

THIS INSTRUMENT PREPARED BY:

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120 Bishop Circle  
Pelham, Alabama 35124

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**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 Seven Thousand and no/100's Dollars (\$277,000.00)** 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

**Julius B. Martin and Cicely B. Martin**

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


**Lot 671, 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. Taxes for the year 2014 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 damages.**
- 4. Restrictions appearing of record in Inst. No. 2006-42909.**
- 5. Right-of-way granted to Alabama Power Company recorded in Inst. No. 2004-62000.**

**\$271,982.00 of the above consideration is paid by a Purchase Money Mortgage 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

  
20140122000020630 1/3 \$25.50  
Shelby Cnty Judge of Probate, AL  
01/22/2014 10:00:08 AM FILED/CERT

Shelby County, AL 01/22/2014  
State of Alabama  
Deed Tax: \$5.50

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 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 17th day of January, 2014.

WITNESS:

Builder Systems, LLC

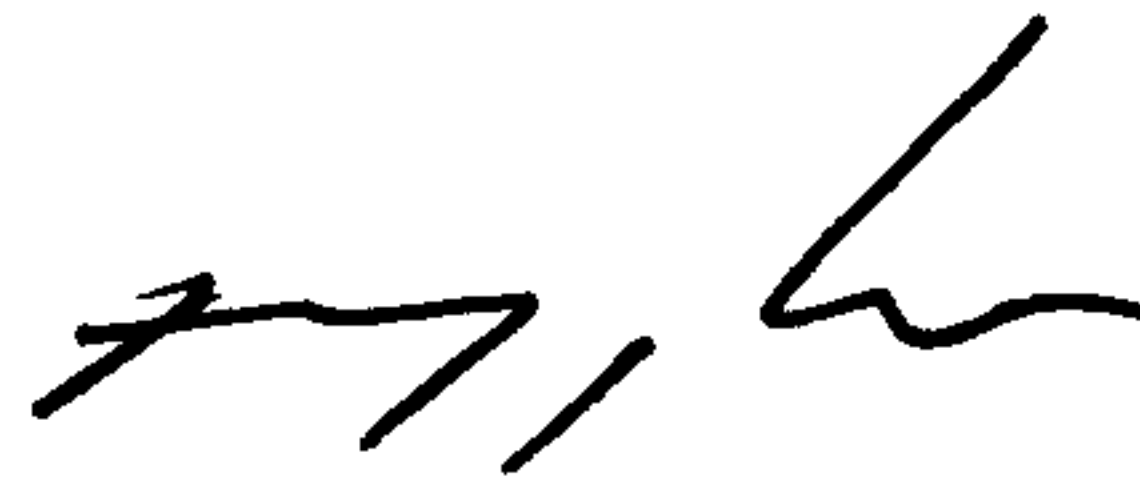


Charles M. Kitchen-Member

STATE OF ALABAMA  
SHELBY COUNTY

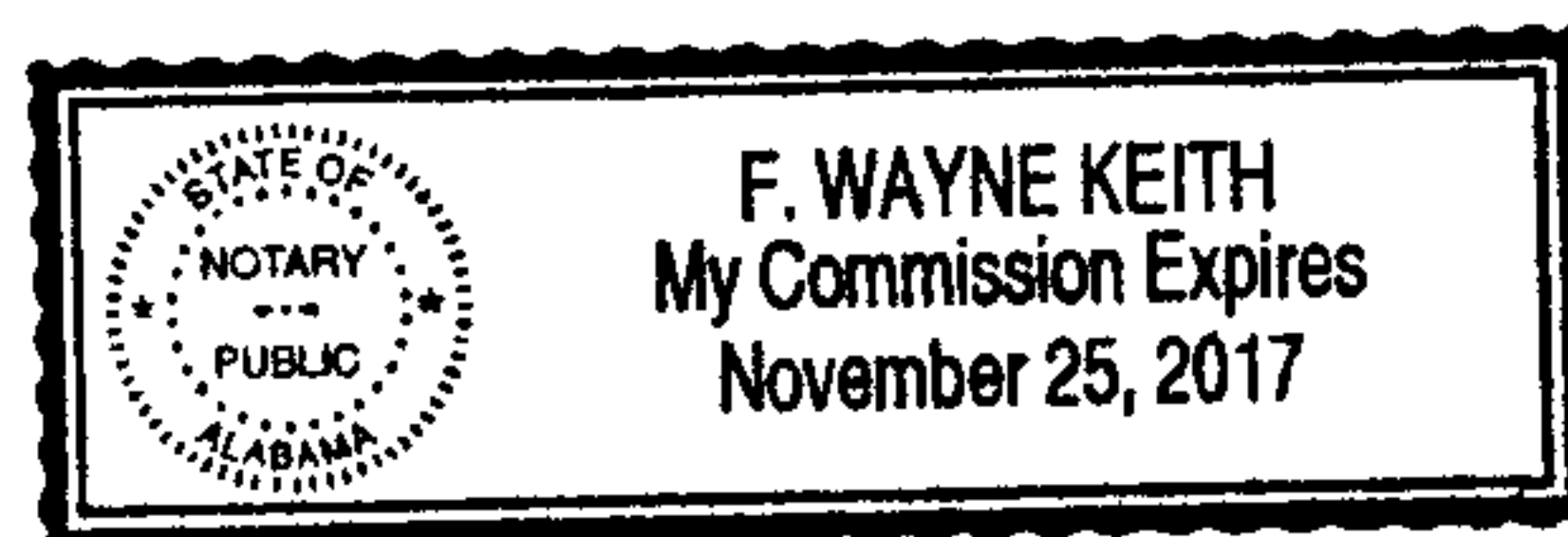
I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Charles M. Kitchen, whose name as Member of Builder Systems, LLC is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance he as such 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 17th day of January, 2014.



Notary Public

SEND TAX NOTICE TO:  
Julius B. Martin  
136 Deer Chase Drive  
Chelsea, Alabama 35043



20140122000020630 2/3 \$25.50  
Shelby Cnty Judge of Probate, AL  
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## 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

Mailing Address : 281 Normandy Drive  
Chelsea, Alabama 35043

Grantee's Name: Julius B. Martin

Mailing Address: 136 Deer Chase Drive  
Chelsea, Alabama 35043

Property Address: 136 Deer Chase Drive  
Chelsea, Alabama 35043

Date of Transfer: January 17, 2014

Total Purchase Price \$277,000.00

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
x	Sales Contract	Other
x	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.

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: January 17, 2014

Builder Systems LLC -grantor

Sign 


x

verified by Its Member


Sign 

x

verified by Julius B. Martin-grantee

Sign   
verified by Cicely B. Martin-grantee

x

  
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