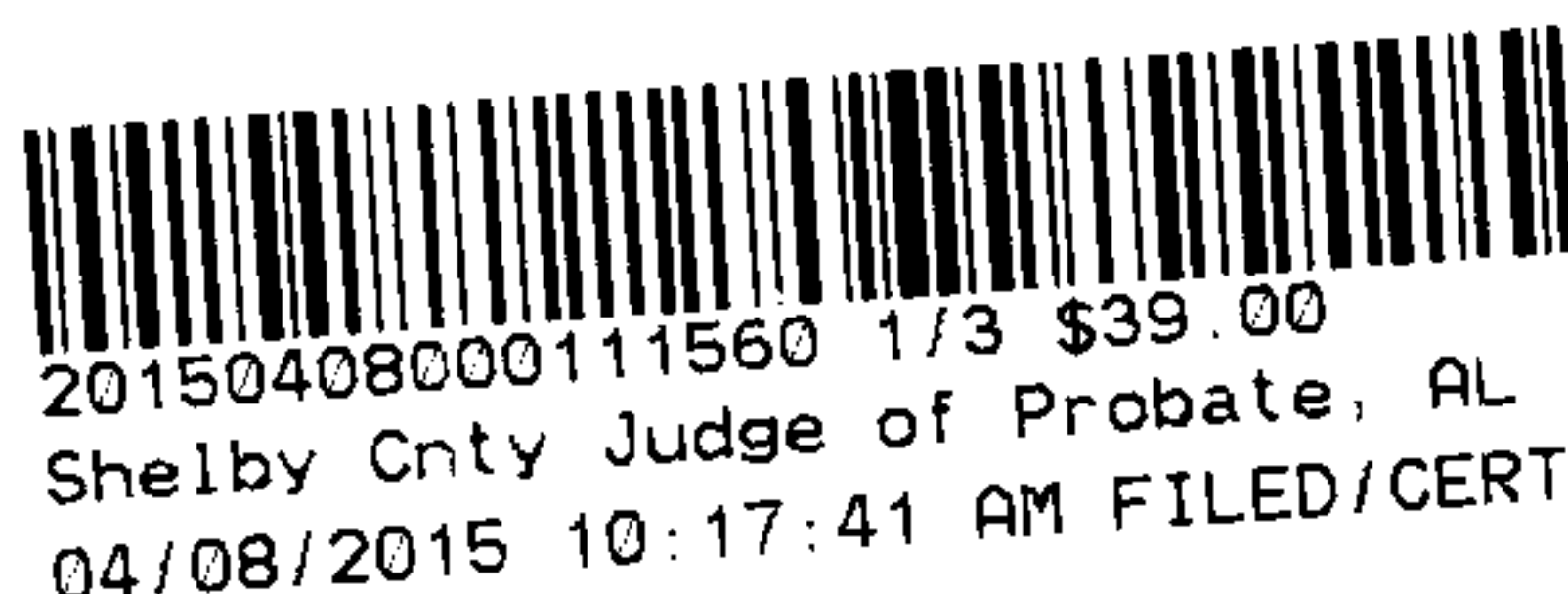


THIS INSTRUMENT PREPARED BY:

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

Shelby County, AL 04/08/2015
State of Alabama
Deed Tax: \$19.00

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Three Hundred, Seventy Five Thousand and no/100's Dollars (\$375,000.00)** 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

Roger C. Stanton and Marian C. Stanton

as joint tenants with right of survivorship, 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 2015 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.**

\$356,250.00 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 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 grantor does for itself and for it's 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 26th day of March, 2015.

WITNESS:

