

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Highway 280 East, Suite 160  
Birmingham, AL 35223

Send Tax Notice To:  
Valor Communities, LLC  
9497 Thornton Blvd.  
Jonesboro, GA 38236

STATE OF ALABAMA )  
COUNTY OF SHELBY )  
STATUTORY WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **Twenty-Three Thousand Five Hundred and 00/100 (\$23,500.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **SouthPoint Bank**, an Alabama state chartered Bank (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Valor Communities, LLC, an Alabama limited liability company** (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

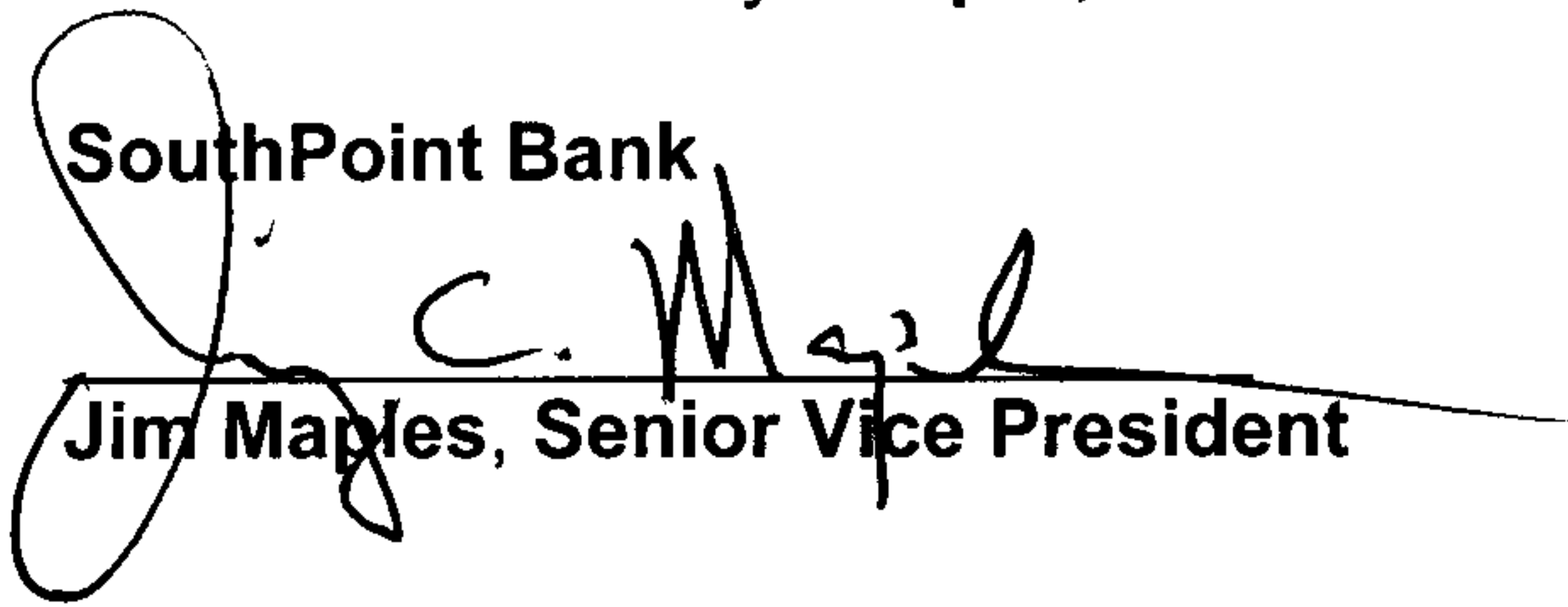
**Lot 40, according to the Survey of Lake Forest Sixth Sector, as recorded in Map Book 36, Page 35, in the Probate Office of Shelby County, Alabama.**

Subject To:  
Ad valorem taxes for 2015 and subsequent years not yet due and payable until October 1, 2015. Existing covenants and restrictions, easements, building lines and limitations of record.

