

This Instrument Prepared By:
Susan Davis
The McNamee Firm, PC
6263 Poplar Ave Ste. 801
Memphis, TN 38119

Property Address:
120 Meriweather Way
Calera, AL 35040

Grantee's Address:
199 Lafayette Street
7th Floor
New York, NY 10012

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of ONE HUNDRED FIFTY NINE THOUSAND FIVE HUNDRED AND 00/100 (\$159,500.00), and other good and valuable consideration in hand paid to *April M. Bradley, a widow, as surviving tenant by the entirety (hereinafter referred to as "Grantor(s)"), the receipt and sufficiency of which is hereby acknowledged, by the RS Rental III-B, LLC, a Delaware Limited Liability Company (hereinafter referred to as "Grantee(s)"), does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee(s), in fee simple absolute together with every contingent remainder and right of reversion, and subject to all the provisions contained in this warranty deed, the following described real property situated in Shelby County, Alabama, to-wit:

**Property Address: 120 Meriweather Way
 Calera, AL 35040**

Lot 78, according to the Survey of Meriweather, Sector 2, as recorded in Map Book 25, Page 94, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Parcel No.: 284201001016041

*Charles Bradley and April M. Bradley obtained title as joint tenants with rights of survivorship by Warranty Deed dated July 16, 2001 and recorded on July 20, 2001 at Instrument No. 2001-30066, in the Probate Records of Shelby County, Alabama. Charles Bradley died on or about February 12, 2020 in Shelby County, Alabama. April M. Bradley now conveys all of her interest in the property municipally known as 120 Meriweather Way, Calera, Alabama 35040, both individually and as the surviving joint tenant, to the Grantee.

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS WARRANTY DEED ARE MADE SUBJECT TO THE FOLLOWING:

Any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD unto said Grantee(s), and the heirs and assigns of said Grantee(s), in fee simple, forever.

AND except as to the above, and taxes hereafter falling due, which are assumed by said Grantee(s), for the Grantor(s), and for the heirs and assigns of the Grantor(s), hereby covenants and warrants to and with said Grantee(s), Grantee's heirs and assigns, that the Grantor(s) is seized of an indefeasible estate in fee simple in and to said real property, and has a good and lawful right to sell and convey the same, and that the Grantor(s) is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor(s) does hereby WARRANT and will forever DEFEND the title to said real property, unto said Grantee(s), and Grantee's heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor(s) has set the hand and seal of the Grantor(s) on this, the ____ of _____, 2024.

