

Prepared by:

Meredith R. Logan
Attorney at Law
P.O. Box 122
Fultondale, AL 35068

SEND TAX NOTICE TO:

DAVID GREEN
5104 HOLLOW LOG LN
BIRMINGHAM, AL 35244

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Sixty-Three Thousand Five Hundred and 00/100 Dollars (\$63,500.00) to the undersigned GRANTORS,

KSH CONSTRUCTION, LLC

in hand paid by the GRANTEE herein, the receipt whereof, is hereby acknowledged, (herein referred to as GRANTORS, do hereby GRANT, BARGAIN, SELL and CONVEY unto,

SHM PROPERTIES, LLC

herein referred to as GRANTEE), their heirs, administrators and/or assigns the following described real estate, situated in **SHELBY COUNTY**, State of Alabama, to-wit:

Lot 151, according to the Survey of Saratoga Townhomes, as recorded in Map Book 37, Page 4, in the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record and subject to current taxes, a lien but not yet payable.

A MORTGAGE IN THE AMOUNT OF \$50,800.00 IS BEING RECORDED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD, the aforegranted premises to the same GRANTEES, their heirs, administrators and/or assigns FOREVER.

And they do for themselves, their heirs, successors, administrators and/or assigns covenant with the said GRANTEES, their heirs, successors,

administrators and/or assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances, that they have a good right to sell and convey the same to the said GRANTEES, their heirs, administrators and/or assigns forever, against the lawful claims of all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record.

IN WITNESS WHEREOF, the said GRANTOR, by its President, who is authorized to execute this conveyance, has hereto set its signature and seal this 24TH day of May, 2013.

KSH CONSTRUCTION, LLC



KELLY HIGDON, President

**STATE OF ALABAMA
JEFFERSON COUNTY**


I, the undersigned, a Notary Public in and for said County and State hereby certify that Kelly Higdon, President, whose name 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 conveyance, he as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 24TH day of May, 2013.





NOTARY PUBLIC
My Commission Expires: 4/14/2015


20130606000230920 2/3 \$81.50
Shelby Cnty Judge of Probate, AL
06/06/2013 11:17:32 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name KSH CONSTRUCTION, LLC
Mailing Address 5430 SADDLECREEK LANE
BIRMINGHAM, AL 35244

Grantee's Name SHM PROPERTIES, LLC
Mailing Address 5104 HOLLOW LOG LANE
BIRMINGHAM, ALABAMA 35244

Property Address 128 WINNERS CIRCLE
CALERA, AL 35040

Date of Sale 5/24/13
Total Purchase Price \$ 63,500.00

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
☒ Sales Contract
☐ Closing Statement
☐ Appraisal
☐ Other _____

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 a

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 5/24/13

Print Meredith R. Logan

Sign Meredith R. Logan

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1

20130606000230920 3/3 \$81.50
Shelby Cnty Judge of Probate, AL
06/06/2013 11:17:32 AM FILED/CERT