

Send Tax Notice To:
Stephanie S. Creel and Christopher A. Creel
203 Park Lake Trace
Helena, AL 35890

20151001000344350 1/3 \$150.00
Shelby Cnty Judge of Probate, AL
10/01/2015 02:42:07 PM FILED/CERT

STATE OF ALABAMA }
COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS:

Portrait Homes, LLC, a Delaware Series Limited Liability Company,

Stephanie S. Creel and Christopher A. Creel,

**LOT 479, ACCORDING TO THE FINAL PLAT OF RIVERWOODS PHASE III,
FOURTH SECTOR, AS RECORDED IN MAP BOOK 31, PAGE 89, IN THE PROBATE
OFFICE OF SHELBY COUNTY, ALABAMA.**

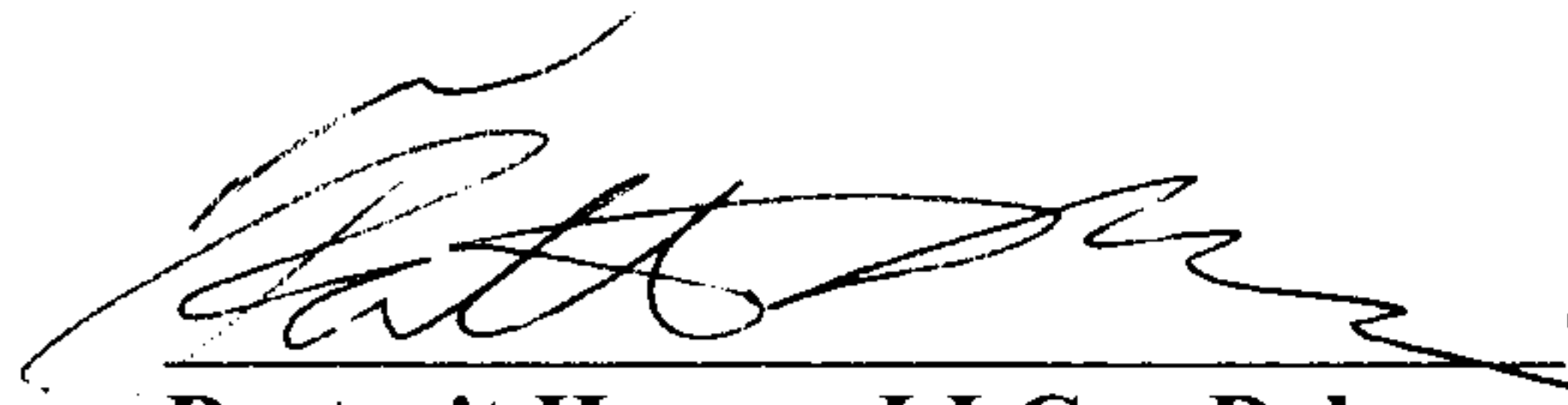
LAC

315,000.00 of the above consideration was secured by and through the purchase money mortgage closed and recorded herewith.

And said Grantor does for itself, its successors and assigns, covenant with the said Grantee, his/her/their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said **GRANTEES**, his/her/their heirs and assigns forever, against the

Shelby County, AL 10/01/2015
State of Alabama
Deed Tax: \$130.00

IN WITNESS WHEREOF, the said **GRANTOR**, by its Member, **Robert L. Snider**, who is authorized to execute this conveyance, has hereto set its signature and seal on the date, stated in the notary acknowledgement, however, the same shall not be effective until the 25th day of September, 2015.

