

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 **Joseph Fulmer, III and Tara C. Fulmer, a married couple**, (herein referred to as GRANTOR), does by these presents grant, bargain, sell and convey unto **Series II of Spectrum Rentals, LLC** (herein referred to as GRANTEE, whether one or more) the following described real estate (Commonly known as: 1009 River Crest Trail, Helena, AL 35080) situated in Shelby County, Alabama, to-wit:

Lot 1869 Old Cahaba, Phase V, 3rd Addition, according to the plat thereof recorded in Map Book 37, Page 6-B, in the Office of the Judge of Probate 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 3rd day of January, 2025.

GRANTOR:



Joseph Fulmer, III



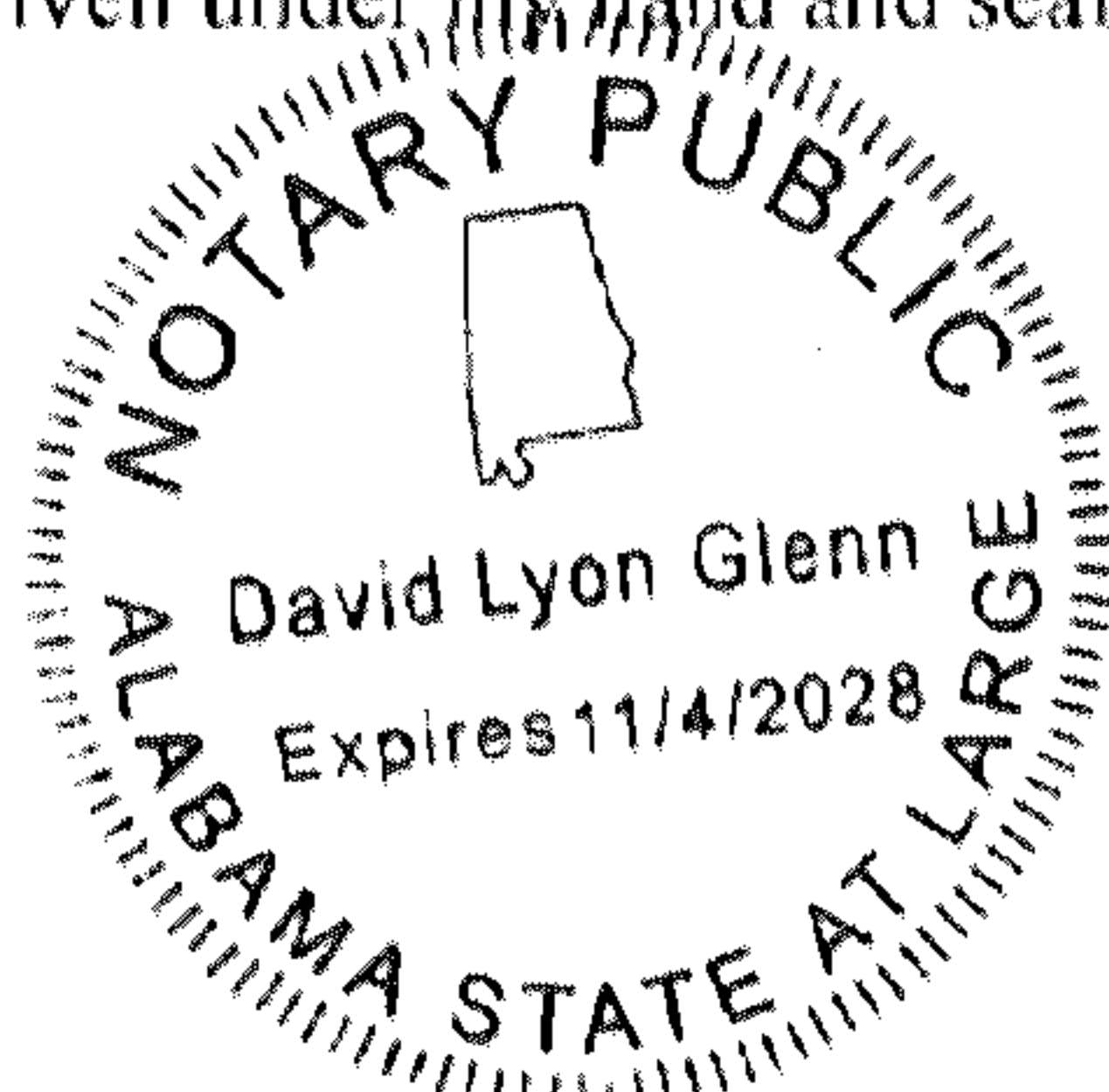
Tara C. Fulmer

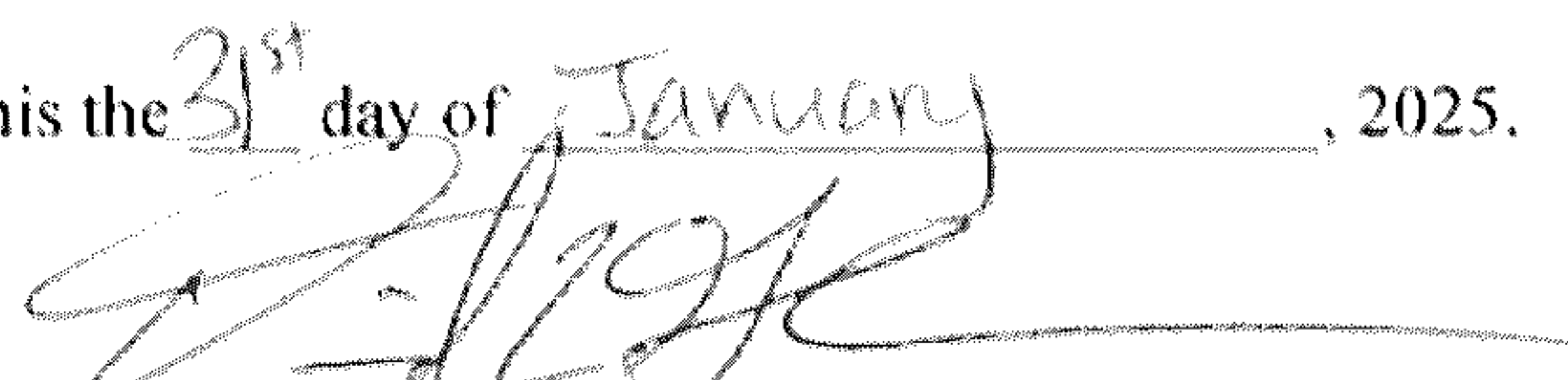
VERIFICATION/ACKNOWLEDGEMENT

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certifies that **Joseph Fulmer, III and Tara C. Fulmer**, 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 3rd day of January, 2025.





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
Mailing Address 508 Highway 277
Helena, AL 35080

Grantee's Name Spectrum Rentals, LLC
Mailing Address 508 Highway 277
Helena, AL 35080

Property Address 1009 River Crest Trl
Helena AL 35080

Date of Sale January 31, 2025
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 362,800.00

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

attested

Filed and Recorded
Official Public Records
Shelby County, Alabama, County Clerk
Shelby County, AL
04/23/2025 09:42:43 AM
\$388.00 JOANN
20250423000120020

Sign Donna Wilhite
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Allen S. Beyl