Builder Systems, LLC

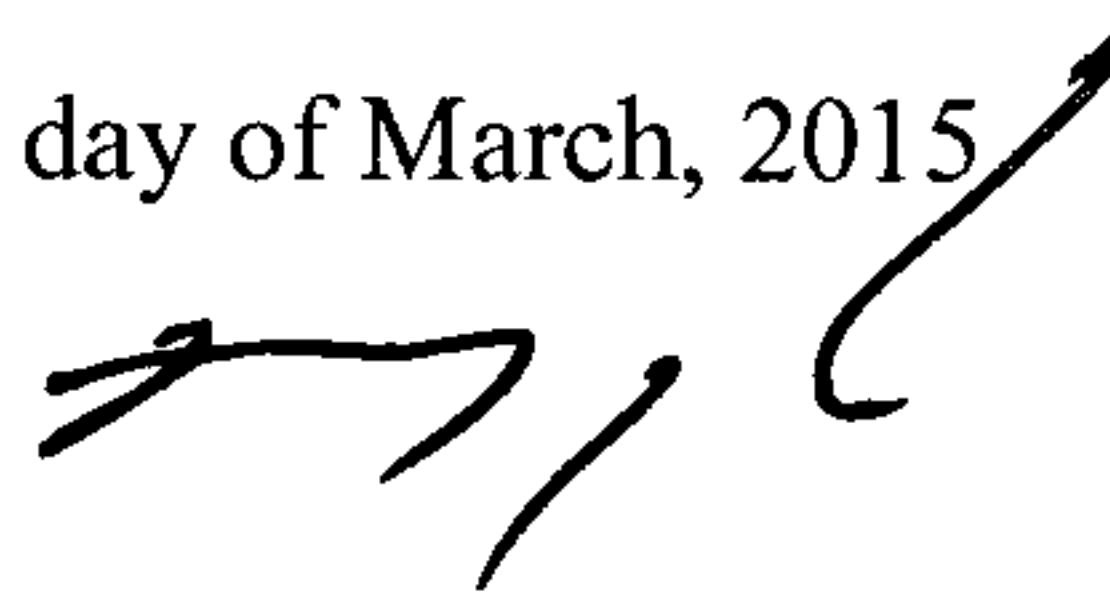


Charles M. Kitchen-Member

STATE OF ALABAMA
SHELBY COUNTY

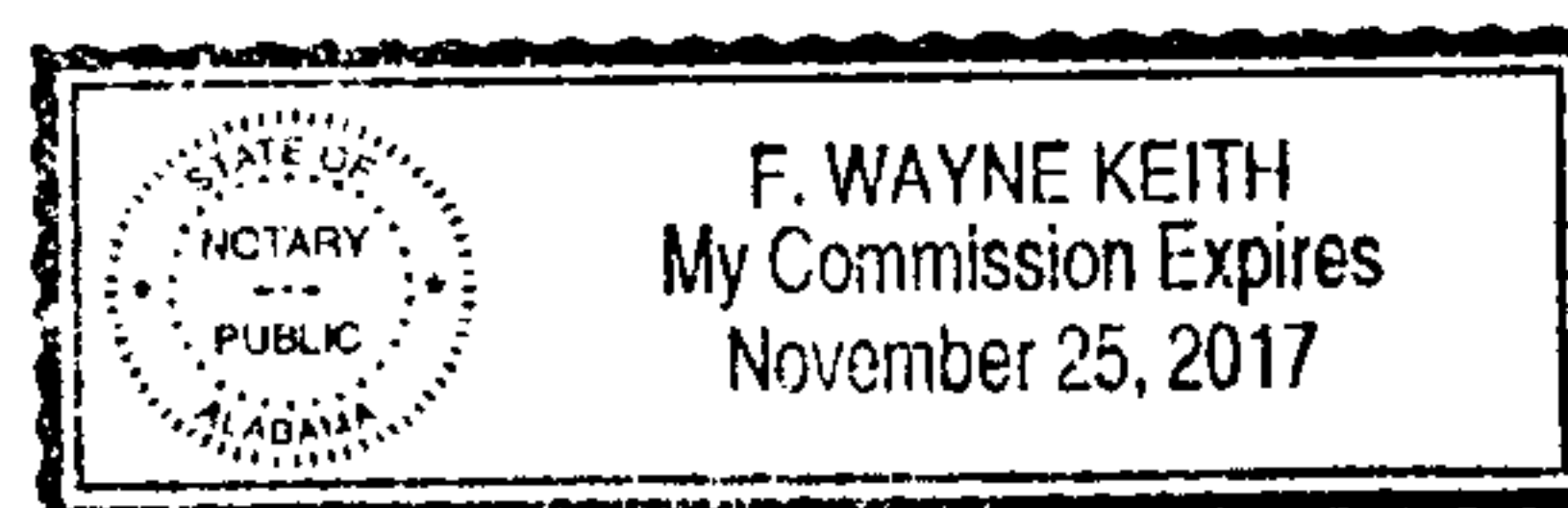
I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Charles M. Kitchen, whose name as Member of Builder Systems, LLC is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance he 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 26th day of March, 2015



Notary Public

SEND TAX NOTICE TO:
Roger C. Stanton
6046 Eagle Point Circle
Birmingham, Alabama 35242



20150408000111560 2/3 \$39.00
Shelby Cnty Judge of Probate, AL
04/08/2015 10:17:41 AM FILED/CERT

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: Roger C Stanton
Marian C Stanton

Mailing Address: 6046 Eagle Point Circle
Birmingham, AL 35242

Property Address: 6046 Eagle Point Circle
Birmingham, AL 35242

Date of Transfer: March 26, 2015

Total Purchase Price \$375,000.00

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, 2015

x

Sign

verified by closing agent
F. Wayne Keith Attorney

RT-1

20150408000111560 3/3 \$39.00
Shelby Cnty Judge of Probate, AL
04/08/2015 10:17:41 AM FILED/CERT