

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  
8103 #C Highway 72 West  
Madison, AL 35728

STATE OF ALABAMA

)

:

**STATUTORY WARRANTY DEED**

COUNTY OF SHELBY

)

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **Fifty Thousand and 00/100 (\$50,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **BOEX, LLC, a Florida limited liability company**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do 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:

**Lots 125 and 126, according to the Survey of Heritage Trace Phase 3, as recorded in Map Book 39, Page 17, in the Probate Office of Shelby County, Alabama**

Subject To:

- 1) Ad valorem taxes for 2015 and subsequent years not yet due and payable until October 1, 2015.
- 2) Existing covenants and restrictions, easements, building lines and limitations of record.
- 3) Declaration of Protective Covenants for Heritage Trace, a Residential Subdivision, as set out in Instrument 20050307000105180, with Supplementary Declaration as set out in Instrument 20060201000053670, with Supplementary Declaration as set out in Instrument 206045000158110, Supplementary Declaration as recorded in Instrument 20071018000484990, in said Probate Office.
- 4) Grant of Land Easement and Restrictions with restrictive covenants as recorded in Instrument 20061212000601000, in said Probate Office.
- 5) Restrictive Covenants and Grant of Land Easement to Alabama Power Company as set out in Instrument 2005020400057370, in said Probate Office.
- 6) Articles of Incorporation of Heritage Trace Homeowners Association, Inc. together with any amendments thereto and By-Laws thereof as amended in said Probate Office.
- 7) Easement for the construction, operation and maintenance of a sanitary sewer line as set out in Instrument 20060609000275960, in said Probate Office.



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Shelby Cnty Judge of Probate, AL  
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All of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

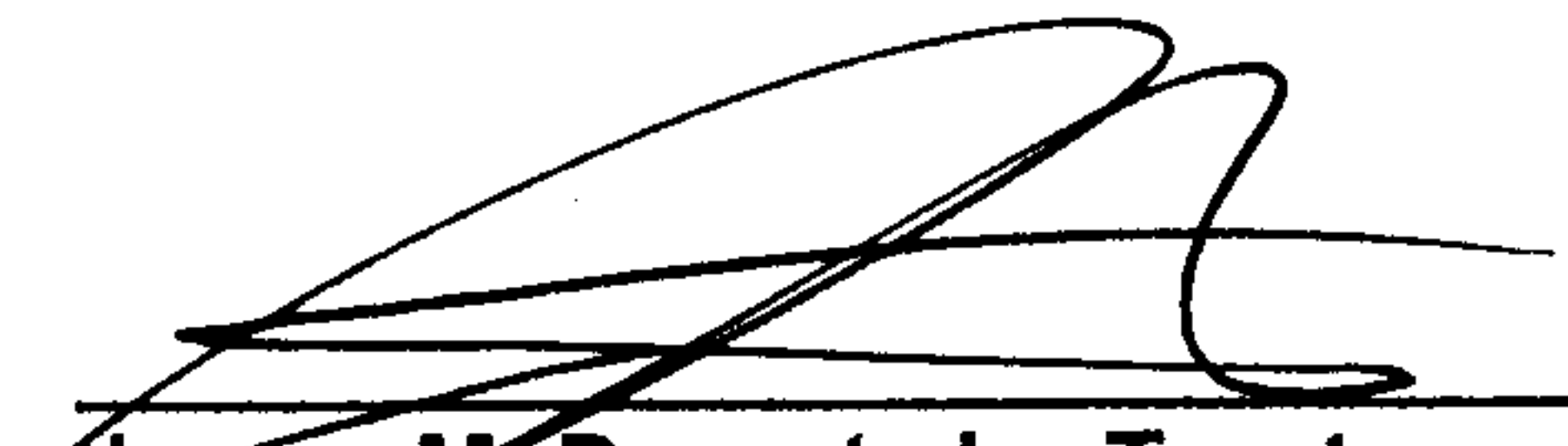
This instrument is executed as required by the Articles of Organization and Operational Agreement of said LLC and same have not been modified or amended.

