

WARRANTY DEED

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama

Send Tax Notice to:
RYAN LAWLEY and KAFIA LAWLEY
683 Waterford Lane, Calera, AL 35040

County of Shelby

Know all men by these presents:

That in consideration of TWO HUNDRED TWENTY NINE THOUSAND DOLLARS (\$229,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, **ARVM 5, LLC, a Delaware Limited Liability Company**, mailing address 5001 Plaza on The Lake, Suite 200, Austin, TX 78746 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto: **RYAN LAWLEY and KAFIA LAWLEY**, (herein referred to as grantee, whether one or more), the following described lot or parcel of land lying and being situated in the County of Shelby, State of Alabama, to-wit:

Lot 510 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.

Property Commonly known as: 683 Waterford Lane, Calera, AL 35040

APN/TAX ID: 22 7 35 2 010 002.000

To Have And To Hold unto 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 does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, 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 aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF We have hereunto set our hands and seals, this 11th day of November, 2024.

ARVM 5, LLC, a Delaware Limited Liability Company



Kelly A. Hallford
Authorized Signatory

STATE OF Arizona
COUNTY Maricopa

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that **ARVM 5, LLC, a Delaware Limited Liability Company**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance Warranty Deed executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11 day of November, 2024.

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NOTARY PUBLIC

MY COMMISSION EXPIRES: Aug 15, 2025

Prepared by:
Parker Law Firm, LLC
Jeremy L. Parker
1320 Alford Ave Ste 102
Birmingham, AL 35226

Ⓢ Colton Richardson
Notary Public Arizona
Maricopa County
Commission number 608994
MY COMMISSION EXPIRES Aug 15, 2025



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/09/2024 08:24:11 AM
 \$29.00 JOANN
 20241209000377260

Alvin S. Boyd

Real Estate Sales Validation Form

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

Grantor's Name	ARVM 5, LLC	Grantee's Name	: RYAN LAWLEY and KAFIA LAWLEY
Mailing Address	5001 Plaza on The Lake, Suite 200 Austin, TX 78746	Mailing Address	683 Waterford Lane Calera, AL 35040
Property Address	683 Waterford Lane Calera, AL 35040	Date of Sale	11/12/2024
		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)

<input 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 11/12/2024

Print ROB NEWMAN

Unattested

 (verified by)

Sign Rob Newman

 (Grantor/Grantee/Owner/Agent) circle one