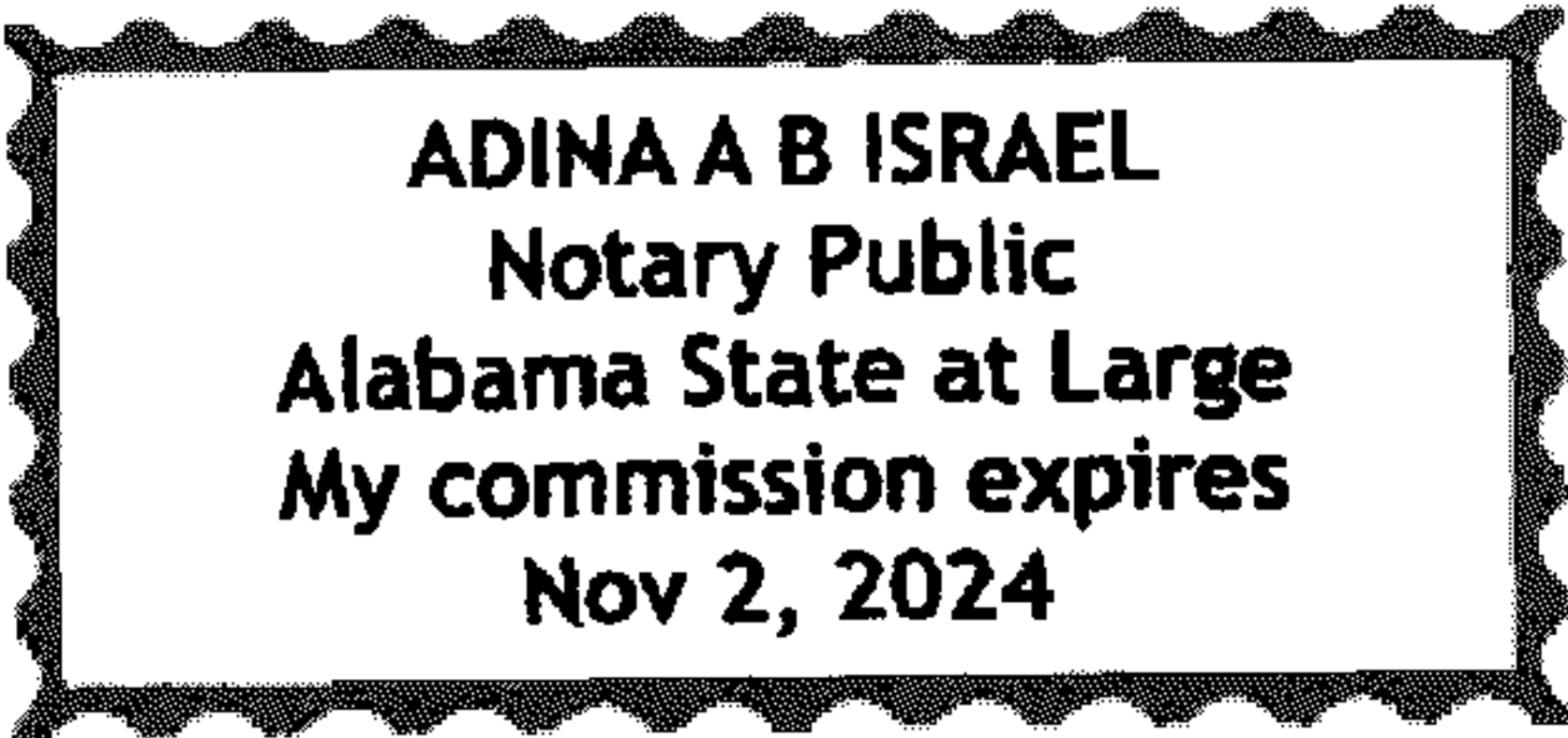
April M Bradley
April M. Bradley

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned Notary Public in and for said County and State, hereby certify that April M. Bradley whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of April, 2024.

ADINA A B ISRAEL
Notary Public
My Commission Expires: November 2, 2024



Real Estate Sales Validation Form

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

| | | | |
|------------------|---|-------------------------|--|
| Grantor's Name | <u>April M. Bradley</u> | Grantee's Name | <u>RS Rental III-B, LLC</u> |
| Mailing Address | <u>120 Meriweather Way</u> <u>Calera, AL 35040</u> | Mailing Address | <u>199 Lafayette Street</u> <u>7th Floor</u> <u>New York, NY 10012</u> |
| Property Address | <u>120 Meriweather Way</u> <u>Calera, AL 35040</u> | Date of Sale | <u>April 3, 2024</u> |
| | | Total Purchase Price | <u>\$159,500.00</u> |
| | | Or | |
| | | Actual Value | <u>\$</u> |
| | | Or | |
| | | Assessor's Market Value | <u>\$</u> |

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)

| | |
|--|---------------------------------------|
| <input checked="" type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input checked="" type="checkbox"/> Sales Contract | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> 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.


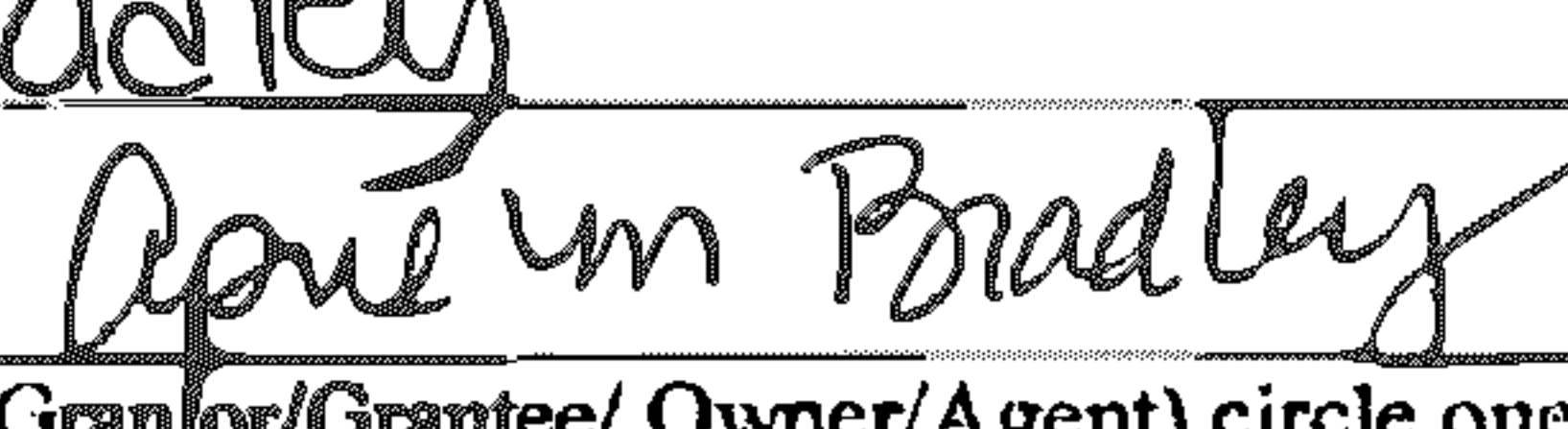
Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

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 | <u>April 1, 2024</u> | Print | <u>April M. Bradley</u> |
| <input checked="" type="checkbox"/> Unattested |  | Sign |  |
| | (verified by) | | (Grantor/Grantee/ Owner/Agent) circle one |

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/04/2024 09:03:54 AM
\$187.50 JOANN
20240404000092560

