


THIS INSTRUMENT PREPARED BY:

F. Wayne Keith
Law Offices of F. Wayne Keith PC
120 Bishop Circle
Pelham, Alabama 35124


20150721000247150 1/3 \$87.00
Shelby Cnty Judge of Probate, AL
07/21/2015 10:03:43 AM FILED/CERT

_____[Space Above This Line For Recording Data]_____

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred, Six Thousand, Seven Hundred and no/100's Dollars (\$106,700.00)** and other good and valuable consideration to the undersigned,

Darmawan Ludirdja, a married man

(hereinafter referred to a grantor) in hand paid by the grantee the receipt whereof is hereby acknowledged the said grantor does by these presents, grant, bargain, sell and convey unto the grantee

Builder Systems, LLC

(hereinafter referred to as grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 16 and 17, according to the Survey of Habersham Place, as recorded in Map Book 37, Page 1 A&B, in the Probate Office of Shelby County, Alabama.

Subject to:

- 1. Taxes and assessments for the year 2015 and all subsequent years.**
- 2. Building Setback line of 30 feet reserved from Biltmore Drive, 30 feet from the rear, and 9 feet from the sides (both lots), as shown per plat.**
- 3. Utility easements as shown by recorded plat, including, 15 feet along the rear of Lot 16.**
- 4. Restrictions, covenants, and conditions as set out in Inst. No. 20060502000205240, in Probate Office, but omitting any covenants or restrictions, if an, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.**
- 5. Restrictions, limitations and conditions as set out in Plat Book 37, page 1, in the Probate Office of Shelby County, Alabama.**
- 6. Right(s) of Way(s) granted to Alabama Power Company, as set out in Deed book 129, page 545 and Deed Book 179, page 373, in the Probate Office.**
- 7. Right(s)-of-Way(s) granted to Alabama Gas Corporation, as set out in Book 101, page 117, in the Probate Office.**

Shelby County, AL 07/21/2015
State of Alabama
Deed Tax: \$67.00

8. Right(s)-of-Way(s) granted to Shelby County, as set out in Deed Book 179, page 252, in the Probate Office.

\$40,000.00 of the above consideration is paid by a Purchase Money Mortgage filed simultaneously herewith.

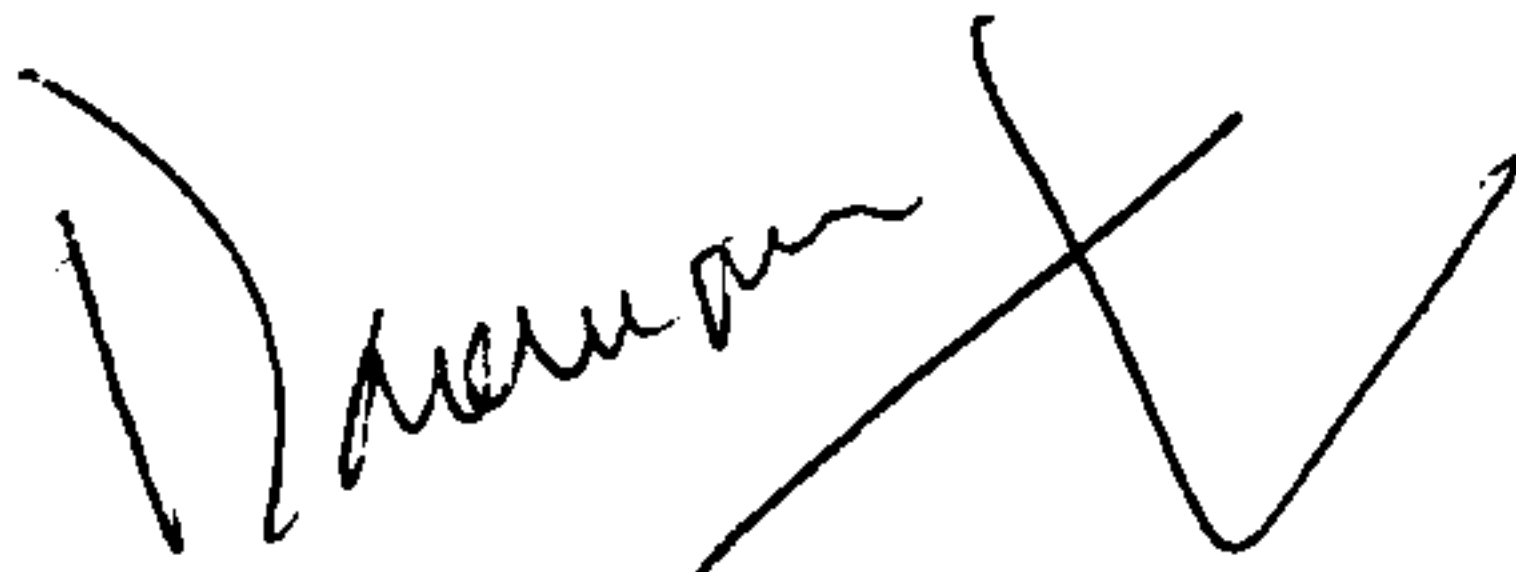
The above described property is not the homestead of the grantor or his spouse.

