

WARRANTY DEED
Joint tenants with right of survivorship

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Two Hundred, Seventy Thousand and no/100's Dollars (\$270,000.00)** to the undersigned grantor,

Builder Systems, LLC, an Alabama limited liability company

in hand paid by the grantees herein, the receipt whereof is hereby acknowledged the said grantors grant, bargain, sell and convey unto

John Robert Cook and Shannon Denise Cook

as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 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. Ad valorem taxes for 2013 and subsequent years**
- 2. Easement(s), building line(s) and restriction(s) as shown on recorded map.**
- 3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damage.**
- 4. Restrictions appearing of record in Inst. No. 2006/50820.**
- 5. Right-of-way granted to Alabama Power Company recorded In Inst. No. 2004/62000.**

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a Purchase Money Mortgage in the amount of \$216,000.00 being executed and filed simultaneously herewith.

TO HAVE AND TO HOLD, to the said grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one or more grantees herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I do, for myself and for my successors and assigns covenant with the said grantees, their heirs, successors and assigns, that the grantor is lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that the grantor has a good right to sell and convey the same as aforesaid; that the grantor will and its successors

Shelby County, AL 03/22/2013
State of Alabama
Deed Tax: \$54.00

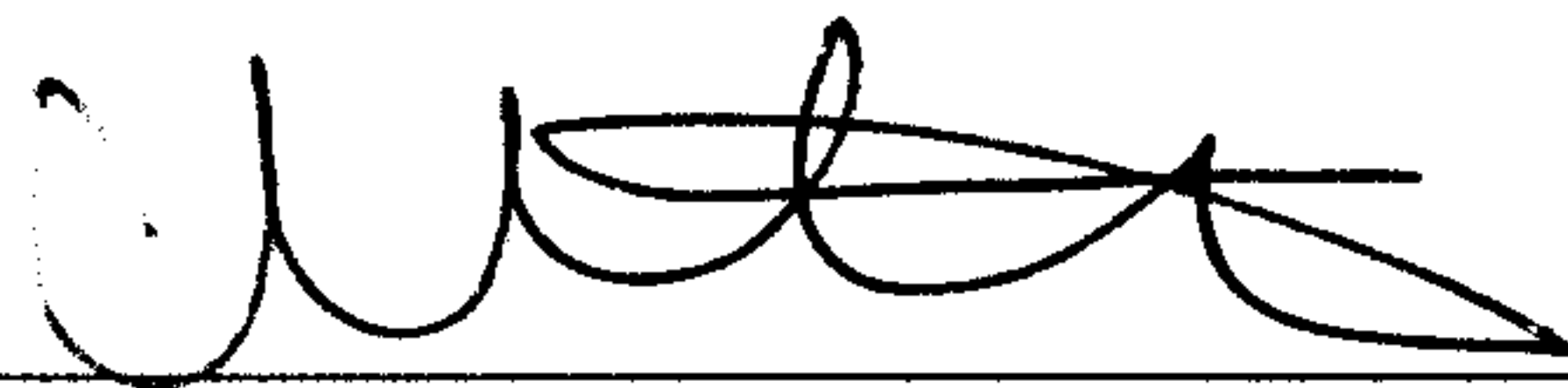

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Shelby Cnty Judge of Probate, AL
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and assigns shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the grantor has hereunto set my hand and seal, this the 18th day of March, 2013.

WITNESS:

