


Send Tax Notice To:  
Davis Flagstone Construction, LLC  
1776 Independence Court  
Suite 203  
Birmingham, Alabama 35209

*This instrument was prepared by:*  
Laurie Boston Sharp,  
ATTORNEY AT LAW, LLC  
P. O. Box 567  
Birmingham, AL 35007

  
20131114000447250 1/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
11/14/2013 09:32:04 AM FILED/CERT

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**Statutory Warranty Deed**

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**STATE OF ALABAMA     )**

**KNOW ALL MEN BY THESE PRESENTS,**

**COUNTY OF SHELBY     )**

THAT IN CONSIDERATION OF Thirty Thousand and No/100 Dollars (\$30,000.00) paid to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **FLAGSTONE CONSTRUCTION, LLC**, an Alabama limited liability company (herein referred to as Grantor), does grant, bargain, sell and convey unto **DAVIS FLAGSTONE CONSTRUCTION, LLC**, an Alabama limited liability company (herein referred to as Grantee), the following described real estate (herein referred to as the Property), situated in the State of Alabama, County of Shelby, to-wit:

LOT 112 of The Villages of Westover, Sector 1, according to Map Book 39,  
Pages 9A & 9B, as recorded in the Probate Office of Shelby County, Alabama.

*ALL OF THE ABOVE PROCEEDS WERE PAID FROM A MORTGAGE LOAN CLOSED  
SIMULTANEOUSLY HEREWITH.*

THIS INSTRUMENT IS EXECUTED AS REQUIRED BY THE ARTICLES OF ORGANIZATION  
AND OPERATIONAL AGREEMENT OF THE LORRIN GROUP, LLC AND SAME HAVE NOT  
BEEN MODIFIED OR AMENDED.

**The above Property is conveyed subject to:**

1. the lien of ad valorem and similar taxes for 2014 and subsequent years;
2. Matters such as, but not limited to, easements, building setback lines, right of ways, and limitations as to use as shown on the Record Map of the Villages at Westover, as recorded in Map Book 39, Pages 9A & 9B, in the Office of the Judge of Probate of Shelby County, Alabama and according to Map Book 41, Page 65, in the Office of the Judge of Probate of Shelby County, Alabama;

3. All valid and enforceable easements, covenants, conditions and restrictions of record, including, without limitation, that certain Declaration of Protective Covenants for the Villages at Westover, A Residential Subdivision, as recorded in the Probate Office of Shelby County, Alabama in Instrument # 20061023000521080;
4. Right of Way granted to Alabama Power Company as set out in Instrument # 20070517000229750;
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights; and
6. Any and all matters of record.

**TO HAVE AND TO HOLD** unto the said Grantee, its successors and assigns, forever .

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

1<sup>st</sup> IN WITNESS WHEREOF, the undersigned said Grantor, has executed this conveyance on this the day of November 2013.

**FLAGSTONE CONSTRUCTION, LLC,**  
an Alabama limited liability company

  
By: John B. Davis, Jr.

Its: Managing Member

STATE OF ALABAMA           )  
COUNTY OF SHELBY        )


I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that JOHN B. Davis, Jr., whose name as Managing Member of FLAGSTONE CONSTRUCTION, LLC, an Alabama limited liability company, 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, in his capacity as such Manager and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1<sup>st</sup> day of November, 2013.



NOTARY PUBLIC

My commission expires: 5-13-2017

  
20131114000447250 2/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
11/14/2013 09:32:04 AM FILED/CERT



# Real Estate Sales Validation Form

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

Grantor's Name Flagstone Construction, LLC  
Mailing Address 1776 Independence Ct.  
Suite 203  
B'ham, AL 35216

Grantee's Name Davis Flagstone Construction, LLC  
Mailing Address 1776 Independence Court  
Suite 203  
B'ham AL 35216

Property Address Lot 112  
Villages of Westover  
\_\_\_\_\_  
\_\_\_\_\_

Date of Sale 11/1/2013  
Total Purchase Price \$ 30,500.00  
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  
\_\_\_\_\_

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

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 11/1/2013

Print Laurie Boston Sharp, Attorney

Unattested

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

(verified by)