

This instrument was prepared by:
Gathel O. Runnels, Jr., Attorney at Law
105 Owens Parkway, Suite B
Birmingham, Alabama 35244

Send tax notice to:
609 Village Way
Pelham, AL 35124

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

Know All Men by These Presents: That in consideration of **TWO HUNDRED TWENTY THREE THOUSAND AND NO/100 DOLLARS (\$223,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is acknowledged, I or we, **PORTRAIT HOMES, LLC** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **CYNTHIA I. SOTO** (herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 18, according to the Final Plat of Parkside Village, Phase 2, as recorded in Map Book 37, page 60, in the Probate Office of Shelby County, Alabama.

Subject to:

(1) Taxes or assessments for the year 2012 and subsequent years not yet due and payable; (2) Mineral and mining rights not owned by the Grantor (3) All easements, restrictions, covenants, and rights of way of record, including but not limited to: (a) Restrictions appearing of record in Instrument 20060823000412830, in the Probate Office of Shelby County, Alabama. (b) Transmission line permit to Alabama Power Company, recorded in Deed 223, page 80; Deed 102, page 397; Deed 127, page 597; Deed Book 101, page 514; Deed Book 170, page 264 and Deed 134, page 37, in the Probate Office of Shelby County, Alabama. (c) Right of Way to Shelby County, recorded in Deed 102, page 17 and Deed 76, page 259, in the Probate Office of Shelby County, Alabama. (d) Easement to Alabama Power Company recorded in Instrument 20060828000422340, in the Probate Office of Shelby County, Alabama.

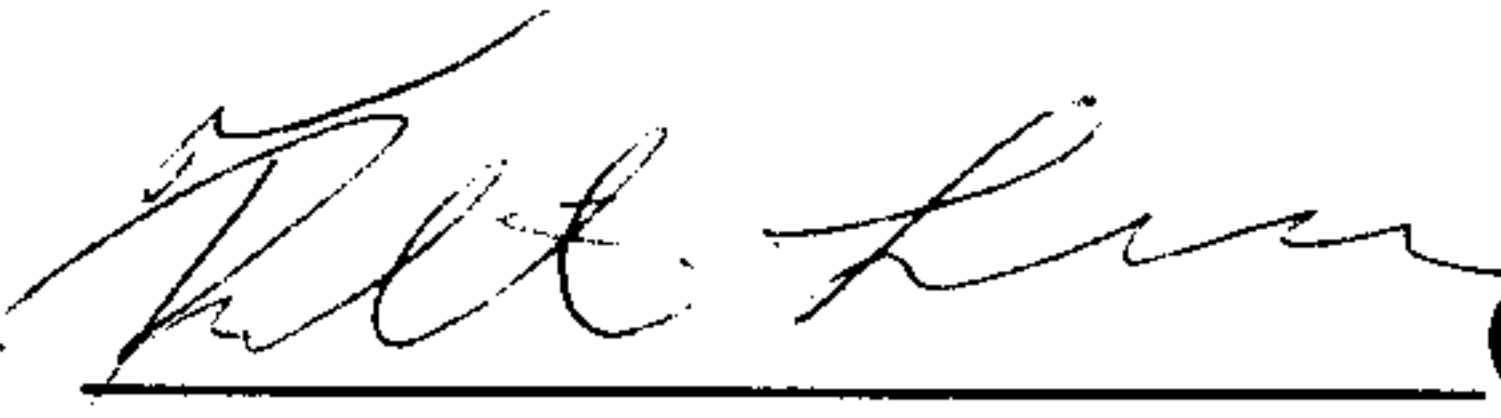
\$220,180.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

The grantor covenants and agrees with the grantees that it is seized of an indefeasible estate in fee simple of said property, and that the grantor has the lawful right to sell and convey the same in fee simple; that the grantor is executing this Deed in accordance with the Articles of Organization and Operating Agreement of Portrait Homes, LLC, which have not been modified or amended; that the property is free from encumbrances, and that the grantor and that its successors and assigns shall warrant and defend the same to the grantees, his, her or their heirs and assigns, against the lawful claims and demands of all persons.

