

Document Prepared By:  
Robert L. Snider  
P.O. Box 361405  
Hoover, AL 35236

Send Tax Notice To:  
Portrait Homes BHM, LLC  
P.O. Box 361405  
Hoover, AL 35236



20240212000035380 1/2 \$113.00  
Shelby Cnty Judge of Probate, AL  
02/12/2024 01:41:52 PM FILED/CERT

# CORPORATION WARRANTY DEED

STATE OF ALABAMA}  
COUNTY OF SHELBY}

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **eighty eight thousand and NO/100 Dollars (\$88,000.00)** to the undersigned grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, **Portrait Homes 17, LLC**, (herein referred to as Grantor), grant, bargain, sell and convey unto **Portrait Homes BHM, LLC, a Delaware series LLC**, (herein referred to as Grantee whether one or more), as well as Grantee's successor and assigns forever, the following described real estate --subject to easements, set back lines, restrictions, covenants, mineral and mining rights, and current taxes due -- situated in Shelby County, Alabama to wit:

Lot 173 according to the Resurvey of Wynlake Phase 4B, as recorded in Map Book 22, Page 63, in the Probate office of Shelby County, Alabama.

Lot 174 according to the Survey of Wynlake Phase 4B, as recorded in Map Book 22, Page 63, in the Probate office of Shelby County, Alabama.

And said **GRANTOR** does for itself, its successors and assigns, covenant with the said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from 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**, its successors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said **GRANTOR**, by its Managing Member, **Robert L. Snider**, who is authorized to execute this conveyance, has hereto set its signature and seal, this 2 day of April, 2023.

Portrait Homes 17, LLC  
By: Robert L. Snider  
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 **Robert L. Snider**, whose name as Managing Member of Portrait Homes 17, LLC, is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal this 2 day of April, 2023.

Notary Public

My Commission Expires: 4/18/23

Shelby County, AL 02/12/2024  
State of Alabama  
Deed Tax: \$88.00



# Real Estate Sales Validation Form

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

Grantor's Name Portrait Homes, 17  
Mailing Address PO Box 361405  
Hoover, AL 35236

Grantee's Name Portrait Homes BHM  
Mailing Address PO Box 361405  
Hoover, AL 35236

Property Address 307 Wynlake Dr, Lot 173  
301 Wynlake Dr, Lot 174  
Alabaster, AL 35007

Date of Sale April 2, 2023

Total Purchase Price \$44,000

or 44,000

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 a

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 2-12-2024

Print

Emily Morris

Sign

Emily Morris

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1