


Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
Portrait Homes, LLC
PO Box 361405
Hoover, AL 35236

CORPORATION WARRANTY DEED


20141001000306780 1/3 \$172.00
Shelby Cnty Judge of Probate, AL
10/01/2014 09:09:51 AM FILED/CERT

STATE OF ALABAMA }
COUNTY OF SHELBY } **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **Ten and NO/100 Dollars (\$10.00)** to the undersigned grantor,

Chase Associates, Inc.,

a(n) Alabama corporation (herein referred to as **Grantor**), in hand paid by the Grantee herein, the receipt and sufficiency whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto

Portrait Homes, LLC, a Delaware Series Limited Liability Company,

(herein referred to as **Grantee**), the following described real estate, situated in **SHELBY** County, Alabama to wit:

LOT 1445, ACCORDING TO THE SURVEY OF OLD CAHABA IV, 2ND ADDITION, PHASE TWO, AS RECORDED IN MAP BOOK 33, PAGE 130, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.


\$ 0.00 of the above consideration was secured by and through the purchase money mortgage closed and recorded herewith.

TO HAVE AND TO HOLD to the said Grantee, its successor and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with the said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said **GRANTEES**, its successors and assigns forever, against the lawful claims of all persons.

Shelby County: AL 10/01/2014
State of Alabama
Deed Tax: \$152.00

IN WITNESS WHEREOF, the said **GRANTOR**, by its President, **Robert L. Snider**, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 3 day of September, 2014.

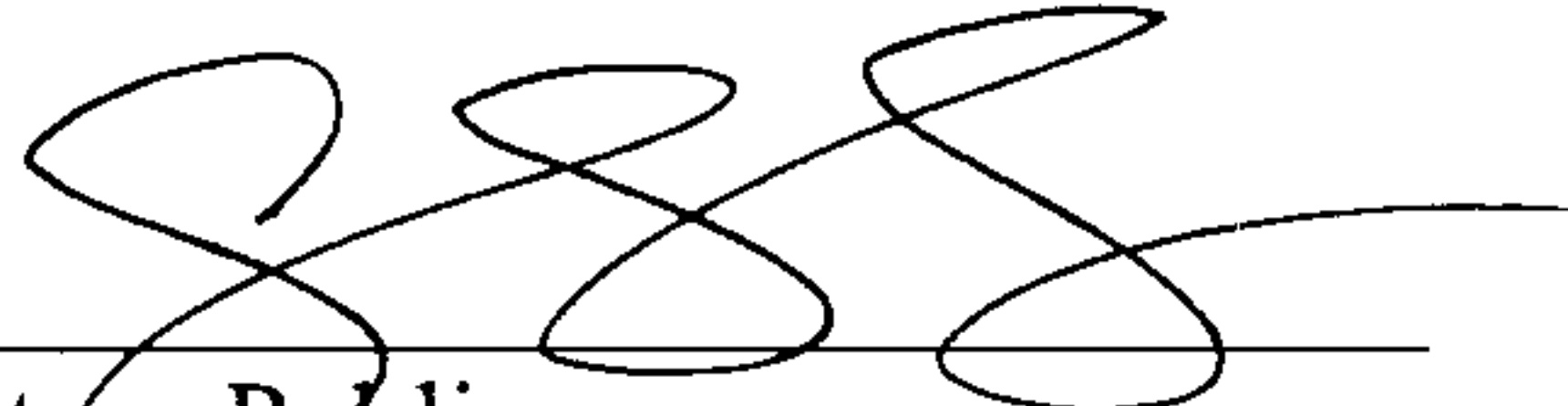
 (SEAL)
Chase Associates, Inc.
By: Robert L. Snider
Its: President

