


THIS INSTRUMENT PREPARED BY:
F. Wayne Keith
Law Offices of F. Wayne Keith PC
120 Bishop Circle
Pelham, Alabama 35124


20160725000259330 1/3 \$53.00
Shelby Cnty Judge of Probate, AL
07/25/2016 04:21:59 PM FILED/CERT

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WARRANTY DEED
Joint Tenants with Right of Survivorship

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Three Hundred, Seven Thousand, Five Hundred and no/100's Dollars (\$307,500.00)** and other good and valuable consideration to the undersigned

Builder Systems, LLC, an Alabama limited liability company

(hereinafter referred to a grantor) in hand paid by the grantees the receipt whereof is hereby acknowledged the said grantor does by these presents, grant, bargain, sell and convey unto

Richard Lynn Shires and Bernadette Shires

(hereinafter referred to as grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 665, according to the Survey of Deer Ridge Lakes, Sector 6, Phase 2, as recorded in Map Book 37, Page 59, in the Probate Office of Shelby County, Alabama.

This conveyance subject to:

- 1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching prior to the date the grantees acquire for value of record the estate or interest.**
- 2. General and special taxes for the current and subsequent years.**
- 3. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under the land.**
- 4. Any lien, or right to a lien for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.**
- 5. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title to the above described property that would be disclosed by an accurate and complete land survey of the land.**
- 6. Easements or other uses of the land not visible from the surface, or easements or claims of easements, not shown by the Public Records.**
- 7. Rights or claims of parties in possession not shown by Public Records.**
- 8. Taxes for the year 2016 and subsequent years.**
- 9. Easement(s), building line(s) and restriction(s) as shown on recorded map.**
- 10. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.**

11. Restrictions appearing of record in Inst. No. 2006083000042909 and Inst. No. 2015-31586.

12. Right-of-way granted to Alabama Power Company recorded in LR 2004, Page 6200.

\$275,742.00 of the above consideration is paid by a Purchase Money Mortgage which is filed simultaneously herewith.

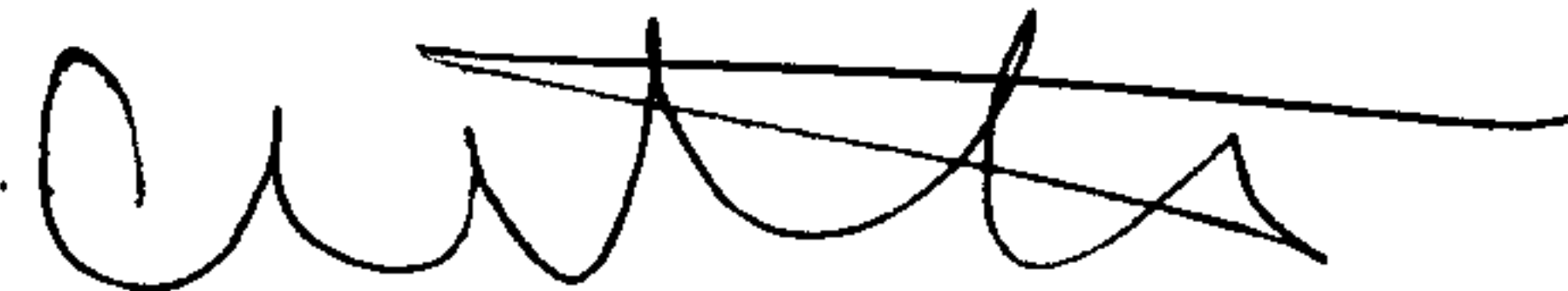
TO HAVE AND TO HOLD, unto the said grantees, as joint tenants, with right of survivorship, their heirs and assigns forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event that one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And said grantor does for itself, its successors and assigns, covenant with said grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free of 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantor, by its Authorized Representative who is authorized to execute this conveyance has hereunto set its signature and seal this the 15th day of July, 2016.

