

Gift

THIS INSTRUMENT WAS PREPARED BY:

Morris, Manning & Martin, LLP
990 Hammond Drive, Suite 300
Atlanta, GA 30328
File#H0599
Reo#1047650

SEND TAX NOTICE TO:

Greater Birmingham Habitat for Humanity
4408 Lloyd Noland Parkway
Fairfield, AL 35064



20131218000484450 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
12/18/2013 03:35:22 PM FILED/CERT

RETURN TO:
Magic City Title, Inc.
3535 Grandview Parkway, Suite 550
Birmingham, AL 35243

Statutory Warranty Deed

STATE OF ALABAMA §
 §
COUNTY OF SHELBY §

KNOW ALL MEN BY THESE PRESENTS THAT:

Habitat for Humanity International, Inc., whose address is 270 Peachtree Street NW, Suite 1300, Atlanta, GA 30303 (hereinafter called "Grantor"), for and in consideration of the sum of TEN AND NO/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by Greater Birmingham Habitat for Humanity, Inc. (hereinafter called "Grantee"), whose mailing address is 4408 Lloyd Noland Parkway, Fairfield, AL 35064, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD AND CONVEYED and by these presents does GRANT, SELL AND CONVEY unto Grantee all of Grantor's rights, titles, powers, privileges and interests in and to that certain real property situated in Shelby County, Alabama, and more particularly described, to-wit:

Lot 8, according to the Survey of Buck Creek Landing, as recorded in Map Book 20, Page 136, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama

together with: (a) all of the improvements, buildings, structures, fixtures, additions, enlargements, extensions and modifications thereon, (b) all tenements, hereditaments, rights, privileges, interests, easements, and appurtenances now or hereafter belonging or in any way pertaining thereto, and (c) all after acquired title therein and thereto.

SUBJECT TO real estate taxes and assessments not yet due and payable, covenants, conditions, restrictions, easements, rights of way and other matters of record, applicable zoning, land use, and similar laws and regulations and any and all matters which would be disclosed by an accurate survey of the property (the "Permitted Exceptions")

TO HAVE AND TO HOLD, the described property with all and singular the rights, members, and appurtenances thereof, to the same being, belonging, or in anywise appertaining to the only proper use, benefit, and behoof of Grantee forever in FEE SIMPLE, SUBJECT, HOWEVER, to the Permitted Exceptions,

AND Grantor does warrant the title to the land conveyed, subject to the Permitted Exceptions, and will defend the same against all persons properly and validly claiming by, through or under the Grantor, but against none other.

EXECUTED this 5th day of December, 2013,
to be effective for all purposes as of the 5th day of December, 2013.

Grantor:
Habitat for Humanity International, Inc.