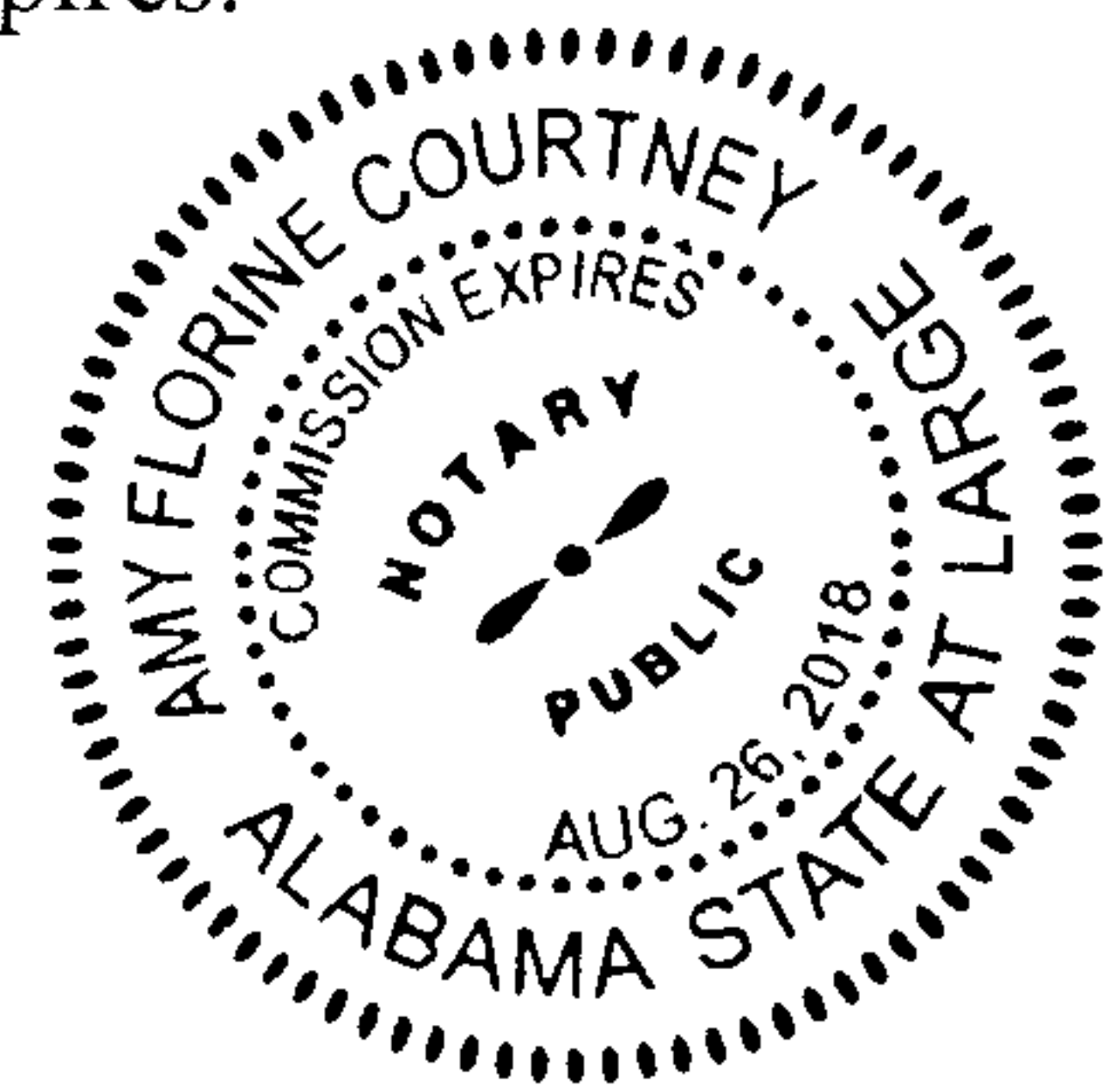
STATE OF ALABAMA
COUNTY OF JEFFERSON


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Robert L. Snider**, whose name as President of Chase Associates, Inc., a(n) Alabama corporation, is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal this 3 day of September, 2014.

Notary Seal


Notary Public,
My commission expires:




20141001000306780 2/3 \$172.00
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

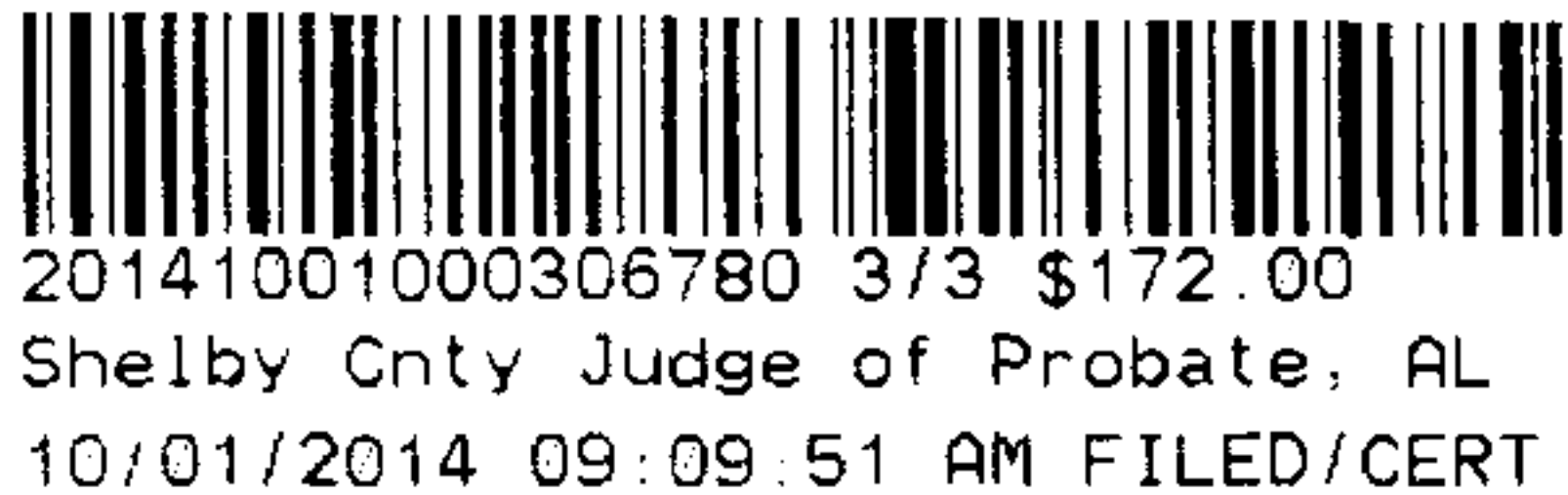
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Brentwood Companies, Inc.
Mailing Address _____
PO Box 361405
Hoover, AL 35236

Grantee's Name Portrait Homes, LLC
Mailing Address _____
PO Box 361405
Hoover, AL 35236

Property Address 552 Bentmoor Drive
Helena, AL 35080

Date of Sale 9/17/14
Total Purchase Price \$ _____



or
Actual Value \$ 151,900.00
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 9/17/14

Print Amy Florine Courtney

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

____ Unattested _____
(verified by)

Print Form

Form RT-1