ATTEST:

Builder Systems, LLC

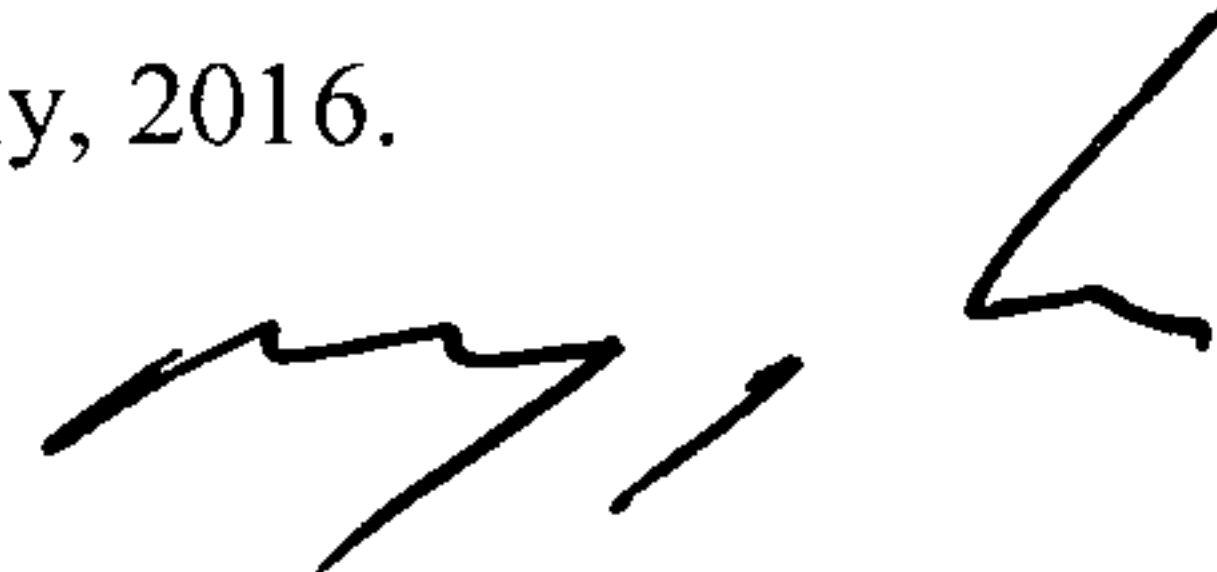


Charles M. Kitchen
It's Member

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Charles M. Kitchen, as Member of Builder Systems, LLC, a limited liability company is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance, he, as such Member and with full authority executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and seal this the 15th day of July, 2016.



Notary Public

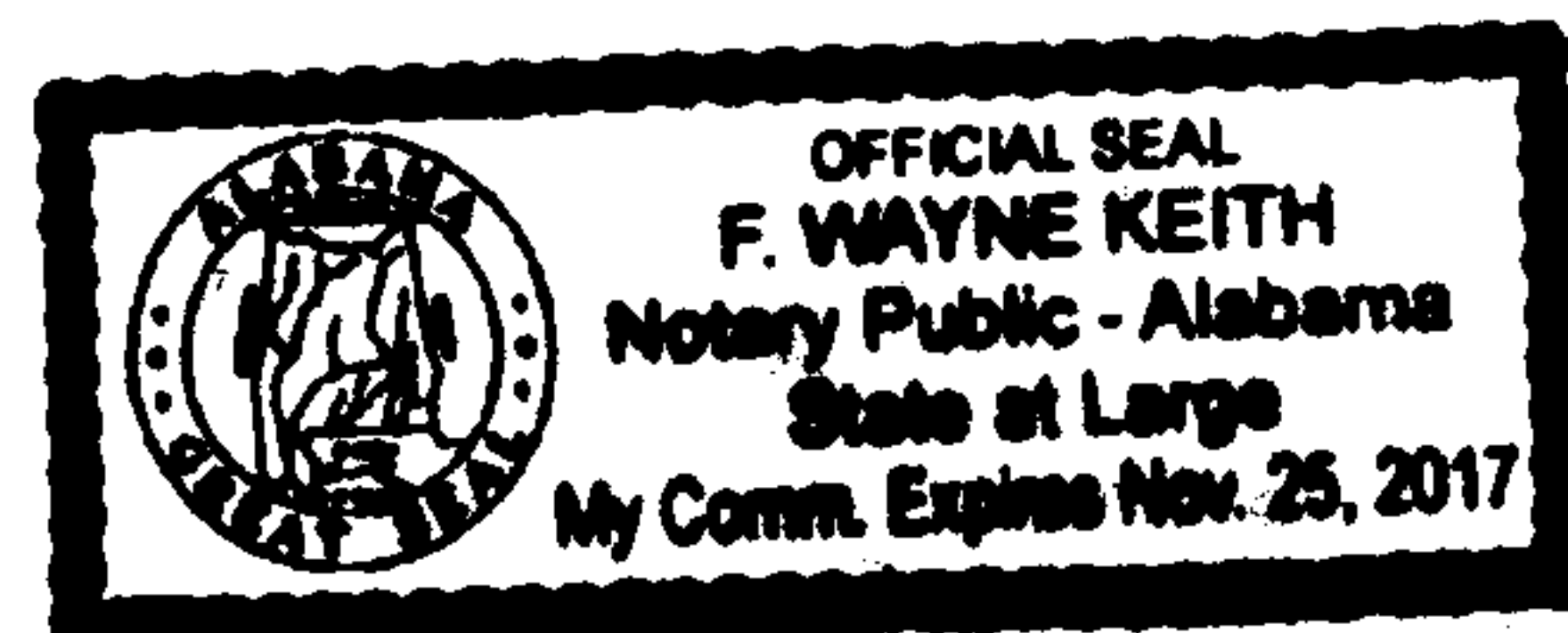
SEND TAX NOTICE TO:

