

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Brady Residential Construction, LLC
13521 Shelby County Hwy 280 Suite 101
Birmingham, AL 35242

STATE OF ALABAMA

)

STATUTORY WARRANTY DEED

COUNTY OF SHELBY

)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Three Hundred Fifty Thousand and 00/100 (\$350,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Thornton New Home Sales, Inc.**, an Alabama corporation (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Brady Residential Construction, LLC**, an Alabama limited liability company (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 4A, according to the Final Plat of Resurvey No. 2 of Lot 4 The Narrows Commercial Subdivision, Sector 1, as recorded in Map Book 45, Page 10, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad valorem taxes for the year 2015 and subsequent years not yet due and payable.
2. Easements as shown by recorded map.
3. Restrictions as shown by recorded map.
4. Transmission line permit to Alabama Power Company, recorded in Deed Book 109, Page 70 and Deed Book 145, Page 22, in the Probate Office of Shelby County, Alabama.
5. Right of way granted to Shelby County recorded in Deed Book 95, Pages 515; 535 and 503; Deed Book 324, Page 840 and Deed Book 329, Page 430, in the Probate Office of Shelby County, Alabama.
6. Right of way to the State of Alabama, recorded in Deed Book 296, Page 180, in the Probate Office of Shelby County, Alabama.
7. Natural Gas Supply Agreement recorded in Instrument 2000-1818, in the Probate Office of Shelby County, Alabama.
8. Declaration of Protective Covenants as recorded in Instrument 2000-17137, as amended by Instrument 2000-41911, in the Probate Office of Shelby County, Alabama.
9. Easement recorded in Instrument 2000-25069, in the Probate Office of Shelby County, Alabama.
10. Assignment and Assumption Agreement of Sanitary Sewer Capacity, recorded in Instrument 20060620000293490 and Instrument 20060620000293500, in the Probate Office of Shelby County, Alabama.
11. Easement to South Central Bell as recorded in Deed Book 321, Page 610; Deed Book 324, Page 840 and Deed Book 329, Page 430, in the Probate Office of Shelby County, Alabama.

All of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

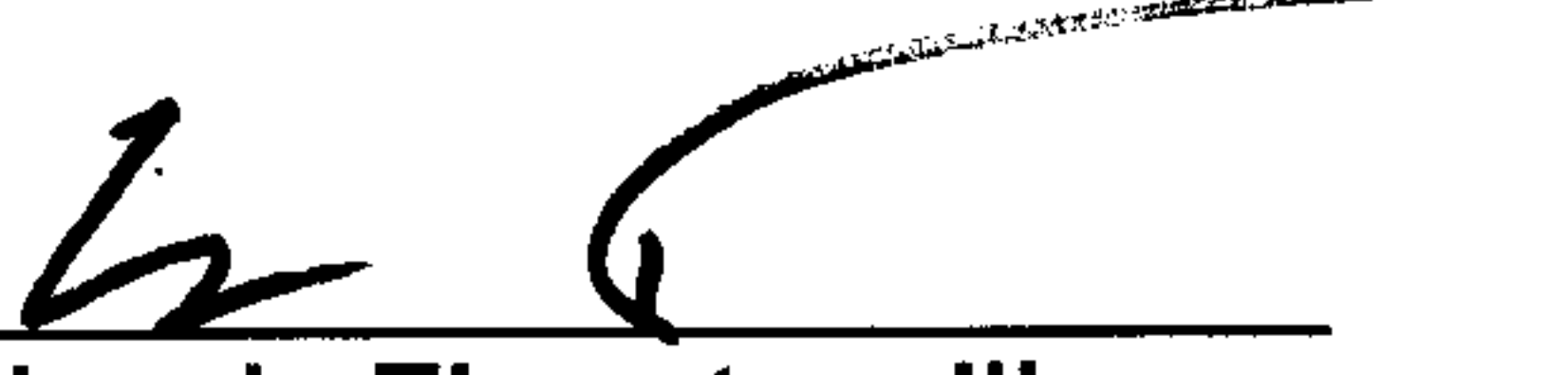
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns, forever.



