

Recordation Requested By/Return to:
OS NATIONAL
3097 SATELLITE BLVD, STE 600, BUILDING 700
DULUTH, GA 30097
File No. 554971

Send Tax Notices to:
MATTHEW LIPSCOMB
687 WATERFORD LANE
CALERA, AL 35040

This Instrument Prepared By:
THOMAS H. CLAUNCH III AL Bar No. 1402H38C
o/b/o BC LAW FIRM, P.A.
9164 EASTCHASE PARKWAY 209
MONTGOMERY, AL 36117

This Warranty Deed is being recorded in conjunction with a mortgage in the amount of \$224,852.00 in favor of First Bank, ISAOA

WARRANTY DEED

Executed this 30th day of July, 20 24, for good consideration of **Two Hundred Twenty-Nine Thousand and 00/100 Dollars (\$229,000.00)**, I (we) **BSFR TRS III LLC, a Delaware Limited Liability Company**, whose mailing address is 997 Morrison Drive, Suite 402, Charleston, SC 29403, hereby bargain, deed and convey to **MATTHEW LIPSCOMB, A SINGLE MAN** whose mailing address is 687 WATERFORD LANE, CALERA, AL 35040, the following described land in **SHELBY County, State of Alabama**, free and clear with **WARRANTY COVENANTS**, to wit:

LOT 509, ACCORDING TO THE SURVEY OF WATERFORD HIGHLANDS SECTOR 4 PHASE 1, AS RECORDED IN MAP BOOK 34, PAGE 73, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

APN: 22 7 35 2 010 001.000

Property Address: 687 WATERFORD LANE, CALERA, AL 35040

This instrument was prepared without the benefit of a title examination.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as foresaid; that I (we) will, and my (our) heirs and assigns forever, against the lawful claims of all persons.

[REMINDER OF PAGE LEFT BLANK INTENTIONALLY]

WITNESS the hands and seal of said Grantor(s) this 30 day of July, 20 24.

BSFR TRS III LLC, a Delaware Limited Liability Company

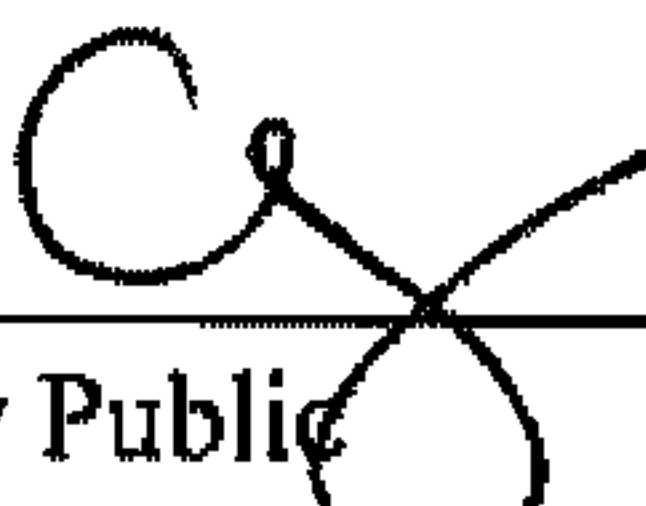

By: Daniel Schenk
Its: Attorney-In-Fact

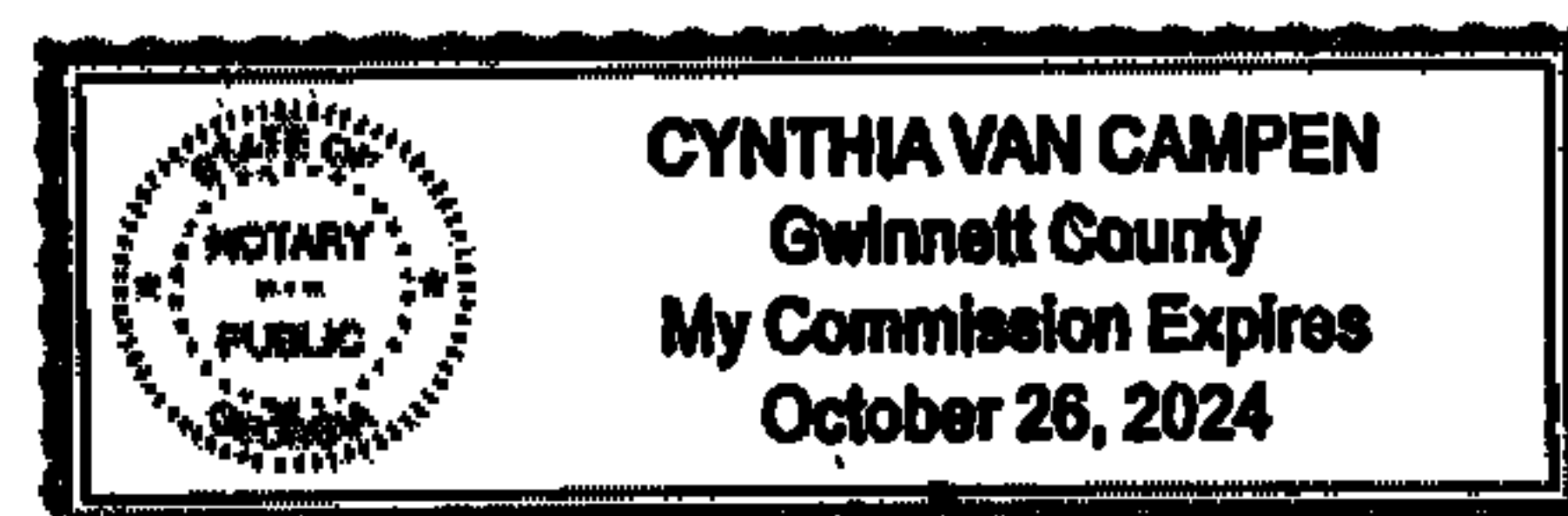
Pursuant to the terms of the Limited Power of Attorney of record at Instrument #:20240207000030640, of the office of Public Records of Shelby County, Alabama.

State of Georgia)
County of Gwinnett)

I, Cynthia Van Campen, a Notary Public in and for the County in said State (or for said State at large), hereby certify that Daniel Schenk, whose name as Attorney-In-Fact (title) of **BSFR TRS III LLC, a Delaware Limited Liability Company**, a corporation/limited liability company/national association/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 above and foregoing instrument, he/she, as such officer and with full authority, executed same voluntarily for and as the act of said **BSFR TRS III LLC, a Delaware Limited Liability Company** on the same day bears date.

Given under my hand (and official seal of office) this 30 day of July, 2024.


Notary Public
My commission expires:



\$224,852.00 of the above purchase was paid for with Purchase Money Mortgage recorded simultaneously with this deed.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/01/2024 08:26:44 AM
\$35.50 LAURA
20240801000237990

Allen S. Bayl

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section

Grantor's Name BSFR TRS III LLC, a Delaware
Mailing Address 997 Morrison Drive, Suite 402
Charleston, SC 29403

Grantee's Name Matthew Harrison Lipscomb
Mailing Address 1162 County Road 25
Jemison, AL 35085

Property Address 687 Waterford Lane, Calera, AL
35040687 Waterford Lane

Date of Sale July 30, 2024

Total Purchase Price \$229,000.00

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

☐ 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 July 31, 2024

Print OS National

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one