Richard Lynn Shires

Bernadette Shires

116 Fallow Circle

Chelsea, Alabama 35043



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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

Grantors' Name: Builder Systems, LLC

Mailing Address : 281 Normandy Lane
Chelsea, AL 35043

Grantee's Name: Richard Lynn Shires
Bernadette Shires

Mailing Address: 116 Fallow Circle
Chelsea, AL 35043

Property Address: See legal description on Deed

Date of Transfer: July 15, 2016

Total Purchase Price \$307,500.00

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
☒ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other

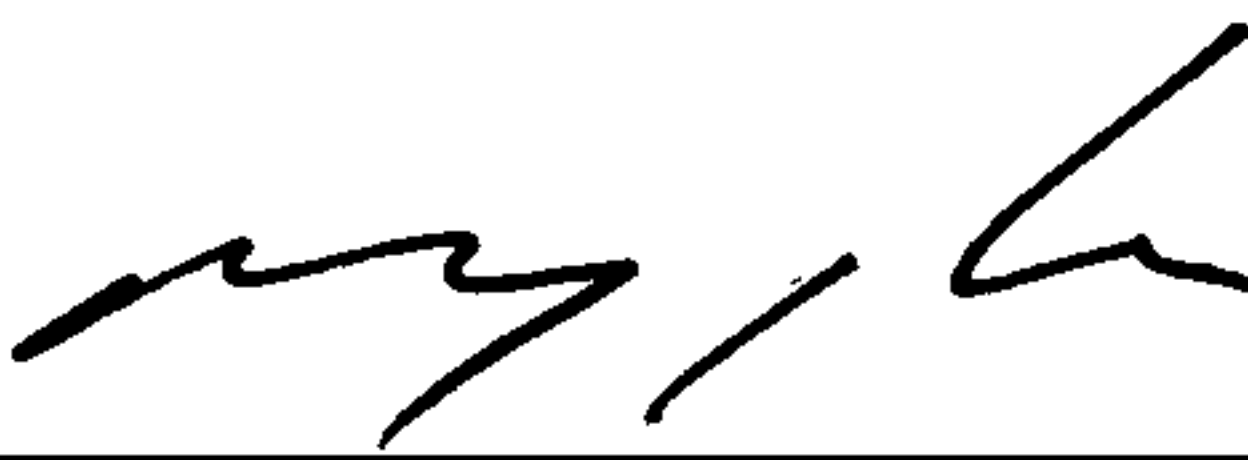
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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: July 15, 2016


x

Sign



verified by closing agent
F. Wayne Keith Attorney

RT-1


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