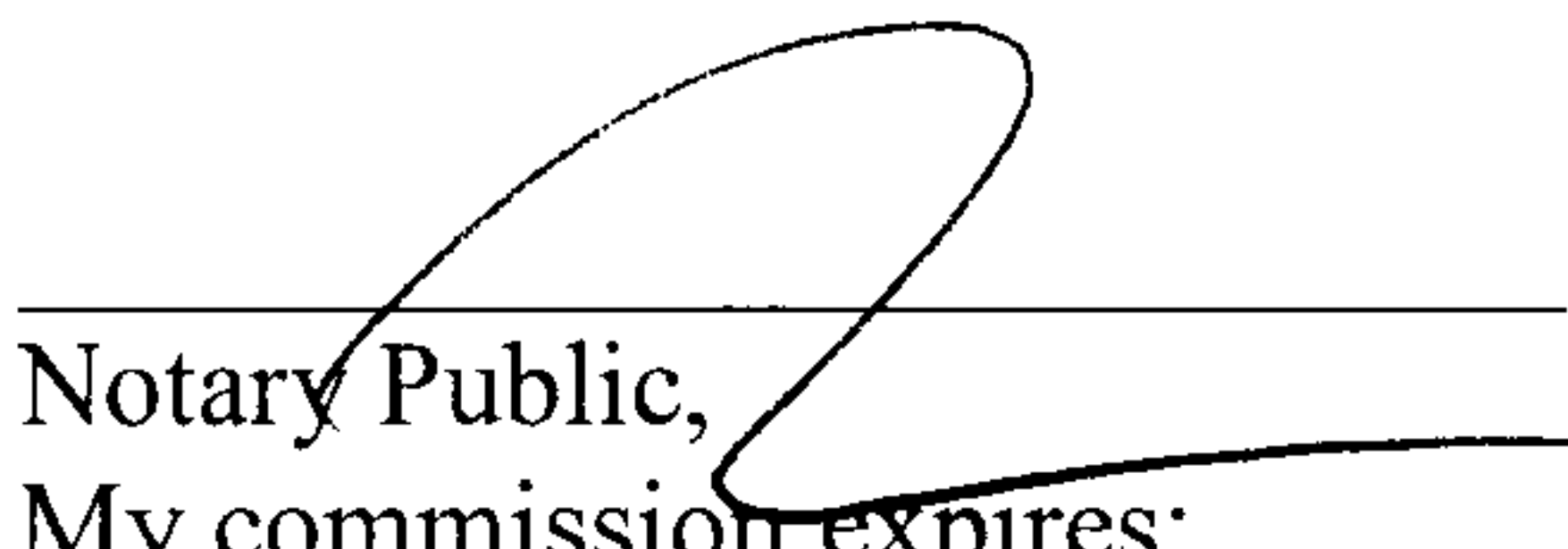
 (SEAL)
**Portrait Homes, LLC, a Delaware Series
Limited Liability Company**
By: Robert L. Snider
Its: Member

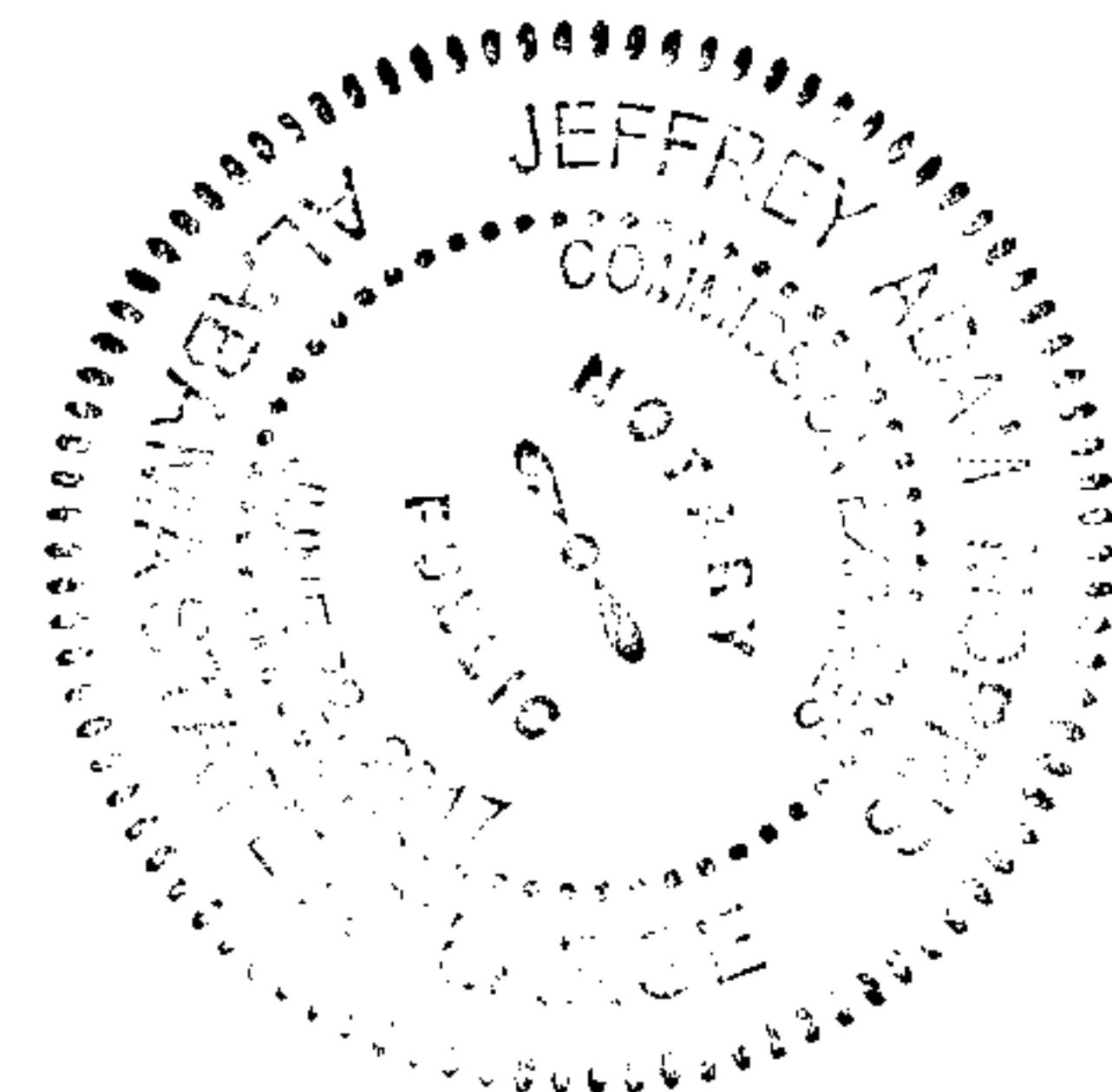
**STATE OF ALABAMA
COUNTY OF JEFFERSON**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Robert L. Snider**, whose name as Member of Portrait Homes, LLC, a Delaware Series Limited Liability Company, is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such Member and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal this 25th day of September, 2015.

