

20150311000074520  
03/11/2015 10:18:44 AM  
DEEDS 1/3

Document Prepared By:  
Robert L. Snider  
P.O. Box 361405  
Hoover, AL 35236

Send Tax Notice To:  
Portrait Homes, LLC  
P.O. Box 361405  
Hoover, AL 35236

**CORPORATION WARRANTY DEED**

STATE OF ALABAMA }  
COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Ten and NO/100 Dollars (\$10.00)** to the undersigned grantor,

**Robert L. Snider, a married man**

(herein referred to as **Grantor**), in hand paid by the Grantee herein, the receipt and sufficiency whereof is acknowledged, he said Grantor does by these presents, grant, bargain, sell and convey unto

**Portrait Homes, LLC, a Delaware Series Limited Liability Company,**

(herein referred to as **Grantee**), the following described real estate, situated in **SHELBY** County, Alabama to wit:

**LOT 14, ACCORDING TO THE FINAL PLAT OF PARKSIDE VILLAGE, PHASE 2, AS RECORDED IN MAP BOOK 37, PAGE 60, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

**\$0.00** of the above consideration was secured by and through the purchase money mortgage closed and recorded herewith.

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

And said Grantor does for himself, his heirs and assigns, covenant with the said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that he has a good right to sell and convey the same as aforesaid; that he will and his heirs and assigns shall warrant and defend the same to the said **GRANTEES**, its successors and assigns forever, against the lawful claims of ~~all persons.~~

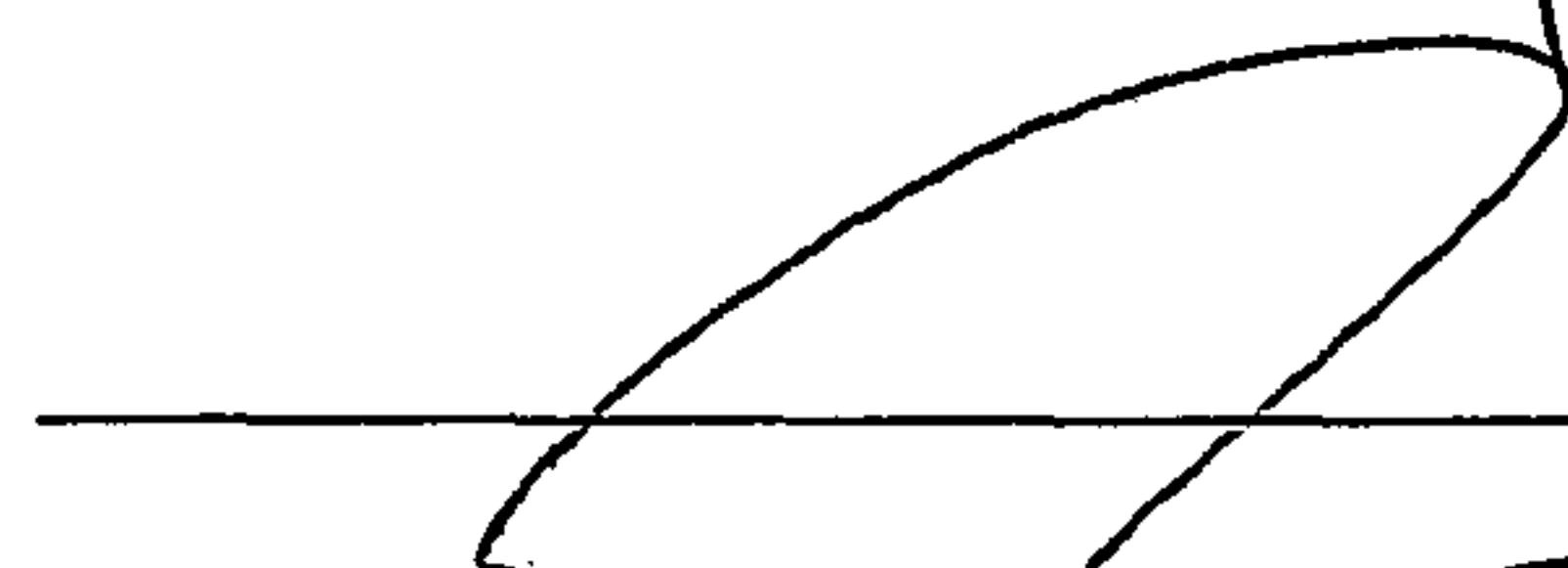
IN WITNESS WHEREOF, the said **GRANTOR**, has hereto set his signature and seal, this  
the 27<sup>th</sup> day of February, 2015.

