

20140326000084550 1/3 \$50.00
Shelby Cnty Judge of Probate, AL
03/26/2014 11:36:33 AM FILED/CERT

THIS INSTRUMENT PREPARED BY:

F. Wayne Keith
Law Offices of F. Wayne Keith PC
120 Bishop Circle
Pelham, Alabama 35124

[Space Above This Line For Recording Data]

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Thirty Thousand and no/100's Dollars (\$30,000.00)** and other good and valuable consideration to the undersigned grantor,

K & S Holdings, LLC, an Alabama limited liability company

(hereinafter referred to a grantor) in hand paid by the grantee the receipt whereof is hereby acknowledged the said grantor does by these presents, grant, bargain, sell and convey unto

Builder Systems, LLC

(hereinafter referred to as grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 757-A, according to the Resurvey of Lots 757 and 758, Eagle Point 7th Sector, as recorded in Map Book 32, Page 75, in the Probate Office of Shelby County, Alabama.

Subject to:

- 1. Taxes for the year 2013 and subsequent years.**
- 2. Easement(s), building line(s) and restriction(s) as shown on recorded maps.**
- 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. 1995-18658; Inst. No. 1996-33773; Inst. No. 1997-19417; Inst. No. 2007-56846 and Real Volume 290, Page 842.**
- 5. Right-of-way granted to Alabama Power Company recorded in Volume 111, Page 408 and Volume 149, Page 380.**
- 6. Restrictions appearing of record in Volume 206, Page 448.**

Shelby County, AL 03/26/2014
State of Alabama
Deed Tax: \$30.00

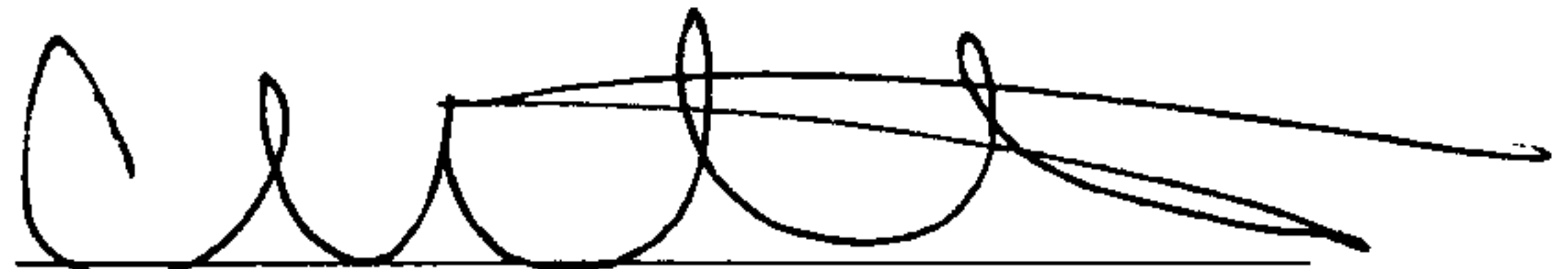
TO HAVE AND TO HOLD, unto the said grantee, its successors and assigns.

And said grantor does for itself, its successors and assigns, covenant with said grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free of 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 grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantor, by its Managing Member who is authorized to execute this conveyance has hereunto set its signature and seal this the 26th day of March, 2014.

ATTEST:

K & S Holdings, LLC

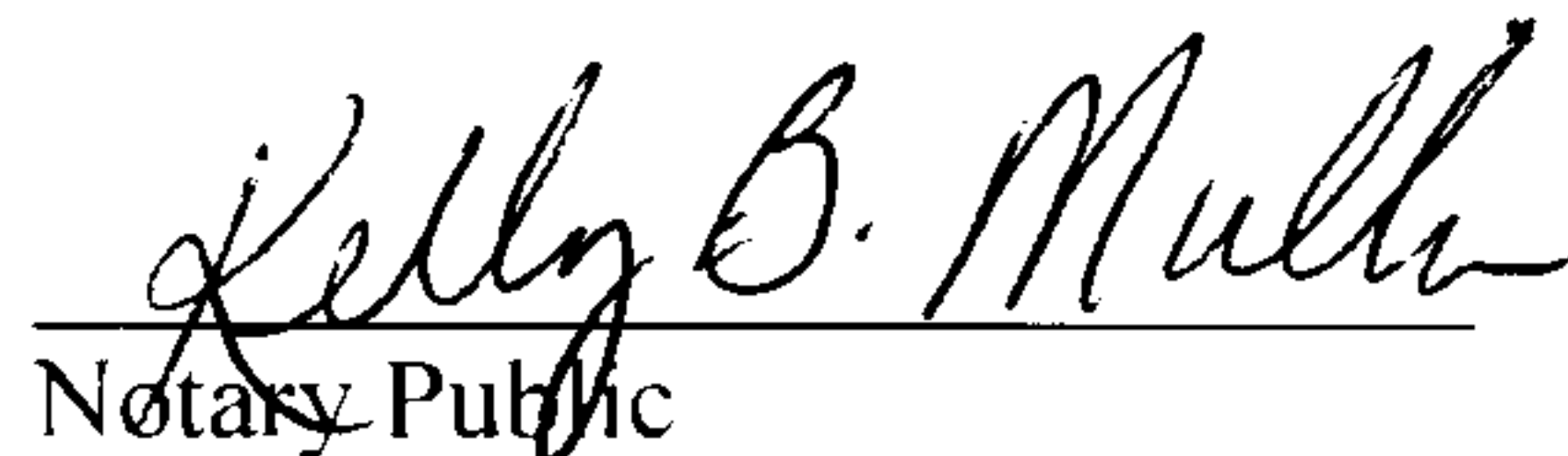


Charles M. Kitchen
It's Member

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, as Member of K & S Holdings LLC, a limited liability company 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 and with full authority executed the same voluntarily for and as the act of said limited liability company.

