


Send Tax Notice:

KSB Enterprises, LLC  
124 Kings Crest Lane  
Pelham, AL 35124

This Instrument Prepared By:  
Stewart & Associates, P. C.  
3595 Grandview Parkway Ste 645  
Birmingham, AL 35243

STATE OF ALABAMA  
COUNTY OF SHELBY

  
20150904000309880 1/2 \$42.00  
Shelby Cnty Judge of Probate: AL  
09/04/2015 12:17:35 PM FILED/CERT

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that inconsideration of the sum of **Twenty Five Thousand and 00/100 Dollars (\$25,000.00)** and other good and valuable consideration in hand paid to the undersigned, **Professional Homebuilders, Inc.** (hereinafter "Grantor"), the receipt of which is acknowledged, the undersigned does herby grant, bargain, sell and convey unto **KSB Enterprises, LLC (hereinafter "Grantee")**, the following described real estate situated in Shelby County, State of Alabama, to wit:


Lot 366, according to the Survey of Cedar Grove at Sterling Gate, Sector 2,  
Phase 12B, as recorded in Map Book 39, Page 92, in the Probate Office of  
Shelby County, Alabama.

Mineral and mining rights excepted. Subject to: current taxes not yet due and payable,  
easements, conditions, covenants and restrictions of record.

TO HAVE AND TO HOLD unto the Grantee, and unto its heirs executors, administrators  
and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of  
the undersigned, expressed or implied, except that there are no liens or encumbrances  
outstanding against the premises conveyed which were created or suffered by the undersigned  
and not specifically excepted herein.

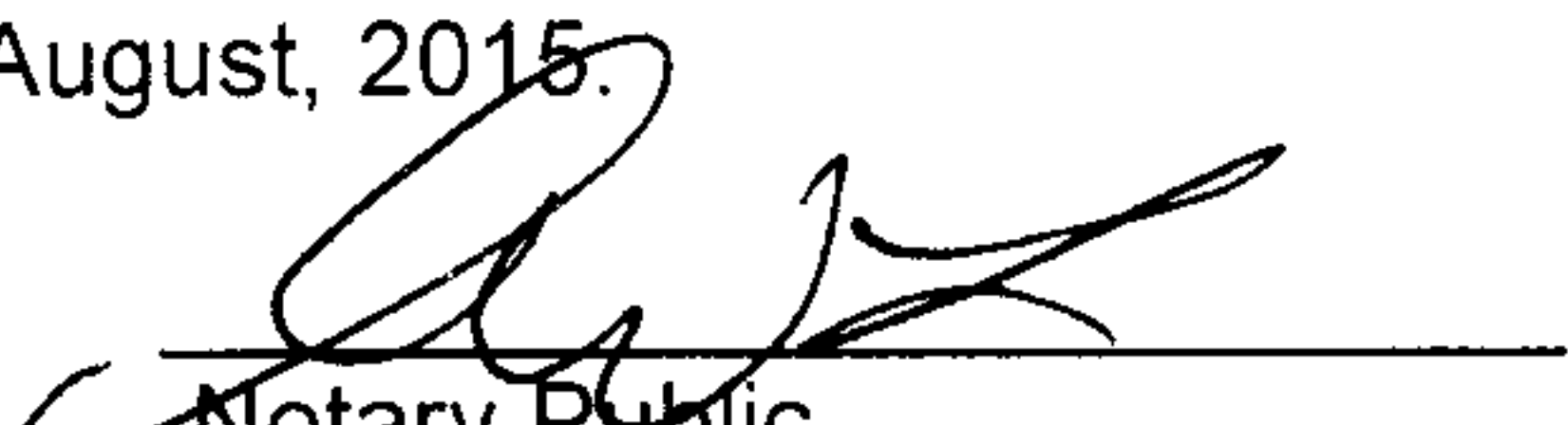
WITNESS my hand and seal this 25th day of August, 2015

Professional Homebuilders, Inc.  
  
By Dennis Ellison  
Its: President

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that  
Dennis Ellison as President of Professional Homebuilders, Inc., an Alabama Corporation is  
signed to the foregoing conveyance and who is known to me, acknowledged before me on this  
day that, being informed of the contents, he as such officer and full authority executed the same  
voluntarily for and as the act of said corporation on the same bears date..

GIVEN under my hand and seal this the 25th day of August, 2015.

  
Notary Public  
My Commission Expires:  
3/25/17



Shelby County, AL 09/04/2015  
State of Alabama  
Deed Tax: \$25.00

# Real Estate Sales Validation Form

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

Grantor's Name PROFESSIONAL HOME BUILDERS, INC  
Mailing Address 586 CTY RD 103  
JEMISON, AL 35085

Grantee's Name KSB ENTERPRISES, LLC  
Mailing Address 124 KENOSIA CREST LN  
PEZHAM, AL 35124

Property Address 440 RAMSGATE DR  
MAYLENCE, AL 35114

Date of Sale ~~8-25-15~~ 8-25-15  
Total Purchase Price \$ 25,000


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

  
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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 8/25/15

Print DANIEL W. LEWIS

Unattested \_\_\_\_\_

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1