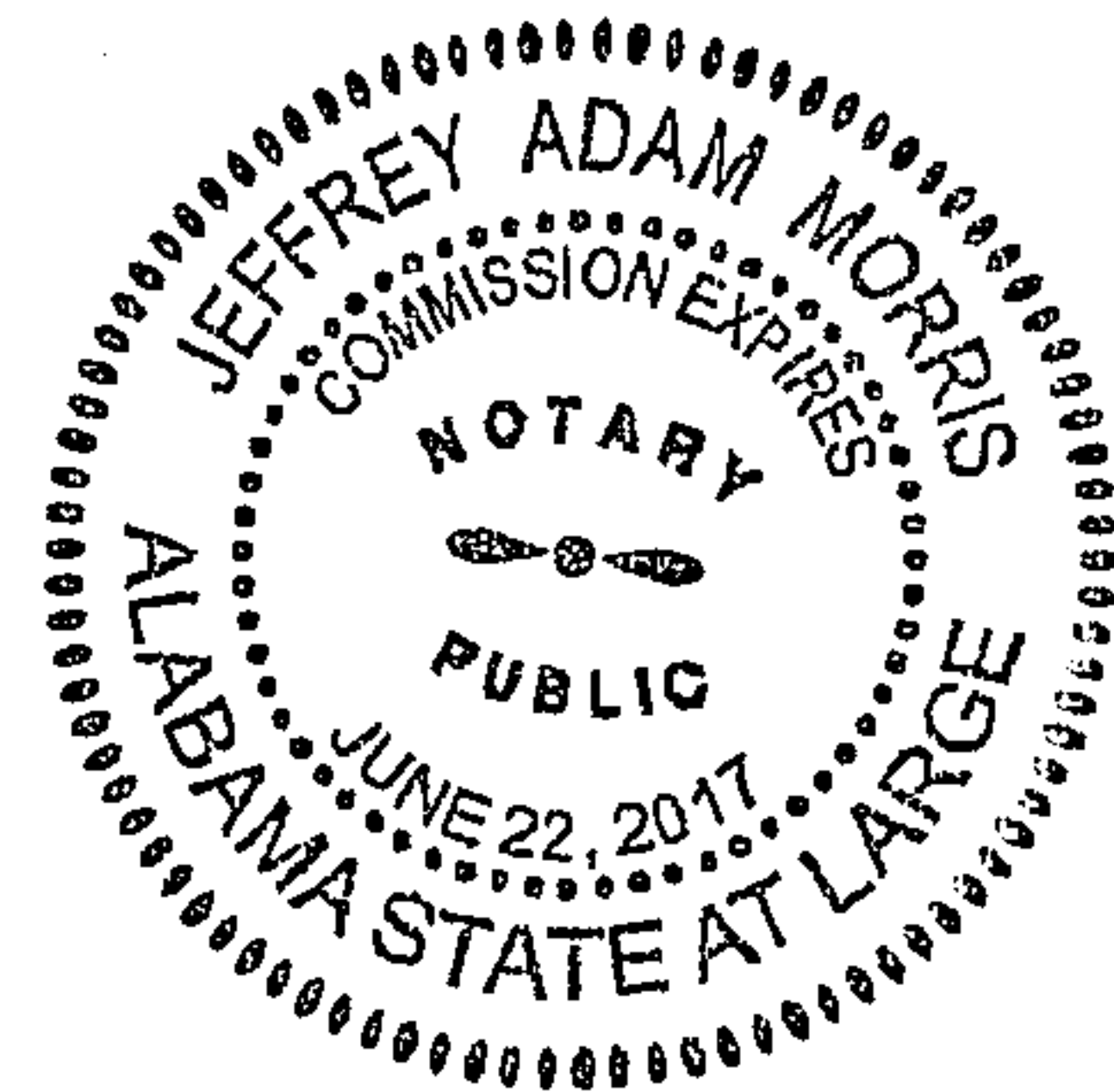
  
Robert L. Snider

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify  
that **Robert L. Snider**, whose name is signed to the foregoing deed and who is known to me,  
acknowledged before me on this day that, being informed of the contents of the conveyance,  
he, 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 27<sup>th</sup> day of February, 2015.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 6/22/17



**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Bobby Snider  
 Mailing Address \_\_\_\_\_  
PO Box 361405  
Hoover, AL 35236

Grantee's Name Portrait Homes, LLC  
 Mailing Address \_\_\_\_\_  
PO Box 361405  
Hoover, AL 35236

Property Address 601 Village Way  
Pelham, AL 35124  
 \_\_\_\_\_  
 \_\_\_\_\_

Date of Sale 3/3/15  
 Total Purchase Price \$ \_\_\_\_\_  
 or  
 Actual Value \$ 230000.00  
 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 \_\_\_\_\_

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 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 3/3/15



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 03/11/2015 10:18:44 AM  
 \$250.00 CHERRY  
 20150311000074520

Print Amy Florine Courtney

Sign [Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one