This Instrument Prepared By: Thomas E Thornton Union State Bank 3437 Lorna Road Birmingham, Alabama 35216 Send Tax Notice To:
Builder Systems, LLC.
281 Normandy Lane
Chelsea, Al. 35043

STATUTORY WARRANTY DEED

NEITHER TITLE NOR SURVEY EXAMINED BY PREPARER

20150515000161660 1/2 \$18.00 Shelby Cnty Judge of Probate; AL 05/15/2015 11:43:27 AM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Twenty Thousand and 00/100 Dollars (\$20,000.00), to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, Union State Bank, herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Builder Systems LLC (herein referred to as Grantee, whether one or more) in the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 659 according to the Map and Survey of Deer Ridge Lakes, Sector 6, Phase 2 as recorded in Map Book 37, Page 59 in the Office of the Judge of Probate of Shelby County, Alabama.

* Purchase Money Mortgage Filed Simultaneously Herewith

SUBJECT TO: (1)Taxes due in the year 2015 and thereafter: (2) Easements, restrictions, and rights-of-way of record; (3) Mineral and mining rights not owned by the Grantor: (4) All matters involving Deer Ridge Homeowners Association, whether existing on the date of this deed or adopted in the future: (5) All outstanding rights of redemption, it being expressly understood by Grantee by acceptance of this deed that Grantee or his successors or assigns shall not be entitled to any debt owing in the event of a redemption under the obligations from borrower foreclosed upon to the Grantor herein: (6) Matters that would be revealed by an accurate survey.

TO HAVE AND TO HOLD to the said GRANTEE, its successor and assigns forever.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal, this

the day of May, 2015

Union State Bank

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ts: Nico Hecity

STATE OF ALABAMA)

CORPORATION ACKNOWLEDGMENT

that who whose name as of Union State Bank, a corporation is signed to the foregoing instrument, and who is known to me, acknowledged before me this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of the corporation.

Given under my hand and official seal this wind and official seal this wind and official seal this wind and State, hereby certify that the that who is known to me, acknowledged before me this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of the corporation.

Notary Public

My Commission Exp.

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

Grantor's Name	Union State Bank	Grantee's Name Builder Systems LLC Mailing Address 281 Normandy Lane	
Mailing Address	3437 Lorna Road Hoover, AL 35216		Chelsea, AL 35043
Property Address	Lot 659 Deer Ridge Lakes 105 Fallow Circle Chelsea, AL 35043	Date of Sale Total Purchase Price or Actual Value or	\$ 20,000.00 \$
		Assessor's Market Value	
•	ne) (Recordation of document	this form can be verified in the nentary evidence is not required and appraisal Other Statutory Warranty I	ed)
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.			
excluding current usersponsibility of va	ise valuation, of the property		
accurate. I further	——————————————————————————————————————	atements claimed on this forn	ed in this document is true and n may result in the imposition
Date 5 115		Print Thomas & Th	101/101
Unattested		Sign	
	(verified by)	Grantor/Grante	e/Owner/Agent) circle one Form RT-1

Print Form