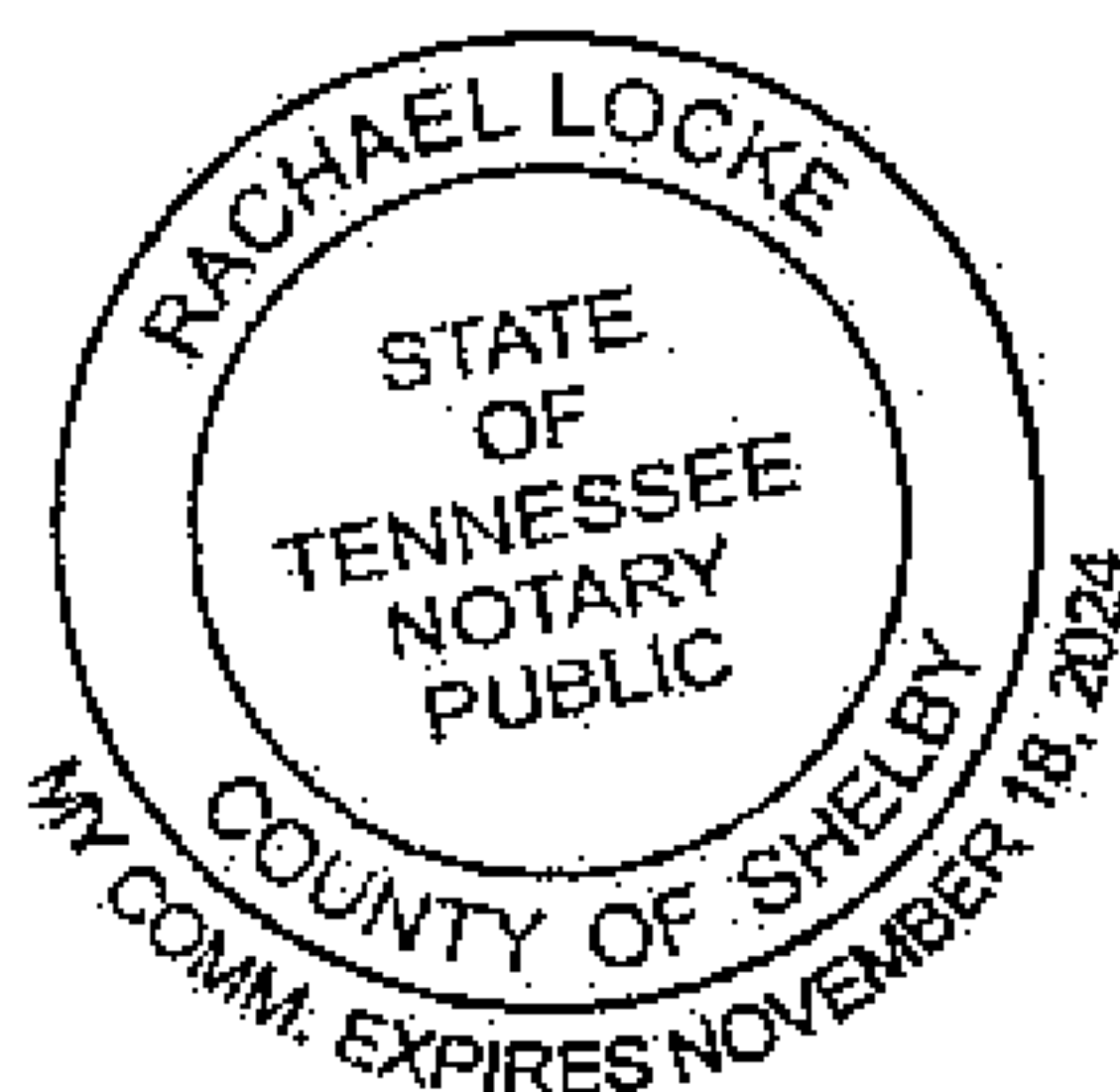

Name: James Andrew Clothier
Its: Signing Agent


State of Tennessee

County of Shelby
I, Rachael Locke

the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that James Andrew Clothier as Signing Agent for REI Nation, LLC has 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 conveyance they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation, acting in their capacity as aforesaid on the day that bears the same date.

Given under my hand and official seal this 30 day of Dec 2022




Notary Public
My commission expires: _____
[Seal]

REAL ESTATE SALES VALIDATION FORM

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

Grantor's Name: REI Nation, LLC
 Mailing Address: 130 Timber Creek Drive
 Houston, TX 77042

Grantee's Name: BROOKSBANK CAPITAL, LLC
 Mailing Address: 3828 Admiral Drive
 Chamblee, GA 30341

Property Address: 329 Willow Glen Court
 Alabaster, AL 35007

Date of Sale: 12-30-2022

Total Purchase Price: \$260,000.00

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
☐ 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 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 is 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: 12-30-2022☐ Unattested

Verified by:

Print: Access Title & Closing Group, LLC

Sign: [Signature]
 [Grantor/Grantee/Owner/AGENT] circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/17/2023 12:38:09 PM
 \$288.00 BRITTANI
 20230117000013460

FORM RT-1

Allen S. Bayl