

This Instrument Prepared By:  
ARK Real Estate Strategies, LLC  
4274 Cahaba Heights Court, Suite 240  
Vestavia, AL 35243

Send Tax Notice To:  
Harris Doyle Homes, Inc.  
3108 Blue Lake Drive, Suite 200  
Birmingham, AL 35243

STATE OF ALABAMA     )  
SHELBY COUNTY         )

**STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWENTY-EIGHT THOUSAND AND NO/100 (\$28,000.00) Dollars in hand paid to LACEY’S GROVE PARTNERS, LLC (“hereinafter referred to as “Grantor”) by HARRIS DOYLE HOMES, INC. (“hereinafter referred to as “Grantee”), the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell and convey until HARRIS DOYLE HOMES, INC., subject to the matters hereinafter set forth, the following described real estate situated in ~~Shelby~~ County, Alabama, to-wit:

*Shelby*

Lot 187, according to the Survey of Lacey’s Grove, Phase 2, as recorded in Map Book 38, Page 19, in the Probate Office of ~~Shelby~~ County, Alabama.

*Shelby*

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever; subject, however to the following:


- 1. The lien of taxes and assessments for the year 2015 and subsequent years;
- 2. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching prior to the recording of this deed.
- 3. Rights or claims of parties in possession not shown by the public records.
- 4. Easements, or claims of easements, not shown by the public records.
- 5. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.
- 6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
- 7. Taxes or assessments which are not shown as existing liens by either the public records or the records of any taxing authority that levies taxes or assessments on real property.
- 8. Easements and building line as shown by recorded map.
- 9. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including a release of damages.
- 10. Right-of-way granted to Alabama Power Company recorded in Instrument No. 2005-38550 and Instrument No. 2005-39382.
- 11. Restrictions appearing of record in Instrument No. 2005-53290 and Instrument No. 2006-62100.
- 12. Sink hole exception recorded in Instrument No. 2007-13716.

IN WITNESS WEHREOF, the said GRANTOR, LACEY’S GROVE PARTNERS, LLC, by its Managing Member, Tommy Brigham, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 27 day of May, 2015.

