

THIS INSTRUMENT PREPARED BY:

Jeff W. Parmer
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

SEND TAX NOTICE TO:

Violeta Real Estate, LLC
239 Trace Ridge Road
Hoover, AL 35244

STATE OF ALABAMA

SPECIAL WARRANTY DEED

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **ONE HUNDRED EIGHTY FIVE THOUSAND AND 00/100 (\$185,000.00)** DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Greenspring Capital Management LLC as Administrator of the RMH 2023-2 Trust** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Violeta Real Estate, LLC** (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in **Shelby County**, State of Alabama, to-wit:

Lot 52, according to the Amended Map of the Resurvey of the Final Plat, Phase III, Stratford Place, as recorded in Map Book 14, Page 38, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Property Address: **122 Stratshire Lane, Pelham, AL 35124**

\$0.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR makes no warranty or covenant respecting the nature of the quality of title to the property herein conveyed other than that the GRANTOR has neither permitted or suffered any lien, encumbrance or adverse claim to the property herein since the day of the acquisition thereof by the GRANTOR except as disclosed to GRANTEE.

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this 31st day of July, 2024.

RMH 2023-2 Trust
By Greenspring Capital Management LLC
Its Administrator

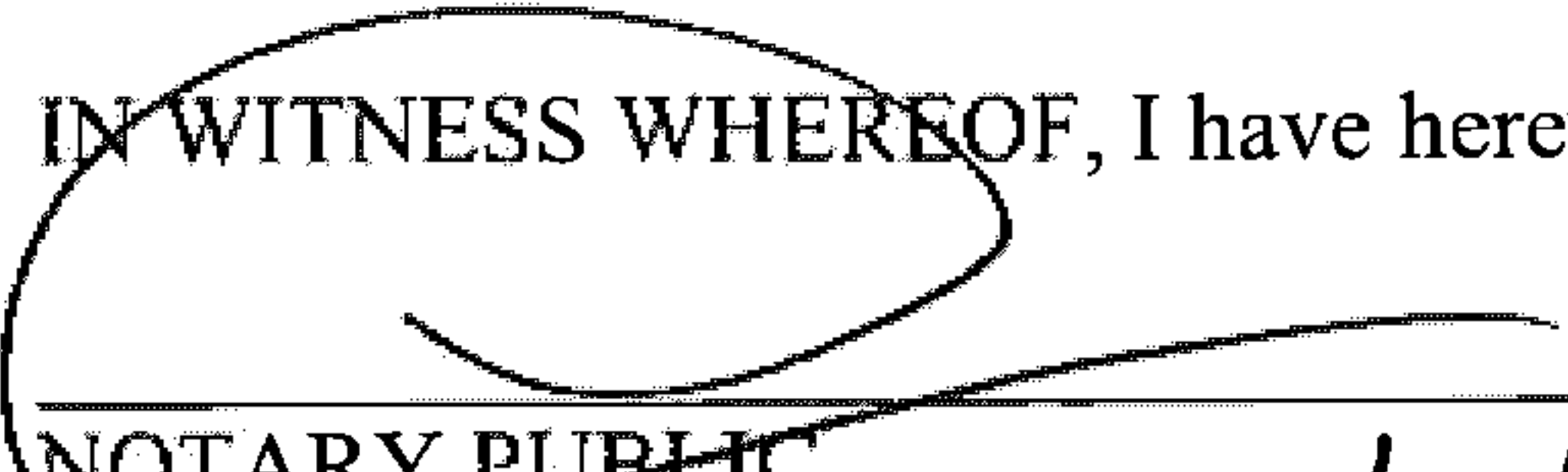


By: Michelle Anderson
Its Vice President

MD (M)
STATE OF ~~ALABAMA~~)
Baltimore
COUNTY OF ~~JEFFERSON~~)

I, the undersigned, a Notary Public, in and for said County and State, hereby acknowledge that **Michelle Anderson** whose name as **Vice President of Greenspring Capital Management LLC, Administrator of the RMH 2023-2 Trust**, is 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 Instrument, he/she as such **Vice President of Greenspring Capital Management LLC, Administrator of the RMH 2023-2 Trust** and with full authority, signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 31st day of July, 2024.


NOTARY PUBLIC

My Commission Expires:

12/17/27

MICHAEL TODD DACKMAN
Notary Public-Maryland
Baltimore County
My Commission Expires
December 17, 2027

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

Grantor's Name RMH 2023-2 Trust
 Mailing Address 11350 McCormick Road, EP 2 Ste 902
Cockeysville, MD 21031

Grantee's Name Violeta Real Estate, LLC
 Mailing Address 239 Trace Ridge Road
Hoover, AL 35244

Property Address 122 Stratshire Lane
Pelham, AL 35124

Date of Sale July 31, 2024
 Total Purchase Price \$185,000.00

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 7/31/2024

Print Alan C. Keith

☐ Unattested _____
 (verified by)

Sign Alan C. Keith
 (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/01/2024 10:59:42 AM
\$213.00 JOANN
20240801000238890

Form RT-1

Alan S. Beyl