

File No: 2221 Lisa Ann Drive

Prepared by: Thomas Granville McCroskey, Esq., Alabama Bar No. 0066C36T, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the Demised Premises transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the Demised Premises have been made by the preparer.

After Recording, Send to:  
Total Title Services, LLC  
799 Windmill Drive, Suite 200  
Pickerington, Ohio 43147

Parcel Number: 01 6 23 0 001 009.000

**GENERAL WARRANTY DEED**

**Rex Residential Property Owner A, LLC, a Delaware limited liability company, ("Grantor"), of 3500 Park Center Dr., Suite 100, Dayton, OH 45414, for and in consideration of \$150,000.00 (One Hundred Fifty Thousand Dollars and Zero Cents) and other good and valuable consideration, in hand paid, receipt of which is hereby acknowledged, grants and conveys with general warranty covenants to Joanne Bernal-Kafkaloff and Thomas Bernal, married to each other ("Grantee"), whose tax mailing address is 2221 Lisa Ann Drive SE, Leeds, AL 35094 the following described real estate:**

**LOT 6 IN BLOCK 1, ACCORDING TO THE SURVEY OF ARMSTRONG ESTATES, FIRST SECTOR, AS SHOWN ON PLAT RECORDED IN MAP BOOK 5, PAGE 19, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA;**

**BEING SITUATED IN SHELBY COUNTY ALABAMA.**

**Property Address is: 2221 Lisa Ann Drive SE, Leeds, AL 35094**

BEING THE SAME PROPERTY TRANSFERRED FROM REX RESIDENTIAL PROPERTY OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY TO REX RESIDENTIAL PROPERTY OWNER A, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY STATUTORY WARRANTY DEED RECORDED ON 10/11/2018 AS INSTRUMENT NO. 20181011000362370.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on November 20th, 2023 :

**Rex Residential Property Owner A, LLC, a Delaware limited liability company**

By: 

Name: **Tori Canedy**

**Its: Authorized Signatory**

STATE OF Arizona  
COUNTY OF Maricopa

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **Tori Canedy** as Authorized Signatory, on behalf of the Grantor **Rex Residential Property Owner A, 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, executed the same in his/her capacity as Authorized Signatory and with full authority executed the same voluntarily for and as the act of said Grantor entity, acting in its capacity as set out in the signature area above and as described in this acknowledgement/notarial statement on behalf of aforementioned Grantor entity, as on the day the same bears date.

Given under my hand an official seal this 20th day of November, 2023



  
Notary Public Rachael Ochs

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

Grantor's Name Rex Residential Property Owner A, LLC  
 Mailing Address 3500 Park Center Drive, Suite 100  
Dayton, OH 45414

Grantee's Name Joanne Bernal-Kafkaloff and Thomas Bernal  
 Mailing Address 2221 Lisa Ann Drive SE,  
Leeds, AL 35094

Property Address 2221 Lisa Ann Drive SE,  
Leeds, AL 35094

Date of Sale 11/30/2023

Total Purchase Price \$ 150,000.00

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ \_\_\_\_\_



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 01/18/2024 01:17:27 PM  
 \$38.50 JOANN  
 20240118000014040

*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 \_\_\_\_\_

☐ 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 1/18/2024

Print

Khloe Thacker

Unattested

Sign

Khloe Thacker

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

**Print Form**

**Form RT-1**