

PREPARED WITHOUT THE BENEFIT OF TITLE, SURVEY, OR LEGAL DESCRIPTION

THIS DOCUMENT PREPARED BY:

David Lyon Glenn
Massey, Stotser & Nichols, PC
1780 Gadsden Highway
Birmingham, AL 35235

SEND TAX NOTICES TO:

Spectrum Rentals, LLC
508 Highway 277
Helena, AL 35080

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged **Tara C. Fulmer and Joseph H. Fulmer, III, a married couple**, (herein referred to as GRANTOR), does by these presents grant, bargain, sell and convey unto **Series I of Spectrum Rentals, LLC** (herein referred to as GRANTEE, whether one or more) the following described real estate (Commonly known as: 229 Amy Ln, Helena, AL 35080) situated in Shelby County, Alabama, to-wit:

LOT 22, ACCORDING TO THE FINAL PLAT OF SOMERSET PHASE 2, AS RECORDED IN MAP BOOK 32, PAGE 142, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Note: The property herein conveyed is not the homestead of any Grantor and/or Grantor's spouses, as defined by the Code of Alabama, 1975.

SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants, and conditions of record, if any, and (3) mineral and mining rights not owned by the Grantor, if any.

TO HAVE AND TO HOLD, unto the said GRANTEE, its successors, and assigns forever.

IN WITNESS WHEREOF, the undersigned GRANTOR has signed and sealed this Deed on this the 31st day of January, 2025.

GRANTOR:

Tara C. Fulmer
Tara C. Fulmer

Joseph H. Fulmer III
Joseph H. Fulmer, III

VERIFICATION/ACKNOWLEDGEMENT

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certifies that **Tara C. Fulmer and Joseph H. Fulmer, III**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily and as their own act.

Given under my hand and seal of office this the 31st day of January, 2025.



David Lyon Glenn
Notary Public: David Lyon Glenn
My Commission Expires: 11/04/2028

Real Estate Sales Validation Form

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

Grantor's Name	Tara C. Fulmer and Joseph H. Fulmer III	Grantee's Name	Spectrum Rentals, LLC
Mailing Address	508 Highway 277	Mailing Address	508 Highway 277
	Helena, AL 35080		Helena, AL 35080
Property Address	229 Amy Lane	Date of Sale	January 31, 2025
	Helena, AL 35080	Total Purchase Price	\$
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$ 183,500.00

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 2024 Tax Collector's Appraisal
☐ 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.

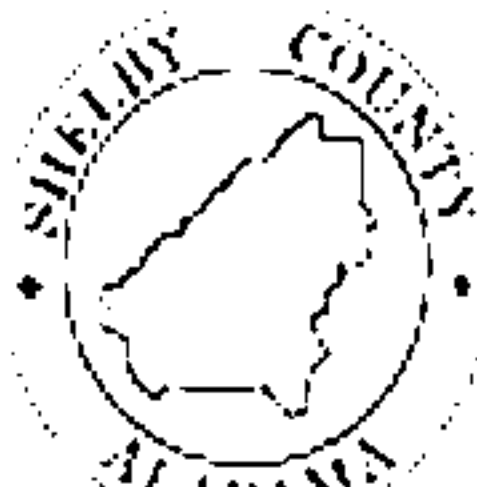
Date of Sale - the date on which interest to the property was conveyed.

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	4/23/2025	Print	Donna Wilhite
☐ 	ted	Sign	<u>Donna Wilhite</u>
			(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL (verified by)
04/23/2025 09:42:41 AM
\$208.50 JOANN
20250423000120000

eForms

Alvin S. Byrd

Form RT-1