

THIS INSTRUMENT WAS PREPARED BY:

Robert K. Fleming
4645 Pyne Drive
Bessemer, AL. 35022

SEND TAX NOTICE TO:

Clayton L. Branum
1716 Lake Hardwood Drive
Hoover, AL. 35242

WARRANTY DEED



20130812000328580 1/2 \$92.50
Shelby Cnty Judge of Probate, AL
08/12/2013 04:02:55 PM FILED/CERT

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

That in consideration of Seventy Five Thousand Fifty and No/100 DOLLARS (\$75,050.00) to the undersigned KUSTOM KONSTRUCTION, L.L.C. an Alabama limited liability company (hereinafter referred to as "Grantor") in hand paid by CLAYSSIC HOME INNOVATIONS, INC., an Alabama Corporation (hereinafter referred to as "Grantee") the receipt and sufficiency of which are hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 56, according to the map or survey of The Cove of Greystone,
Phase II, as recorded in Map Book 29, Page 136 A&B, in the Probate Office of
Shelby County, Alabama, being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said Grantee, its successors and assigns, forever; The Grantor does for itself, its successors and assigns, covenant with the said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, KUSTOM KONSTRUCTION, L.L.C. by Clayton L. Branum, its Manager/Member, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the ____ day of August, 2013

KUSTOM KONSTRUCTION, L.L.C.

By Clayton L. Branum 8/14/13
CLAYTON L. BRANUM
Its Manager/Member

Shelby County, AL 08/12/2013
State of Alabama
Deed Tax: \$75.50

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Clayton L. Branum whose name as Manager/Member of Kustom Konstruction, L.L.C., 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, he as such officer with full authority executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal this 12th day of August .2013.



Real Estate Sales Validation Form

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

Grantor's Name KUSTOM CONSTRUCTION LLC Grantee's Name CLASSIC HOME
Mailing Address 1716 LAKE HAWOOD DR Mailing Address INNOVATIONS
HOOPER AL 35242 1716 LAKE HAWOOD DR
HOOPER AL 35242
Property Address N/A Date of Sale 8/8/13
Total Purchase Price \$ 75050.00
or
Actual Value \$ 75050.00
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 ☐ Appraisal
☒ Sales Contract ☐ Other
☐ 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

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 _____

Print Robert Fleming

Sign

Robert Fleming

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1