To Have And To Hold to the said grantees, his, her or their heirs and assigns forever.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 1st day of May, 2012.

Portrait Homes, LLC

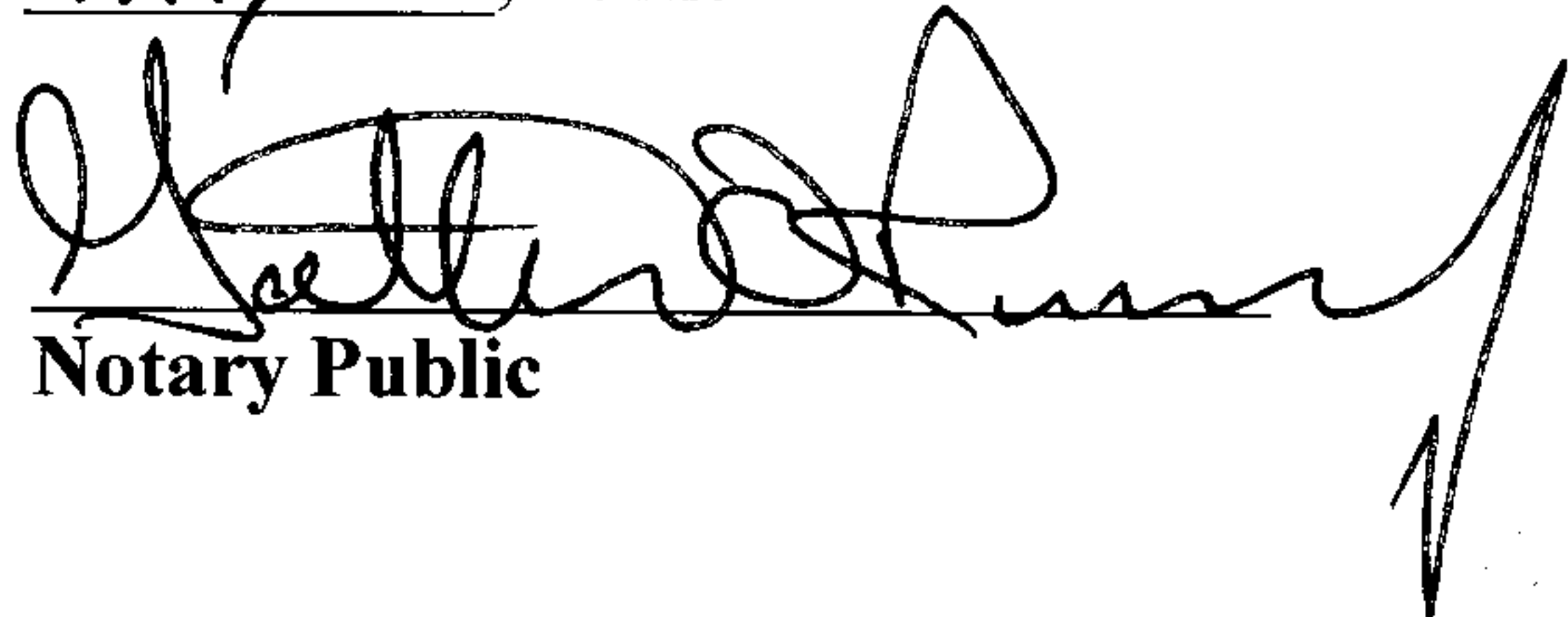
By:  (SEAL)
Robert L. Snider
Its: Manager


STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Robert L. Snider, whose name as Manager of Portrait Homes, LLC is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, as such officer and with full authority, he executed the same voluntarily and as the act of said entity, on the day the same bears date.

Given under my hand and official seal this 1st day of May, 2012.

GATHEL O. RUNNELS, JR.
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
February 27, 2013


Notary Public


20120507000160910 2/2 \$18.00
Shelby Cnty Judge of Probate, AL
05/07/2012 02:13:32 PM FILED/CERT