By: [Signature]
Name: Hilary Harp
Title: Assistant Secretary



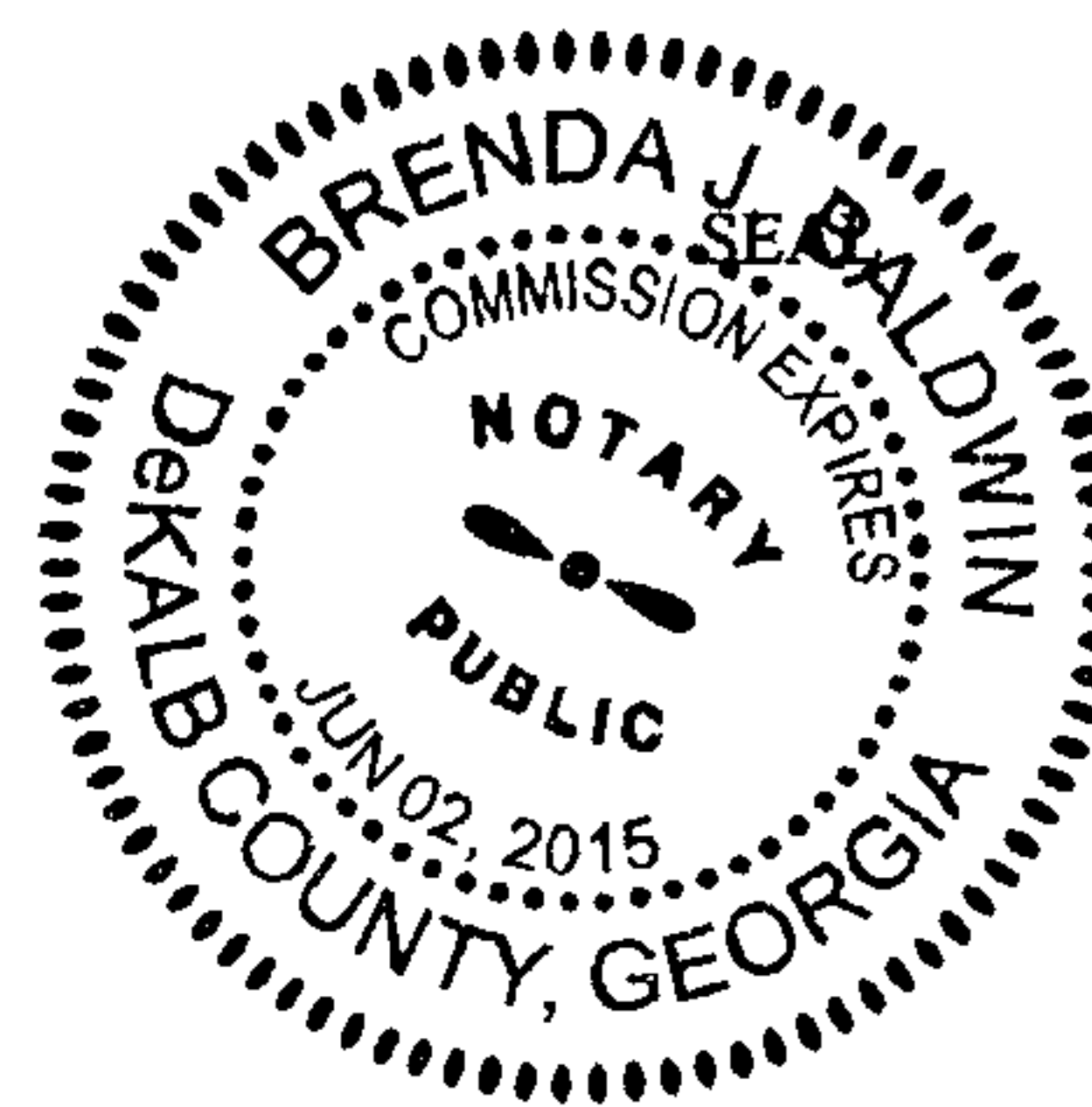
State of Georgia

Fulton County

I, the undersigned, a Notary Public in and for said County and in said State, hereby certify that Hilary Harp, whose name as Assistant Secretary of Habitat for Humanity International, Inc., is signed to the foregoing, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, as such officer and with full authority executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal this 5th day of December, 2013.

[Signature]
NOTARY PUBLIC



20131218000484450 2/3 \$21.00
Shelby Cnty Judge of Probate, AL
12/18/2013 03:35:22 PM 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 Habitat for Humanity
Mailing Address International, Inc.
270 Peachtree St NW #1300
Atlanta, GA 30303

Grantee's Name Greater Birmingham Habitat
Mailing Address for Humanity, Inc.
4408 Lloyd Noland Parkway
Fairfield, AL 35064

Property Address 223 Buck Creek Circle
Alabaster, AL 35007

Date of Sale 12/6/2013
Total Purchase Price \$ _____
or
Actual Value \$ 74,643.00
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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other donation

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 av.

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 12-10-2013

Print Lynn M. Wilson

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Print Form

