

THIS INSTRUMENT PREPARED BY:
Jeff W. Parmer
Law Offices of Jeff W. Parmer, LLC
850 Shades Creek Parkway Suite 210
Birmingham, Alabama 35209

GRANTEE'S ADDRESS:
Spratlin Construction Company, Inc.
901 Hidden Ridge
Chelsea, AL 35242

STATE OF ALABAMA)
COUNTY OF JEFFERSON)
GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Eighteen Thousand and no/100 (18,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Davis Flagstone Construction, LLC** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Spratlin Construction Company, Inc.** (hereinafter referred to as GRANTEE), its heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 40, according to the Survey of The Villages of Westover, Sector 1, as recorded in Map Book 39, Pages 9A and 9B, in the Probate Office of Shelby County, Alabama

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$148,800.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this the 20th day of February, 2013.

Davis Flagstone Construction, LLC

By: John B. Davis, Jr.
Its Sole Member

20130228000084030 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
02/28/2013 11:27:09 AM FILED/CERT

State of Alabama

County of Jefferson

I, the undersigned, a notary public in and for said County, in said State, hereby certify that John B. Davis, Jr., whose name as Sole Member of Davis Flagstone Construction, 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 document, he, in his capacity as such Sole Member for Davis Flagstone Construction, LLC, and with full authority, executed the same voluntarily for and as the act of said Company on the same that bears date.

Given under my hand and seal this 20th day of February, 2013.

NOTARY PUBLIC -
Jeff W. Parmer
My Commission Expires: 9/17/2016

Real Estate Sales Validation Form

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

Grantor's Name Davis Flagstone Construction, Grantee's Name Gratlin Construction Company
Mailing Address 119 Deerwood Lake LLC Mailing Address 901 Hidden Ridge
Drive Chelsee, AL 35242
Harpersville, AL 35078

Property Address Lot 40, Villages Date of Sale 2/20/13
of Westover Total Purchase Price \$ 18,000.00
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


20130228000084030 2/2 \$16.00
Shelby Cnty Judge of Probate, AL
02/28/2013 11:27:09 AM FILED/CERT

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 2/26/13

Print Jeff W. Parmer

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1