

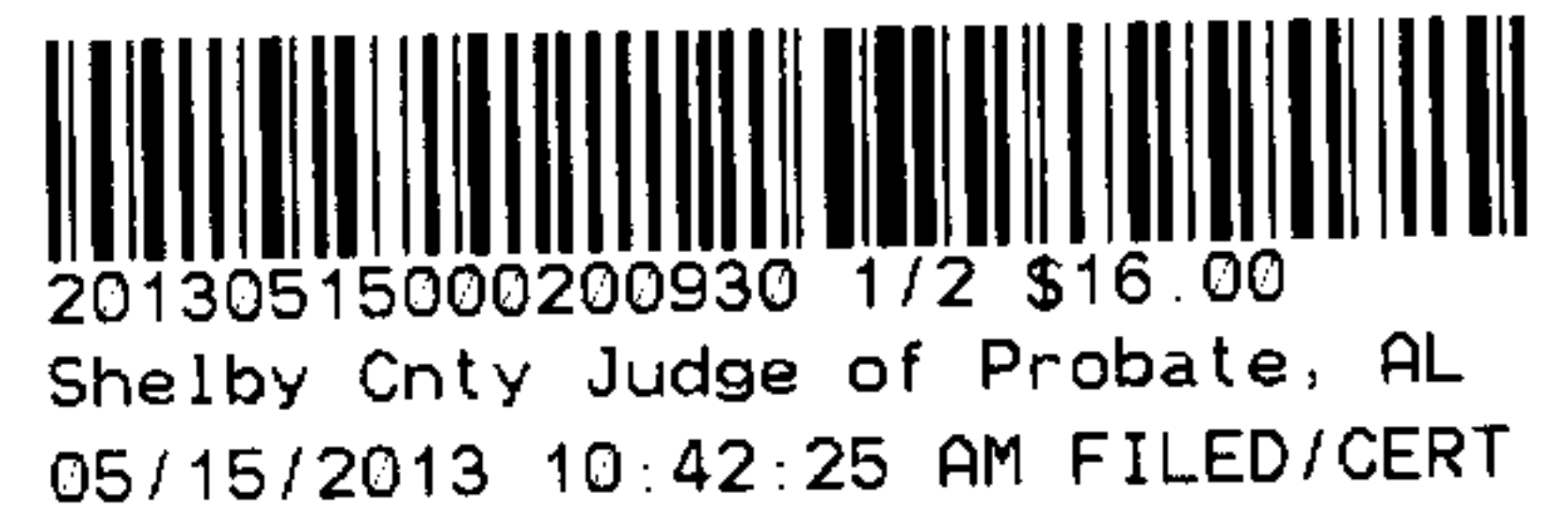
12.00
This Instrument Prepared By:
Thomas E Thornton
Union State Bank
3437 Lorna Road
Birmingham, Alabama 35216

Send Tax Notice To:
Builder Systems, LLC.
281 Normandy Lane
Chelsea, Al. 35043

STATUTORY WARRANTY DEED

NEITHER TITLE NOR SURVEY EXAMINED BY PREPARER

STATE OF ALABAMA)
SHELBY COUNTY)



KNOW ALL MEN BY THESE PRESENTS: That in consideration of Twenty Thousand and 00/100 Dollars (\$20,000.00), to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, Union State Bank, 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:

Lot 671 according to the Map and Survey of Deer Ridge Lakes, Sector 6, Phase 2 as recorded in Map Book 37, Page 59 in the Office of the Judge of Probate of Shelby County, Alabama.

*** Purchase Money Mortgage Filed Simultaneously Herewith**

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 to our knowledge. Grantor is the owner of the majority of the lots within this subdivision and has approved plans for the improvements to be constructed on the lot conveyed. Such plans comply with the building requirements set forth in the covenants for this subdivision.

TO HAVE AND TO HOLD to the said GRANTEE, its successor and assigns forever.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal, this
the 30th day of April, 2013

Union State Bank

By:

Its:

STATE OF ALABAMA)
Jefferson COUNTY)

CORPORATION ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Thomas E. Thornton, whose name as Assistant Vice President of Union State Bank, 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 30th day of April, 2013.

Notary Public

My Commission Exp. _____

MY COMMISSION EXPIRES FEBRUARY 10, 201

Real Estate Sales Validation Form

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

Grantor's Name Union State Bank
Mailing Address 2019 Cogswell Ave
Pell City, AL 35125

Grantee's Name Builder Systems, LLC
Mailing Address 281 Normandy Lane
Chelsea, AL 35043

Property Address 136 Deer Chase Dr
Chelsea, AL 35043
Lot 671 Deer Ridge Lakes Sec 6
Ph 2

Date of Sale April 30, 2013

Total Purchase Price \$ 20,000.00

or
Actual Value \$

or
Assessor's Market Value \$ 20130515000200930 2/2 \$16.00
Shelby Cnty Judge of Probate, AL
05/15/2013 10:42:25 AM FILED/CERT

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

☐ Appraisal

☐ Sales Contract

☒ Other Deed to purchaser

☐ Closing Statement

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 5/1/13

Print Thomas E Thornton for Union State Bank

Unattested

Sign

(verified by)

Grantor/Grantee/Owner/Agent circle one

Print Form

Form RT-1