Notary Seal


Notary Public,
My commission expires:



Real Estate Sales Validation Form

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

Grantor's Name ROBERT L. SNIDER
Mailing Address 1906 CHASE DRIVE
PELHAM, AL 35124

Grantee's Name CHRISTOPHER & STEPHANIE CREEL
Mailing Address 203 PARK LAKE TRACE
HELENA, AL 35080

Property Address 203 PARK LAKE TRACE
HELENA, AL 35080

Date of Sale 9/25/2015
Total Purchase Price \$ 315,000

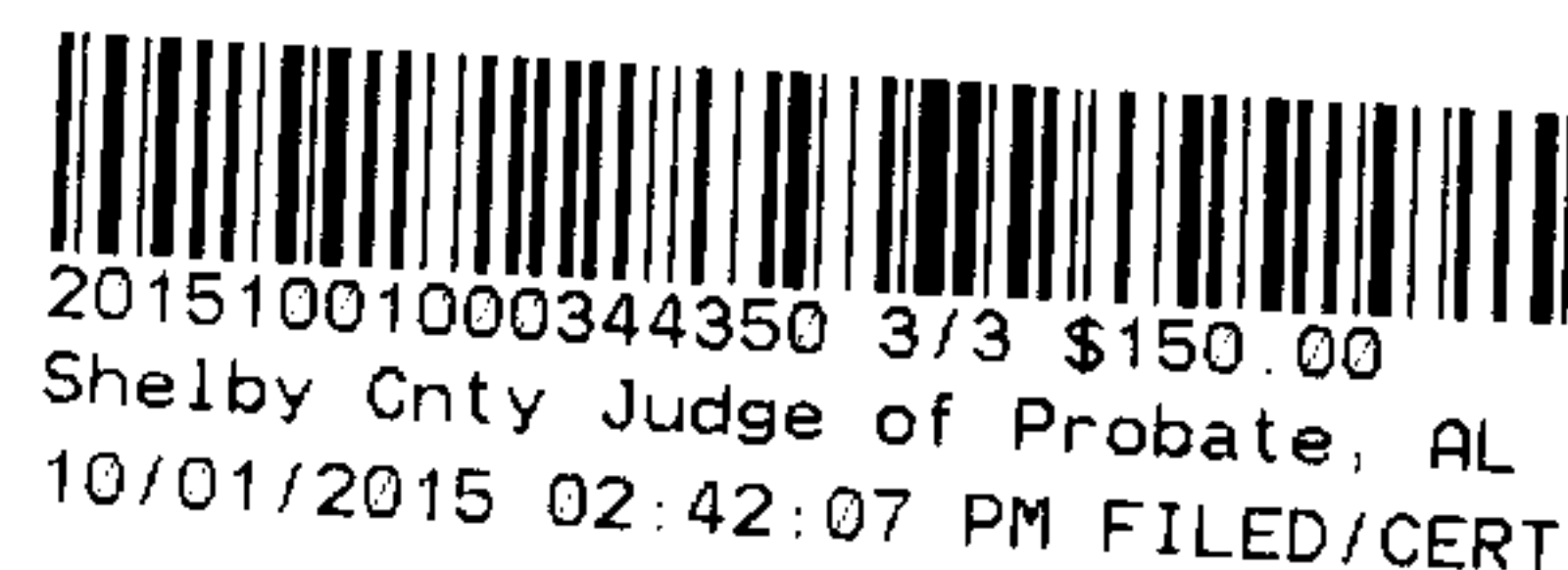
or
Actual Value \$ _____

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)

- ☐ 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 9/29/2015

Print Portrait Haves LLC

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1