


This instrument prepared by:
Robert L. Snider
P.O. Box 361405
Hoover, AL 35236

SEND TAX NOTICE TO:
Robert L. Snider
P.O. Box 361405
Hoover, AL 35236

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY


20140211000039110 1/3 \$242.00
Shelby Cnty Judge of Probate, AL
02/11/2014 01:05:41 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that for the consideration of Two Hundred Twenty-Two Thousand (\$222,000), the undersigned Grantor, Portrait Homes, L.L.C., a Delaware Series LLC, (herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Robert L. Snider (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 1 according to the Survey of Parkside Village Phase II, as recorded in Map Book 37, Page 60, in the Probate Office of Shelby County, AL.

SUBJECT TO:

1. Ad Valorem taxes
2. Mineral and mining rights accepted.
3. All easements, restrictions, covenants, right of ways of record.

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

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, for itself, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and 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, the said GRANTOR by its Manager, who is authorized to execute this conveyance, hereto set its signature and seal, this the 7th day of December, 2012.

By: 
ROBERT L. SNIDER, MANAGER
PORTRAIT HOMES, LLC

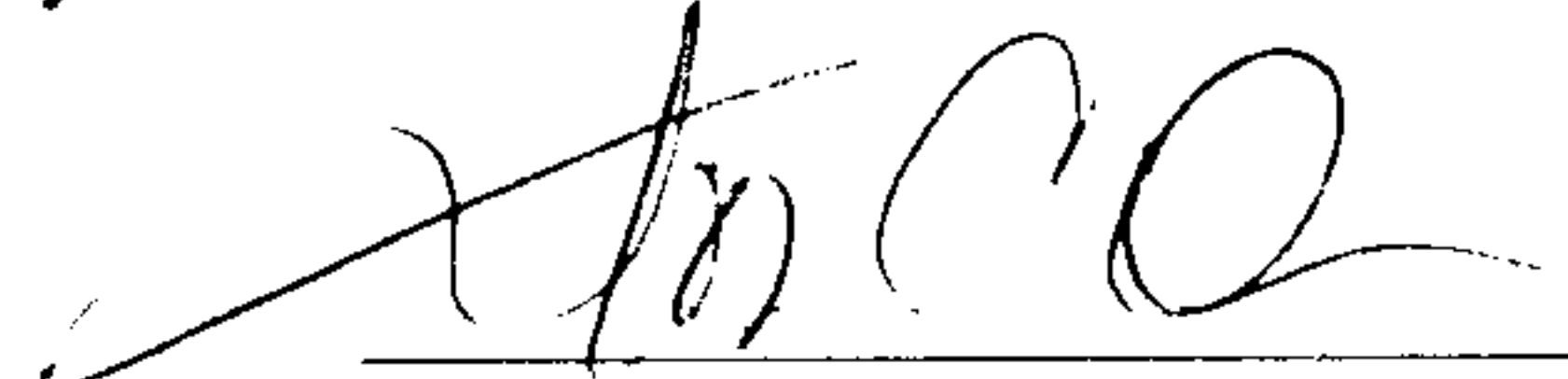
Shelby County, AL 02/11/2014
State of Alabama
Deed Tax: \$222.00

STATE OF ALABAMA
SHELBY COUNTY


ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Robert L. Snider, whose name as manager of Portrait Homes, LLC, a Delaware Series LLC, is signed to the foregoing conveyance, and who is known to me, such Manager and with full authority, executed the same voluntarily for and as the act of said company on the day the same bears date.

Given under my hand and official seal this 7th day of December, 2012.



Notary Public
My Commission Expires: 3/23/2014


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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 Portrait Homes LLC Grantee's Name Robert L Snider
Mailing Address Po Box 361405 Mailing Address Po Box 361405
Hoover AL 35236 Hoover, AL 35236

Property Address _____

Date of Sale 12/7/12
Total Purchase Price \$ 222,000.00
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 ☐ Appraisal
☐ Sales Contract ☒ Other conveyed to owner
☐ 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 to property and their current mailing address.

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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 2/11/14

Unattested

(verified by)

Print Portrait Homes LLC
for Robert L Snider man
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1