

This Instrument Prepared By:  
James F. Burford, III  
Attorney at Law  
1318 Alford Avenue Suite 101  
Birmingham, Alabama 35226

Send Tax Notice To:  
Builder Systems, LLC  
~~524 Rolling Hills Drive~~  
Chelsea, AL 35043

281 NORMANDY LANE

### STATUTORY WARRANTY DEED

**STATE OF ALABAMA** )  
**SHELBY COUNTY** )

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of Forty Thousand and 00/100 Dollars (\$40,000.00), to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, Union State Bank Lakeshore, herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Builder Systems, LLC, (herein referred to as Grantee, whether one or more), in the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 662 & 670, 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.

**SUBJECT TO:** (1) Taxes due in the year 2012 and thereafter; (2) Easements, restrictions, and rights-of-way of record; (3) All matters involving any homeowners association or architectural review committee; (4) Mineral and mining rights not owned by the Grantor.

Grantor represents that although a homeowners association and architectural committee are referred to in the covenants applicable to the property conveyed herein, that no homeowners association or architectural committee has ever been established or operated. Grantor is the owner of the majority of the lots within this subdivision and has approved the proposed plans for the improvements to be constructed on the lots conveyed. Such plans comply with the building requirements set forth in the covenants for this subdivision.

The entire consideration recited herein was derived from a mortgage loan closed simultaneously with the delivery of this deed.

**TO HAVE AND TO HOLD** to the said Grantee, its successors and assigns forever.

**IN WITNESS WHEREOF**, the undersigned has hereunto set his hand and seal, this the 27<sup>th</sup> day of January, 2012.

Union State Bank Lakeshore

By: [Signature]

Its: Asst. Vice President

**STATE OF ALABAMA** )  
[Signature] **COUNTY** )

### CORPORATION ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that JIMMY D. BERTON, whose name as Asst. V. P. of Union State Bank Lakeshore, a corporation is signed to the foregoing instrument, and who is known to me, acknowledged before me this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of the corporation.

Given under my hand and official seal this 27<sup>th</sup> day of January, 2012.

20120131000037300 1/1 \$13.00  
Shelby Cnty Judge of Probate, AL  
01/31/2012 02:37:27 PM FILED/CERT

Notary Public  
My Commission Exp. 3-1-14