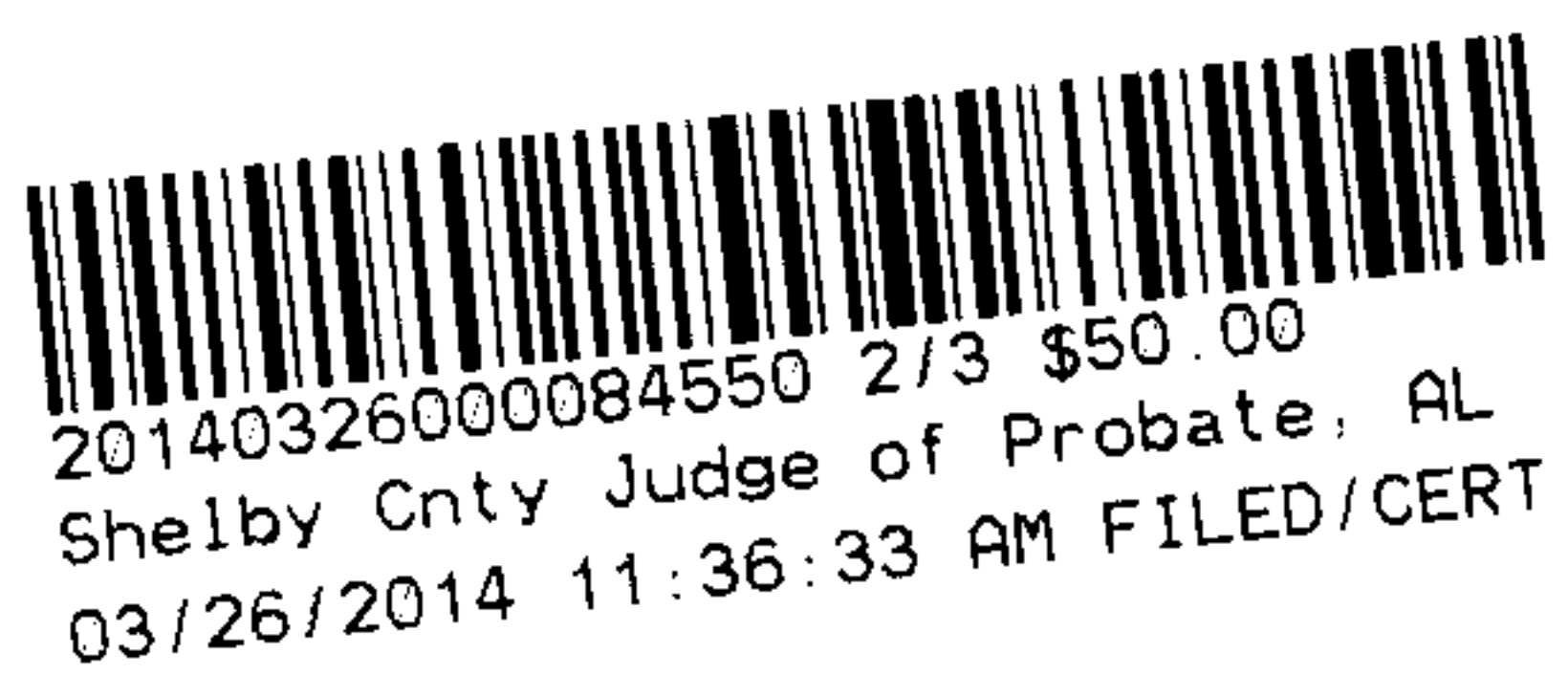
Given under my hand and seal this the 26th day of March, 2014.



Notary Public

Kelly B. Mullin
Notary Public State At Large
Commission Expires
June 23, 2018

SEND TAX NOTICE TO:
Builder Systems, LLC
281 Normandy Drive
Chelsea, Alabama 35043



Real Estate Sales Validation Form

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

Grantor's Name: K & S Holdings LLC

Mailing Address : 281 Normandy Drive
Chelsea, AL 35043

Grantee's Name: Builder System LLC

Mailing Address: 281 Normandy Drive
Chelsea, AL 35043

Property Address: Lot 757-A Eagle Point

Date of Transfer: March 26, 2014

Total Purchase Price \$30,000.00

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
☒ 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.

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: March 26, 2014

Sign _____
x K & S Holdings, LLC-grantor
verified by Charles M. Kitchen-Member

Sign _____
x Builder Systems, LLC-grantee
verified by Charles M. Kitchen-Member

RT-1