Builder Systems, LLC

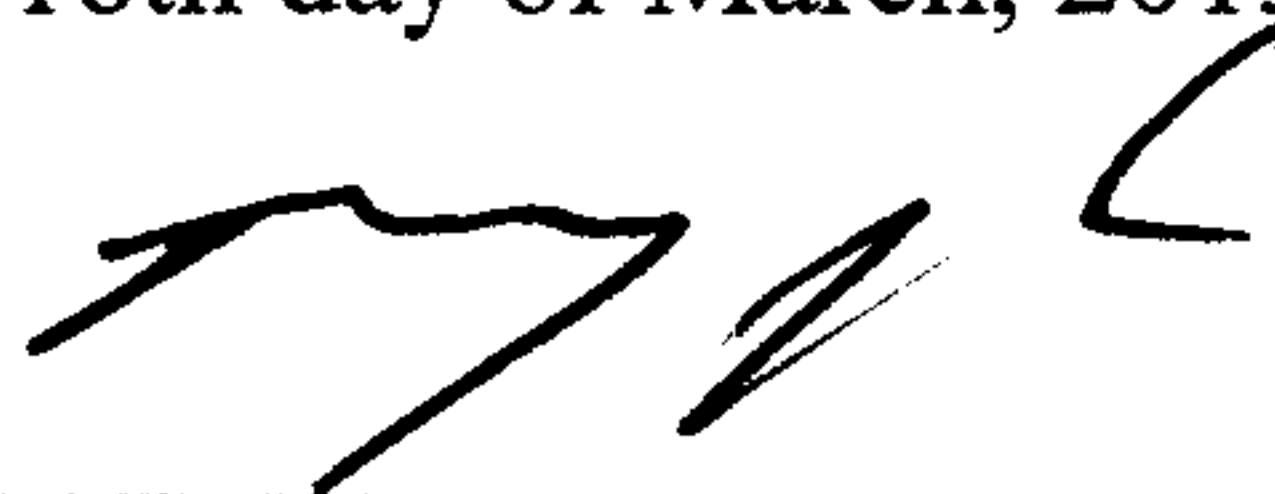


Its Managing Member

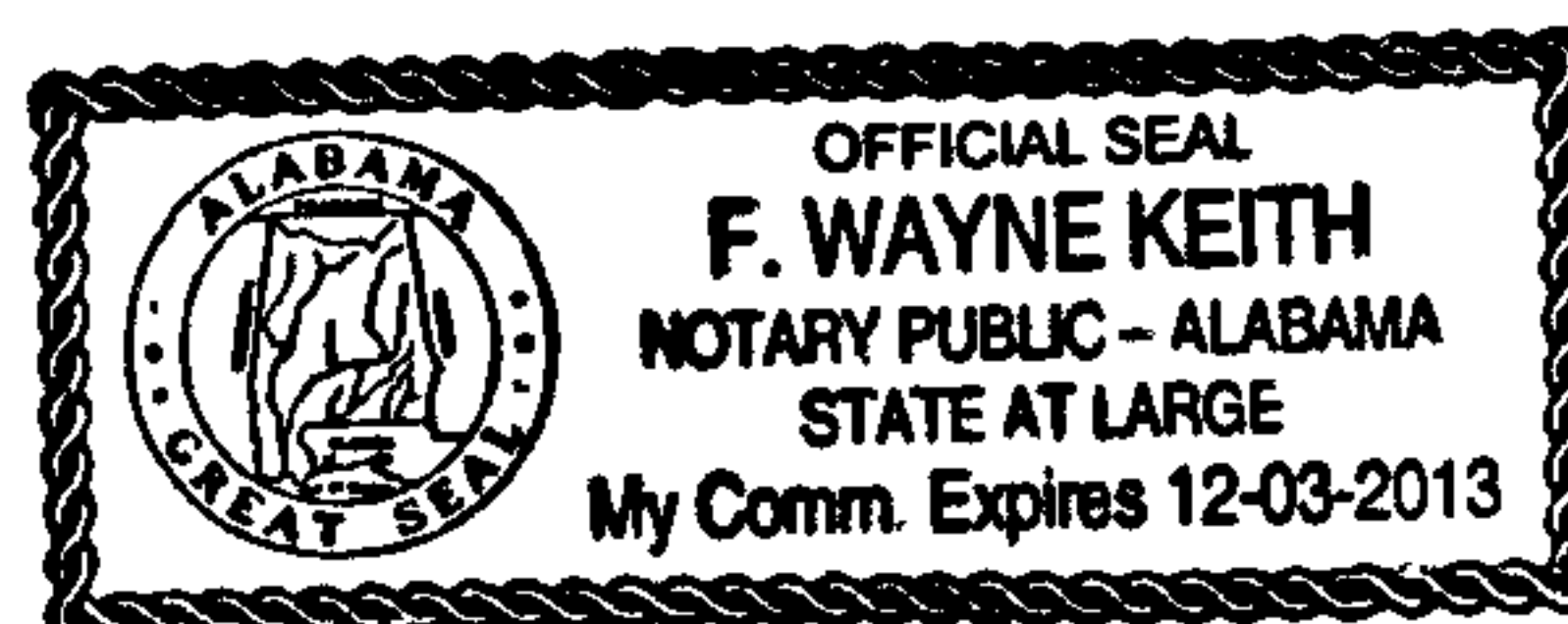
STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Charles M. Kitchen, whose name as Managing Member of Builder Systems, LLC is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance he, as such Managing Member executed the same voluntarily and as the act of Builder Systems, LLC on the day the same bears date.

Given under my hand and seal this the 18th day of March, 2013.



