

\$272,576.00 of the above consideration
is paid by a Purchase Money Mortgage
filed simultaneously herewith.

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
Joint Tenants With Right of Survivorship

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Three Hundred, Two Thousand, Eight Hundred, Sixty Three and 90/100's Dollars (\$302,863.90)** and other good and valuable consideration to the undersigned,

Builder Systems, 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

Benjamin Ray McCallen and Shaina Marie McCallen

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

Lot 315, according to the Final Plat of Lakewood Phase 3, as recorded in Map Book 36, Page 81, in the Probate Office of Shelby County, Alabama.

Subject to:

- 1. Taxes for the year 2015 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. 2004-4714 and Inst. No. 2004-20493.**
- 5. Right-of-way granted to Alabama Power Company recorded In Inst. No. 2006-5268.**

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 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 said grantor does for itself, its successors and assigns, covenant with said grantees, their heirs, successors and assigns, that it is lawfully seized in fee simple of said premises, that



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Shelby Cnty Judge of Probate, AL
02/02/2015 10:41:57 AM FILED/CERT

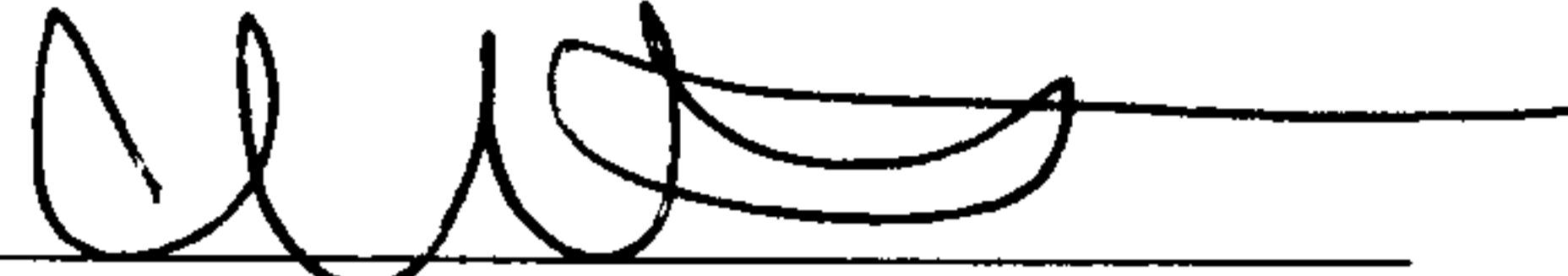
Shelby County, AL 02/02/2015
State of Alabama
Deed Tax: \$30.50

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 grantees, their heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantor, by its Member who is authorized to execute this conveyance has hereunto set its signature and seal this the 29th day of January, 2015.

ATTEST:

Builder Systems, LLC



Charles M. Kitchen
It's Member

STATE OF ALABAMA
SHELBY COUNTY

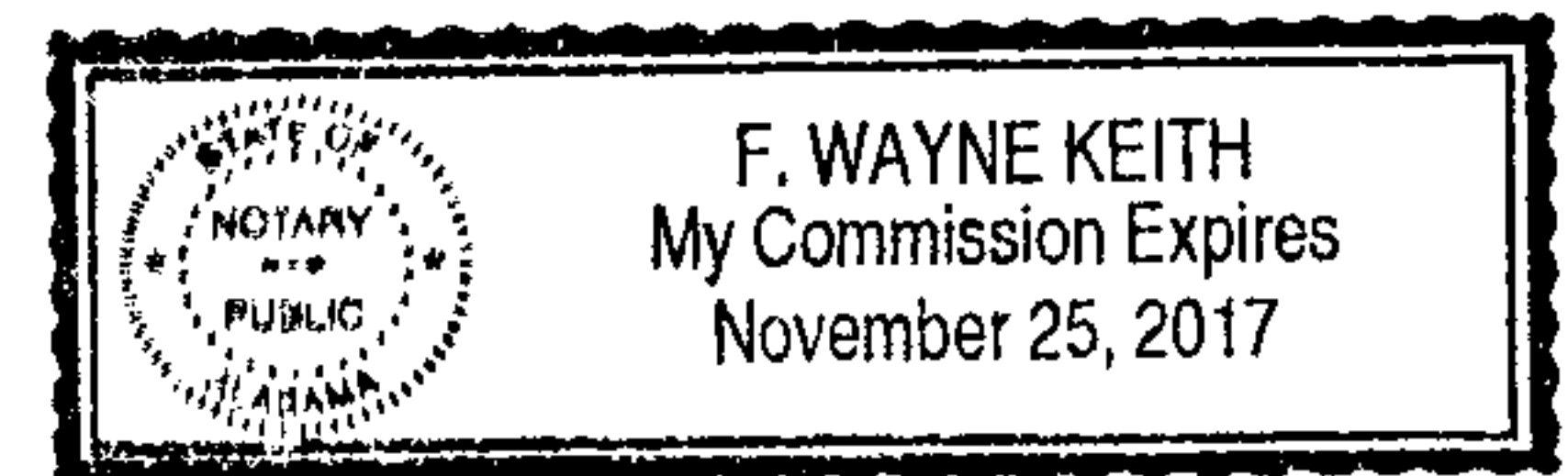
I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Charles M. Kitchen, whose name as Member of Builder Systems, LLC, a limited liability company is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the 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 29th day of January, 2015.



Notary Public

Send Tax Notice To:
Benjamin Ray McCallen
276 Shorefront Lane
Wilsonville, Alabama 35186



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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

Grantors' Name: Builder Systems, LLC

Mailing Address : 281 Normandy Drive
Chelsea, AL 35043

Grantees' Name: Benjamin Ray McCallen
Shaina Marie McCallen

Mailing Address: 276 Shorefront Lane
Wilsonville, AL 35186

Property Address: 276 Shorefront Lane
Wilsonville, AL 35186

Date of Transfer: January 29, 2015

Total Purchase Price \$302,863.90

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 29, 2015

x

Sign

verified by closing agent
F. Wayne Keith Attorney

RT-1



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Shelby Cnty Judge of Probate, AL
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