

Send tax notice to:
Matthew Don Tortorici & Linda A. Tortorici
176 Salser Lane
Columbiana, AL 35051

This instrument prepared by:
Stewart & Associates, P.C./S. Kent Stewart
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Eight Hundred Four Thousand and 00/100 Dollars (\$804,000.00) in hand paid to the undersigned, **Builder Systems, LLC**, an Alabama limited liability company (hereinafter referred to as "Grantor") by Matthew Don Tortorici and Linda A. Tortorici (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1, according to the Survey of Aaron Woods, as recorded in Map Book 30, Page 33, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2018 AND THEREAFTER.

\$ 569,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantees, as joint tenants with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantees, their heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that it is are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, Builder Systems, LLC, an Alabama Limited Liability Company, by Charles M. Kitchen, Jr. its Managing Member, who is authorized to execute this conveyance, has caused this conveyance to be executed on this, the 17th day of May, 2018.

Builder Systems, LLC,
an Alabama limited Liability Company

By: [Signature]
Charles M. Kitchen, Jr.
Its: Managing Member

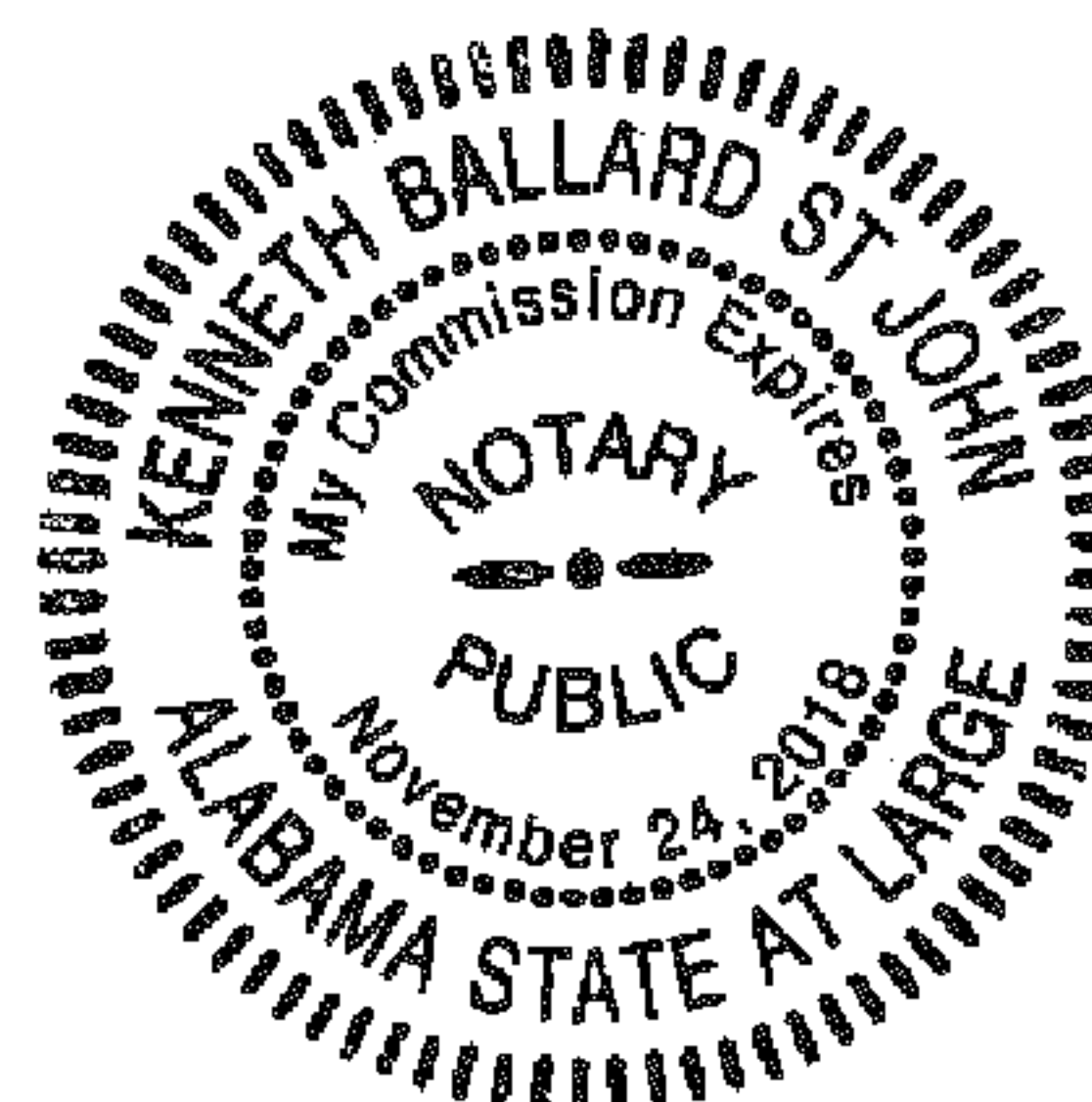
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles M. Kitchen, Jr. whose name as its Managing Member of Builder Systems, LLC, an Alabama limited liability company, 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 said instrument, he, in his capacity 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 official seal this the 17th day of May, 2018.

[Signature]

Notary Public
Print Name: Kenneth Ballard Jr.
Commission Expires: 11/24/2018





Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/23/2018 03:23:47 PM
\$825.00 JESSICA
20180523000179640

James W. Fuhrmeister

20180523000179640 05/23/2018 03:23:47 PM DEEDS 3/3

Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Bitter Systems LLC
381 Normandy Lane
Chelsea, AL 35043

Grantee's Name
Mailing Address

Matthew Don Tortorici
Linda A. Tortorici
176 Salser Lane
Columbiana AL 35051

Property Address

176 Salser Lane
Columbiana AL 35051

Date of Sale

5-17-18

Total Purchase Price

\$ 804,000.00

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
☒ 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 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

5-17-18

Print

Catherine H. Scott

Sign

Catherine H. Scott

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1