All of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

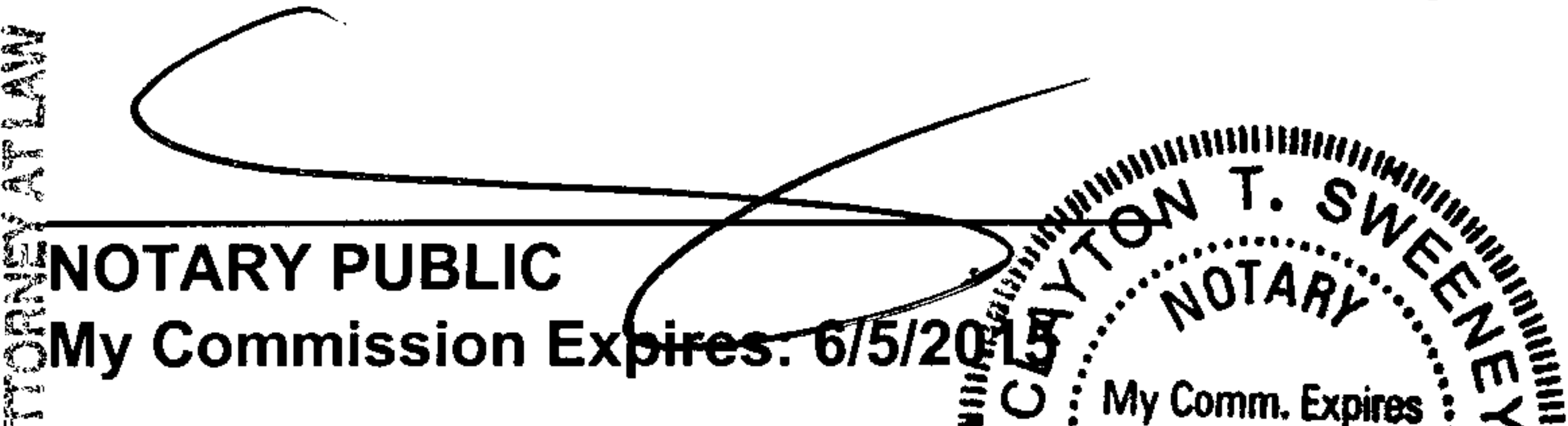
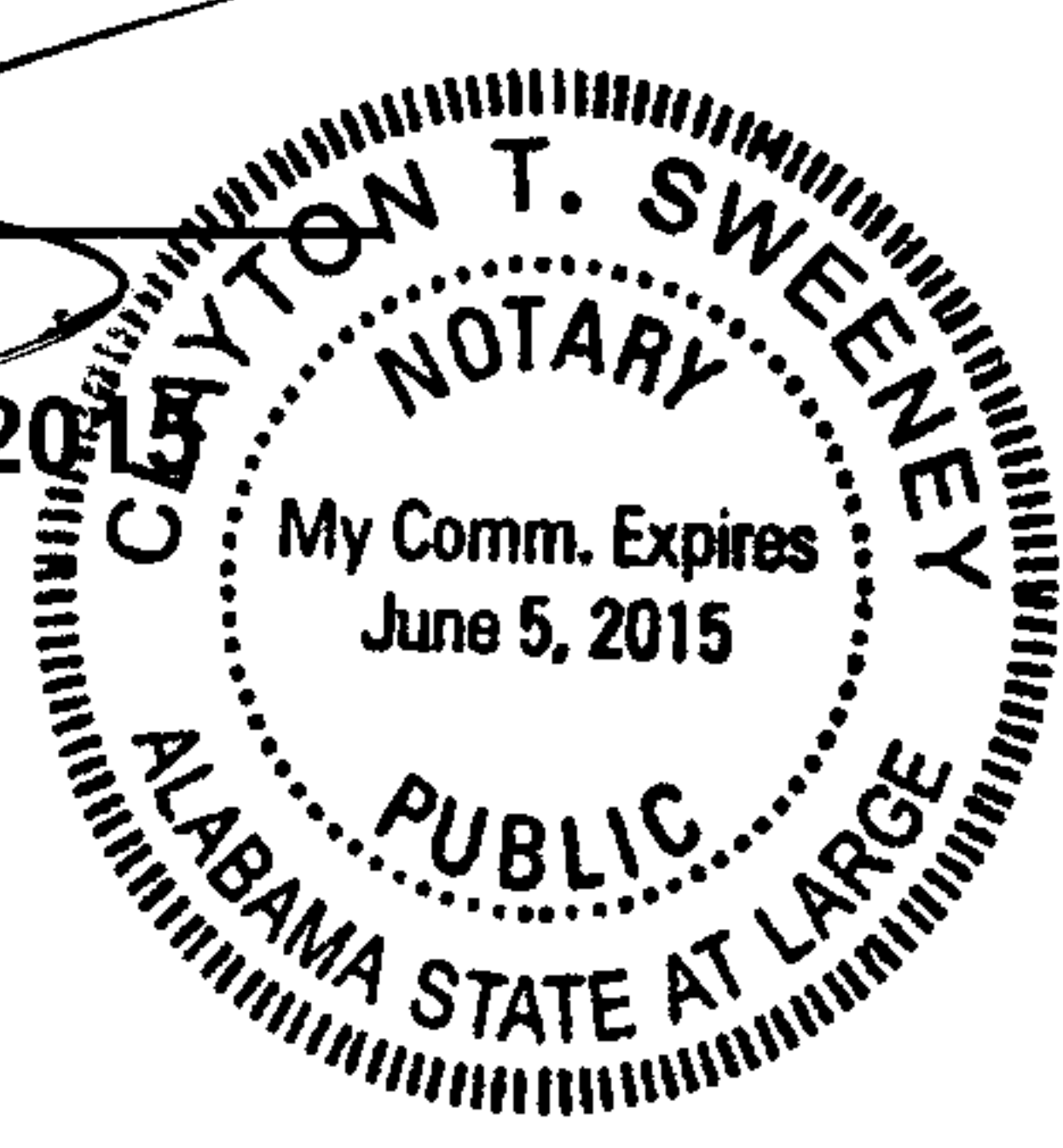
IN WITNESS WHEREOF, said GRANTOR has through its duly authorized officer hereunto set its hand and seal this the **3rd** day of **April, 2015**.