LACEY’S GROVE PARTNERS, LLC

BY: *Tom*  
Tommy Brigham, Managing Member


Shelby County, AL 06/04/2015  
State of Alabama  
Deed Tax: \$28.00

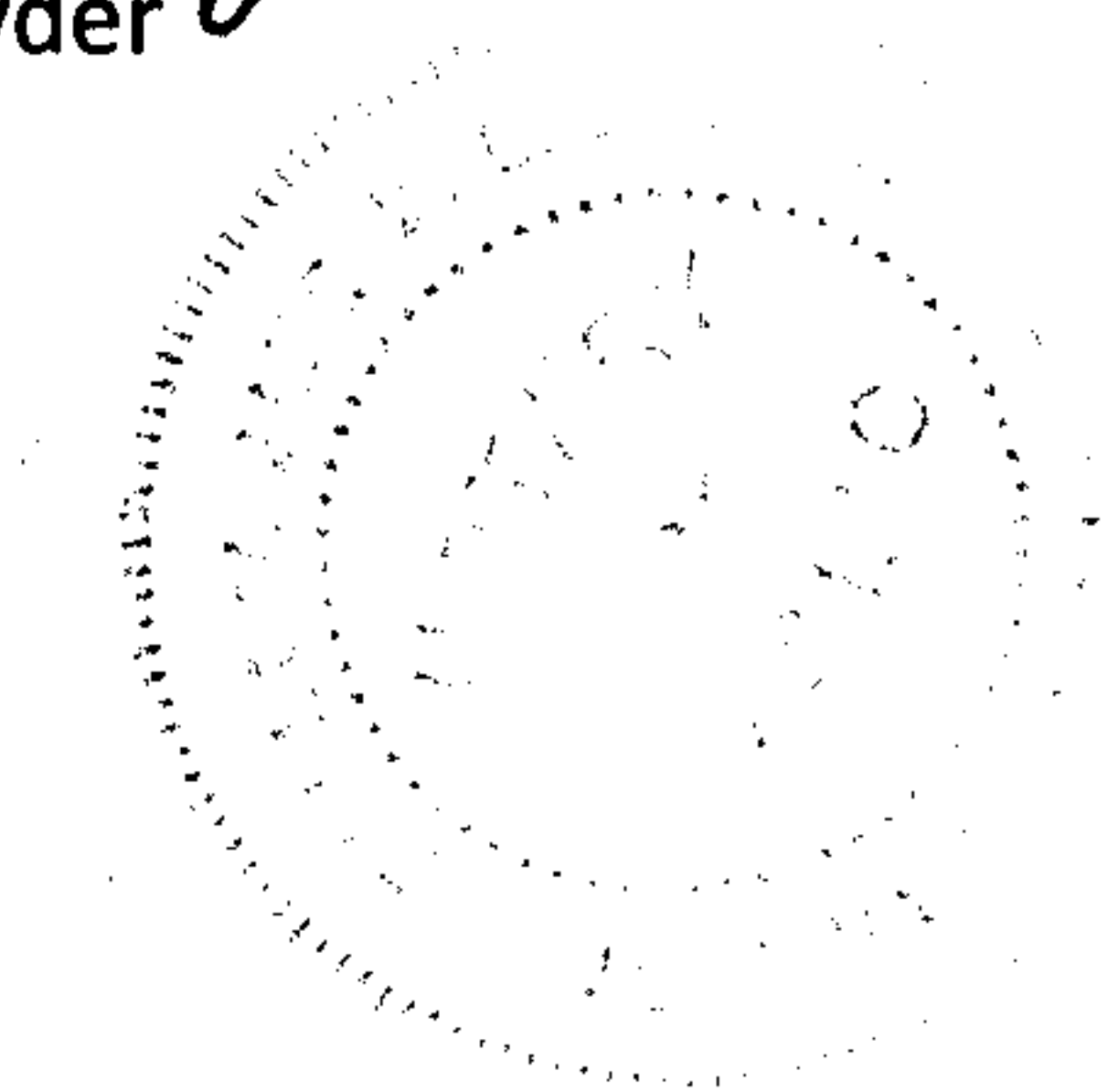
  
20150604000186190 1/3 \$48.00  
Shelby Cnty Judge of Probate, AL  
06/04/2015 03:56:21 PM FILED/CERT


STATE OF ALABAMA     )  
COUNTY OF JEFFERSON    )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Tommy Brigham, whose name as Managing Member of LACEY’S GROVE PARTNERS, LLC, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me, on this day, that, being informed of the contents of this conveyance, he, as such managing member and with full authority, executed the same voluntarily for and as the act of the said LACEY’S GROVE PARTNERS, LLC on the day the same bears date.

Given under my hand and official seal, this the 27 day of May, 2015.

  
Notary Public     Rebecca Jane Bellsnyder  
My Commission Expires: 04/08/17



  
20150604000186190 2/3 \$48.00  
Shelby Cnty Judge of Probate, AL  
06/04/2015 03:56:21 PM FILED/CERT



# Real Estate Sales Validation Form

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

Grantor's Name Laceys Grove Partners LLC  
Mailing Address 4274 Cahaba Heights Ct.  
Ste 240  
B'ham 35243


Grantee's Name Harris Doyle Homes Inc  
Mailing Address 3108 Blue Lake Dr.  
Ste 200  
B'ham, AL 35243

Property Address 613 Round Rd  
Alabaster, AL

Date of Sale 5/21/15  
Total Purchase Price \$ 28,000

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ \_\_\_\_\_

  
20150604000186190 3/3 \$48.00  
Shelby Cnty Judge of Probate, AL  
06/04/2015 03:56:21 PM FILED/CERT

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 6/4/15

Print Jeff Miller

☐ Unattested

Sign Jeff Miller  
(Grantor/Grantee/Owner/Agent) circle one

(verified by)