

This instrument was prepared by:
Michael Reagan Reeves, Jr., Esq.
Reagan Reeves & Associates, LLC
1 Perimeter Park South, Suite 440S
Birmingham, AL 35243

Send tax notice to:
Michael W. Adams
305 Highway 442
Sterrett, AL 35147

WARRANTY DEED

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **SEVENTY EIGHT THOUSAND AND 00/100 Dollars (\$78,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged **Diversified Residential Homes 1, LLC, a Delaware limited liability company** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Michael W. Adams and Mafus R. Bird, Jr.** (herein referred to as grantees), the following described real estate situated in **Shelby County, Alabama**, to-wit:

A PARCEL OF LAND IN THE SE 1/4 OF THE NE 1/4 OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 1 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 1 EAST AND RUN THENCE SOUTH 00 DEGREES 18 MINUTES 29 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION A DISTANCE OF 1771.31 FEET TO A POINT; THENCE SOUTH 89 DEGREES 31 MINUTES 41 SECONDS WEST A DISTANCE OF 600.22 FEET TO AN IRON FOUND AT THE POINT OF BEGINNING; THENCE NORTH 04 DEGREES 20 MINUTES 53 SECONDS WEST A DISTANCE OF 135.92 FEET TO AN IRON FOUND; THENCE SOUTH 84 DEGREES 26 MINUTES 32 SECONDS WEST A DISTANCE OF 135.96 FEET TO AN IRON FOUND; THENCE SOUTH 05 DEGREES 25 MINUTES 38 SECONDS EAST A DISTANCE OF 133.32 FEET TO AN IRON FOUND, THENCE NORTH 85 DEGREES 32 MINUTES 52 SECONDS EAST A DISTANCE OF 133.42 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Subject to:

1. Taxes for the year 2023 and all subsequent years.
2. Existing easements, encroachments, encumbrances, restrictions, rights of way, building lines, and limitations, if any, of record.

TO HAVE AND TO HOLD to the said grantees, as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And the said grantor does itself, and for its successors and assigns, covenant with the said grantee, his, her or their heirs and assigns forever, that it is lawfully seized and possessed of said premises, that they are free from all encumbrances, that it has a good and lawful right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall, warrant and defend the same unto the said grantee, his, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Diversified Residential Homes 1, LLC, a Delaware limited liability company has caused these presents to be executed by Gavin Kleinknecht, its CEO, who is authorized to execute this conveyance, has hereto set its signature and seal, this 16th day of February, 2023.

Diversified Residential Homes 1, LLC,
a Delaware limited liability company

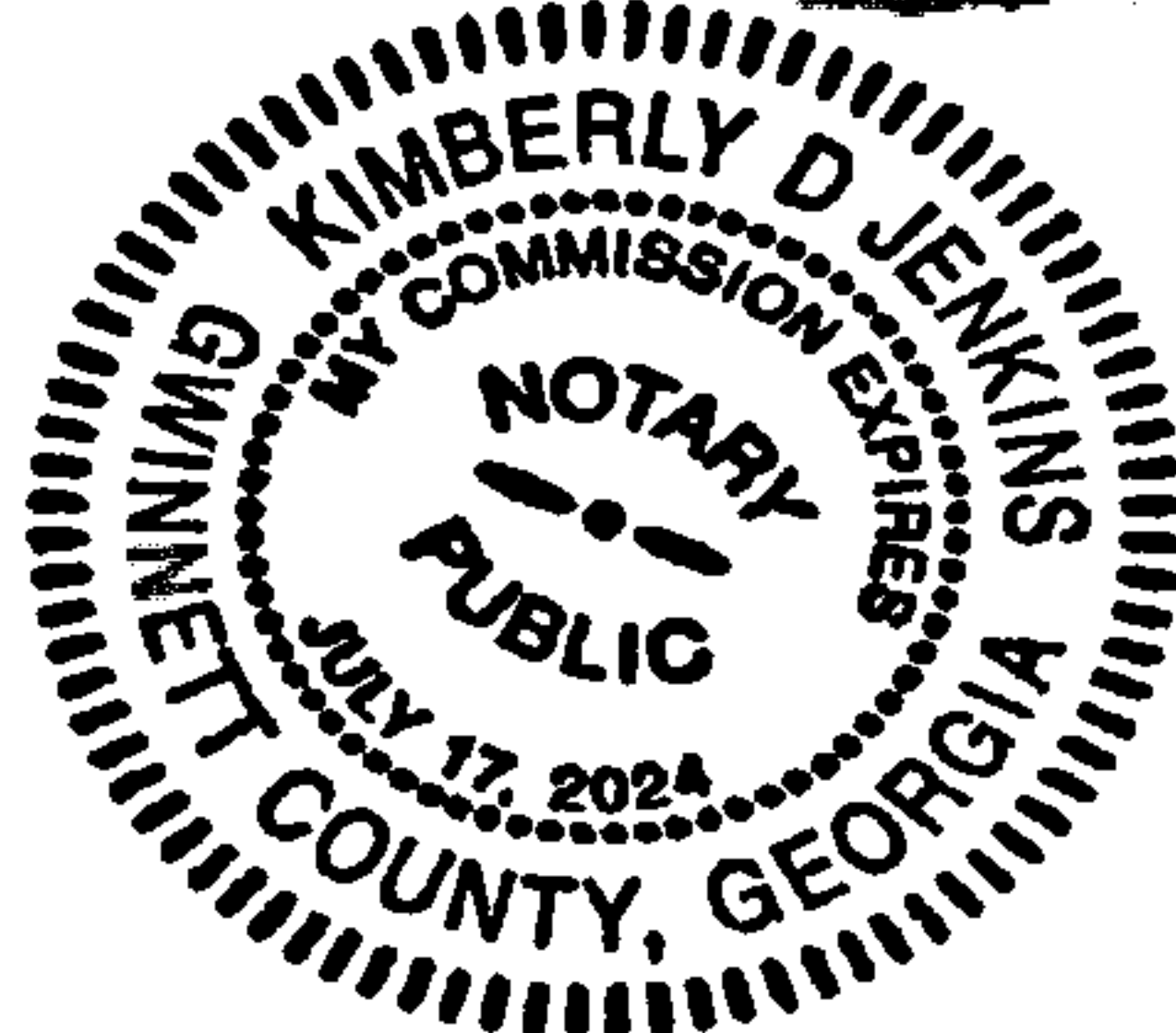

By: Gavin Kleinknecht, as CEO


ACKNOWLEDGEMENT

STATE OF Georgia)
COUNTY OF Gwinnett)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gavin Kleinknecht whose name as CEO of Diversified Residential Homes 1, LLC, a Delaware limited liability company is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, he (she), as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of February, 2023.




NOTARY PUBLIC
My Commission Expires: 7/17/24

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name Diversified Residential Homes 1, LLC, a
Delaware limited liability companyMailing Address 3495 Piedmont Road
Building 11, Suite 300
Atlanta, GA 30305Property Address 44 School Street
Wilsonville, AL 35186Grantee's Name Michael W. Adams and Mafus R. Bird,
Jr.Mailing Address 305 Highway 442
Stevett, AL 35147Date of Sale February, 2023Total Purchase Price \$78,000.00

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 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 2-16-2023

Print:

Phillip W. Smith

Unattested

Sign

(Grantor/Grantee/ Owner/Agent) circle one



Filed and Recorded (verified by)
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/17/2023 08:24:05 AM
\$106.00 PAYGE
20230217000042870

Allen S. Bayl

Form RT-1