Notary Public

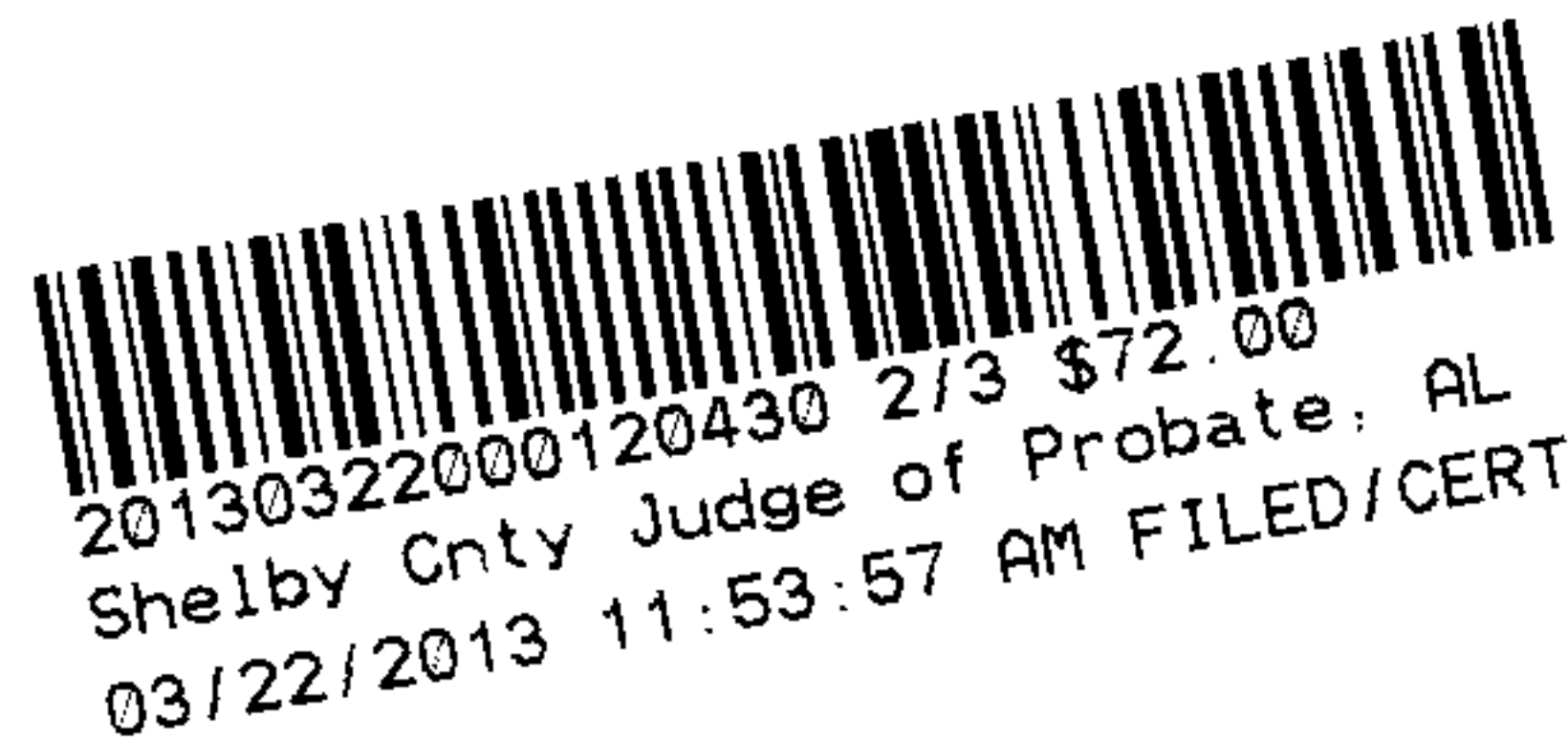


THIS INSTRUMENT WAS PREPARED BY:

F. Wayne Keith, Attorney
Law Offices of F. Wayne Keith PC
120 Bishop Circle
Pelham, Alabama 35124

SEND TAX NOTICE TO:

John Robert Cook
140 Deer Chase Drive
Chelsea, Alabama 35043



Real Estate Sales Validation Form

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

Grantor's Name: Builder Systems LLC

Grantees' Name: John Robert Cook

Shannon Denise Cook

Mailing Address : 281 Normandy Lane
Chelsea, AL 35043

Mailing Address: 1307 Turtle Lake Drive
Birmingham, AL 35242

Property Address: 140 Deer Chase Drive
Chelsea, AL 35043

Date of Transfer: March 18, 2013

Total Purchase Price \$270,000.00

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
x Sales Contract
x 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

1. Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.
2. Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.
3. Property address - the physical address of the property being conveyed, if available.
4. Date of Sale — the date on which interest to the property was conveyed.
5. 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.
6. 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 assessors current market value.
7. 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: March 18, 2013

____ Unattested

x

Builder Systems, LLC-grantor

Sign

(verified by Charles M. Kitchen-Member

Sign

(verified by) John Robert Cook-grantee

Sign

(verified by) Shannon Denise Cook-grantee

Form RT-1

x



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