20150908000312070 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
09/08/2015 11:47:05 AM FILED/CERT

IN WITNESS WHEREOF, the undersigned officer of Grantor, being duly authorized, has hereunto set its hand and seal on this the 2nd day of September, 2015.

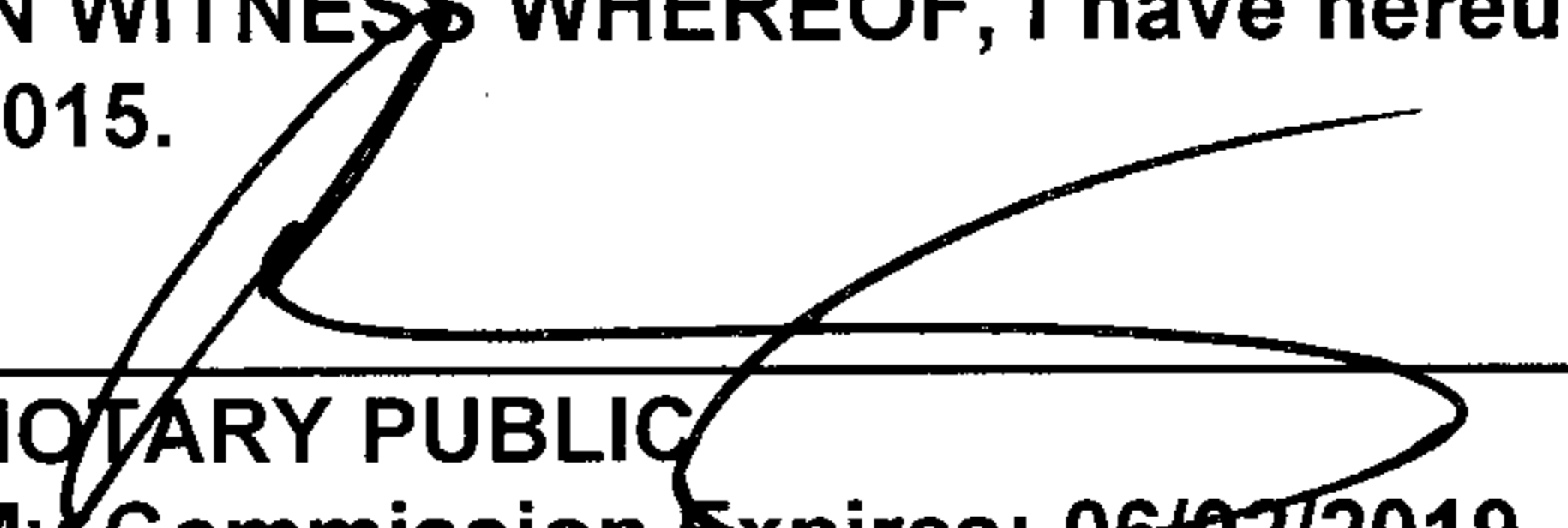
Thornton New Home Sales, Inc.
An Alabama corporation