TO HAVE AND TO HOLD, unto the said grantee, its successors and assigns.


And said grantor does for himself, his heirs, successors and assigns, covenant with said grantee, its successors and assigns, that he is lawfully seized in fee simple of said premises, that they are free of 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, successors and assigns shall warrant and defend the same to the grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantor has hereunto set his signature and seal this the 17th day of July, 2015.

ATTEST:

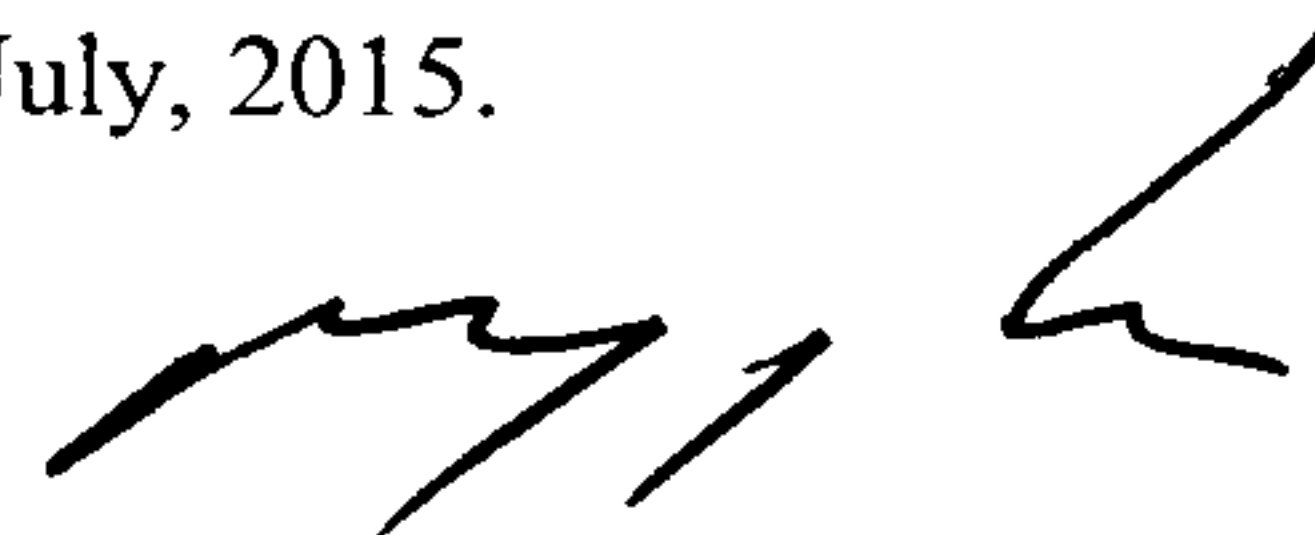

Darmawan Ludirdja

STATE OF ALABAMA
COUNTY OF SHELBY

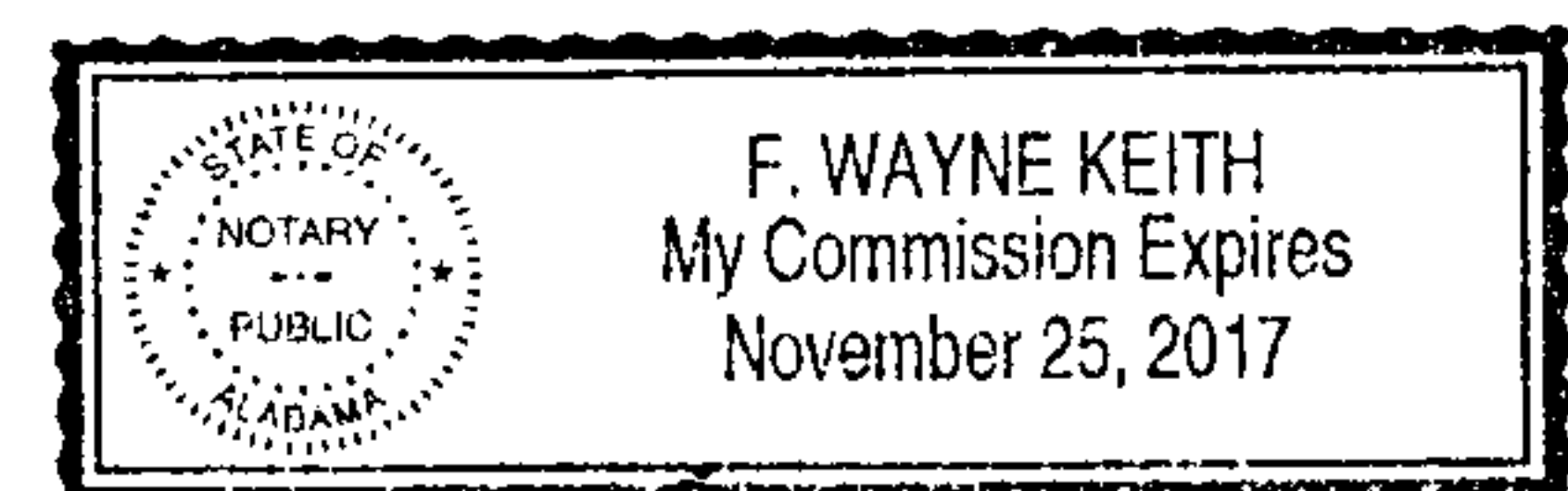

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I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Darmawan Ludirdja, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 17th day of July, 2015.