**SouthPoint Bank**  
  
**Jim Maples, Senior Vice President**

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Jim Maples, whose name as Senior Vice President of SouthPoint Bank, is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he as such Officer and with full authority, signed the same voluntarily for and as the act of said state banking corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 3rd day of April, 2015.

  
**NOTARY PUBLIC**  
My Commission Expires: 6/5/2015  


CLAYTON T. SWEENEY, ATTORNEY AT LAW

## Real Estate Sales Validation Form

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

Grantor's Name	SouthPoint Bank	Grantee's Name	Valor Communities, LLC
Mailing Address	3500 Colonnade Pkwy Suite 140 Birmingham, AL 35243	Mailing Address	9497 Thornton Blvd Jonesboro, GA 38236
Property Address	417 Red Bay Cove AL 35007	Date of Sale	April 3, 2014
		Total Purchase Price	\$ 23,500.00
		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)

- |   |  |
|---|--|
| <input type="checkbox"/> Bill of Sale                 | <input type="checkbox"/> Appraisal                           |
| <input type="checkbox"/> Sales Contract               | <input type="checkbox"/> Other – Tax assessor's market value |
| <input checked="" type="checkbox"/> Closing Statement | <input type="checkbox"/> Deed                                |

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 \_\_\_\_\_

Print Clayton T. Sweeney, Attorney At Law

\_\_\_\_\_  
Unattested

\_\_\_\_\_  
(verified by)

Sign \_\_\_\_\_

(Grantor/Grantee/Owner/Agent) circle one



20150508000151710 2/2 \$18.00  
Shelby Cnty Judge of Probate, AL  
05/08/2015 10:28:34 AM FILED/CERT