

THIS INSTRUMENT WAS PREPARED BY:

Clay Branum
1716 Lake Hardwood Drive
Birmingham, AL. 35242

SEND TAX NOTICE TO:

Portrait Homes BHM, LLC
P.O. Box 361405
Hoover, AL. 35236

WARRANTY DEED JOINTLY WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)



20230228000055060 1/2 \$101.00
Shelby Cnty Judge of Probate, AL
02/28/2023 01:56:38 PM FILED/CERT

That in consideration of SEVENTY SIX THOUSAND AND NO/100 DOLLARS (\$76,000.00) to the undersigned CLAYSSIC HOME INNOVATIONS, INC, (hereinafter referred to as "Grantor") by PORTRAIT HOMES BHM, LLC (hereinafter referred to as "Grantees") the receipt and sufficiency of which are hereby acknowledged, Grantors do by these presents, grant, bargain, sell and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 89, according to the Map of Farmingdale Estates, Sector 5,
as recorded in Map Book 53, Page 55, in the Probate Office of
Shelby County, Alabama, being situated in Shelby County, Alabama.

And

Lot 91, according to the Map of Farmingdale Estates, Sector 5,
as recorded in Map Book 53, Page 55, in the Probate Office of
Shelby County, Alabama, being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said Grantee his heirs and assigns, forever in fee simple.

The Grantors do for themselves, their successors and assigns, covenant with the said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will and their successors and assigns shall warrant and defend the same to the said Grantees, their heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, CLAYSSIC HOME INNOVATIONS, INC. (CLAYTON L. BRANUM) have hereunto set their signatures and seals on this the 9TH day of February, 2023.

CLAYTON L. BRANUM
CLAYSSIC HOME INNOVATIONS, INC.

ROBIN HAYES
PORTRAIT HOMES BHM, L.L.C.

Shelby County, AL 02/28/2023
State of Alabama
Deed Tax: \$76.00

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CLAYSSIC HOME INNOVATIONS, INC (CLAYTON L. BRANUM), an Alabama corporation, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that he, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bore date.

Given under my hand and official seal this 9TH day of February, 2023.



NOTARY PUBLIC

My commission expires:

July 14, 2026

Real Estate Sales Validation Form

20230228000055060 2/2 \$101.00
Shelby Cnty Judge of Probate, AL
02/28/2023 01:56:38 PM FILED/CERT

This Document must be filed in accordance with Code of Alabama 1975, Sec.

Grantor's Name Clayssic Home Innovations Grantee's Name Portrait Homes BHM
Mailing Address 910 Clay Branch Mailing Address PO Box 361405
1716 Lake Hardwood Dr. Hoover, AL 35236
Birmingham, AL 35242
Property Address Farmingdale Lane, Lot 89 Date of Sale Feb 9, 2023
Farmingdale Lane, Lot 91 Total Purchase Price \$ 76,000
* Acreage or
Harpersville, AL 35078 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
☐ 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 2-28-23

Print Emily Morris

Unattested

Sign

Emily Morris

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1