Notary Public

SEND TAX NOTICE TO:
Builder Systems, LLC
281 Normandy Drive
Chelsea, Alabama 35043



Real Estate Sales Validation Form

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

Grantors' Name: Darmawan Ludirdja

Mailing Address : 847 Bainbridge Way
Irondale, AL 35210

Grantees' Name: Builder Systems, LLC

Mailing Address: 281 Normandy Lane
Chelsea, AL 35043

Property Address: Lots 16 & 17 Habersham
Map Book 37, Page 1 A & B



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Date of Transfer: July 17, 2015

Total Purchase Price \$106,700.00

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

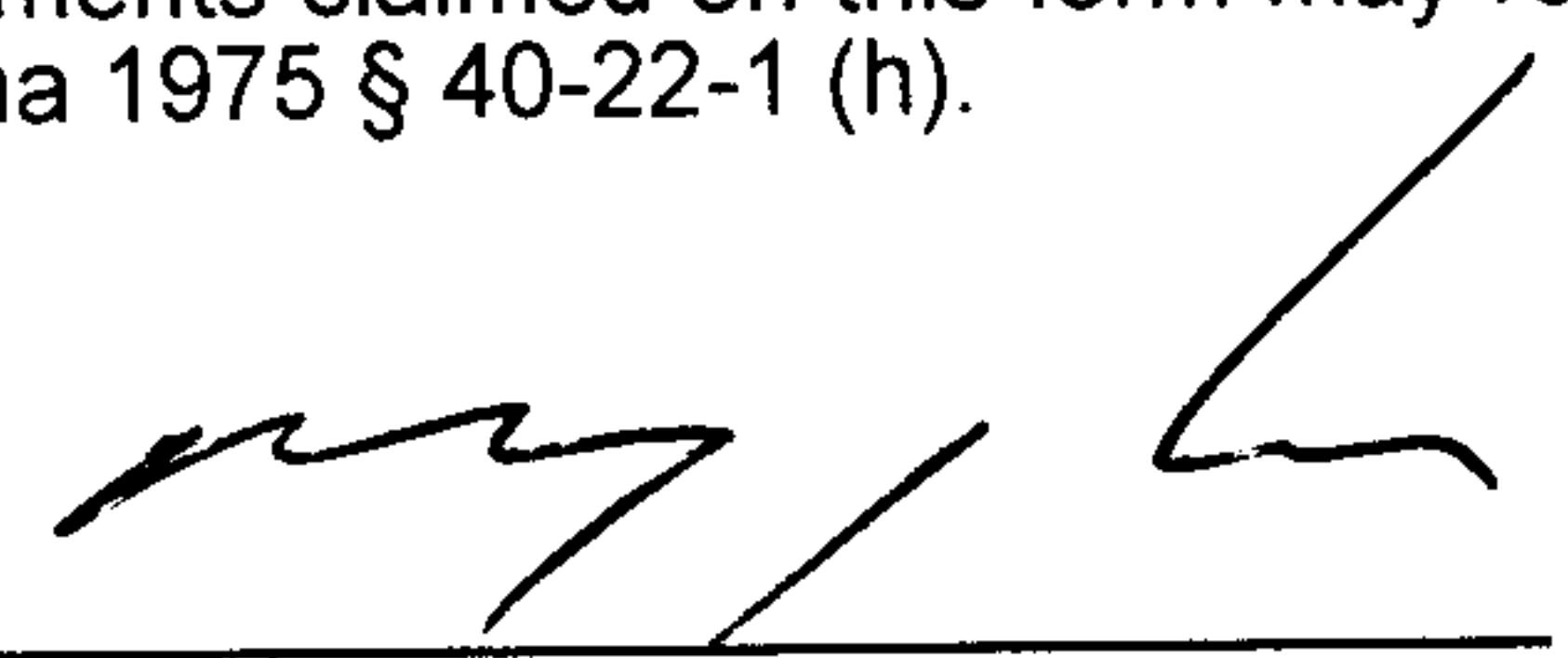
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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: July 17, 2015

x

Sign


verified by closing agent
F. Wayne Keith Attorney