By: 
William L. Thornton, III
Its: Chief Executive Officer

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

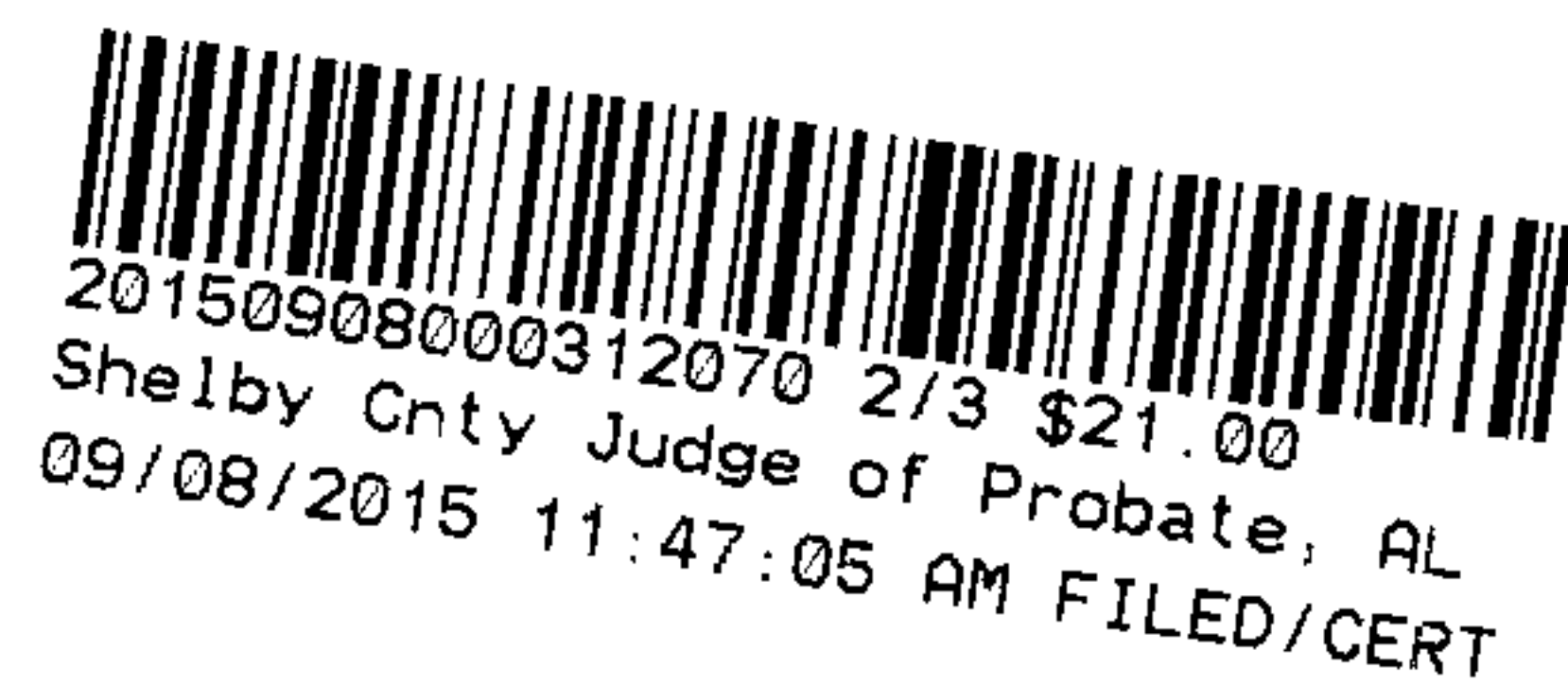
I, the undersigned, a Notary Public, in and for said County and State, hereby certify that William L. Thornton, III, whose name as Chief Executive Officer of Thornton New Home Sales, Inc., an Alabama corporation, is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he as such officer and with full authority, signed the same voluntarily for and as the act of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 2nd day of September, 2015.


NOTARY PUBLIC
My Commission Expires: 06/02/2019



(MUST AFFIX SEAL)



Real Estate Sales Validation Form

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

Grantor's Name	Thornton New Home Sales, Inc.	Grantee's Name	Brady Residential Construction, LLC
Mailing Address	5300 Cahaba River Road Suite 200 Birmingham, AL 35243	Mailing Address	13521 Shelby County 280 Suite 101 Birmingham, AL 35242

Property Address Lot 4A Narrows Parkway
Birmingham, AL 35242

Date of Sale September 2, 2015

Total Purchase Price \$ 350,000.00

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 | ☐ Appraisal |
| ☐ Sales Contract | ☐ Other – Tax assessor's market value |
| ☒ Closing Statement | ☐ Deed |

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 _____

Thornton New Home Sales, Inc.
Print by: William L. Thornton, III, CEO

Unattested Sign _____
(verified by)


(Grantor/Grantee/Owner/Agent) circle one



20150908000312070 3/3 \$21.00
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