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 manager hereunto set its hand and seal this the 7<sup>th</sup> day of **October, 2015**.

**BOEX, LLC**


a Florida limited liability company  
by its Manager  
Capitol Capital Irrevocable Trust  
dated January 12, 2011

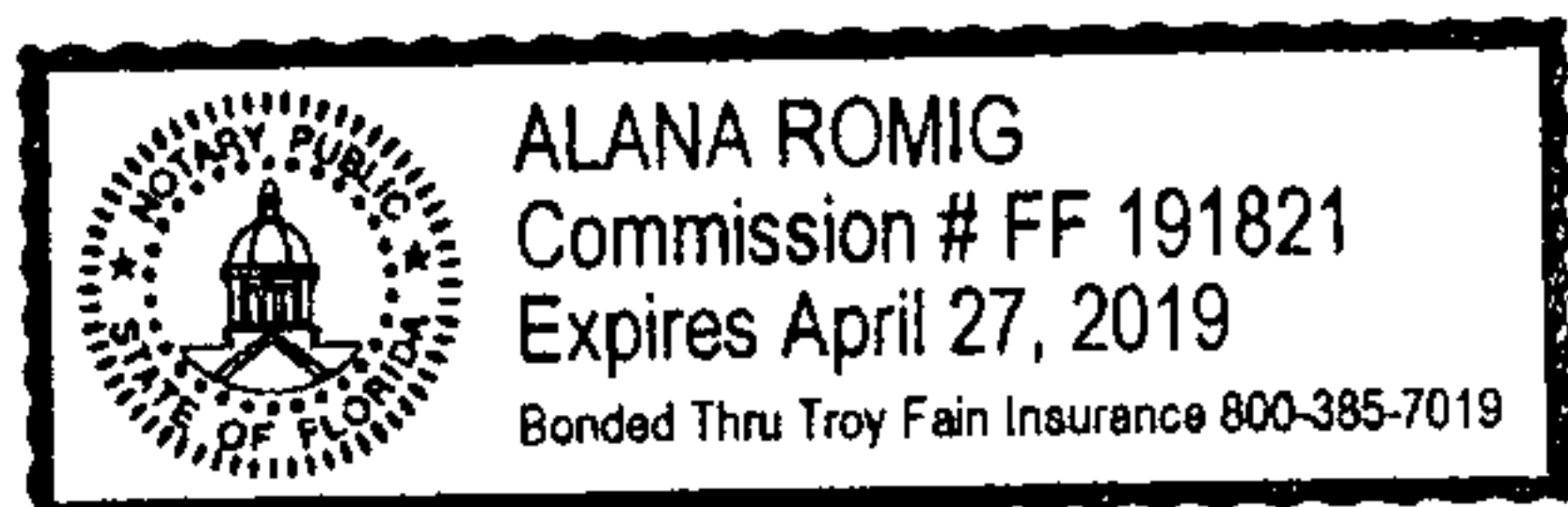
  
James M. Durant, Jr., Trustee


STATE OF FLORIDA           )  
   :  
COUNTY OF LEON         )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that James M. Durant, Jr., whose name as Trustee of the Capitol Capital Irrevocable Trust dated January 12, 2011, in its capacity as Manager of BOEX, LLC, a Florida limited liability company, 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 Trustee and with full authority, signed the same voluntarily for and as the act of said Trust in its capacity as Manager of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 7<sup>th</sup> day of October, 2015.

  
NOTARY PUBLIC  
My Commission Expires: 4/27/2019



  
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Shelby Cnty Judge of Probate, AL  
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# Real Estate Sales Validation Form

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

Grantor's Name BOEX, LLC, by its Manager,  
Capitol Capital Irrevocable Trust  
dated January 12, 2011

Mailing Address P.O. Box 7598  
St. Petersburg, FL 33734

Property Address 177 and 181 Heritage Trace Parkway  
Montevallo, AL 35115

Grantee's Name Valor Communities, LLC

Mailing Address 8103 #C Highway 72 West  
Madison, AL 35728

Date of Sale October 2, 2015

Total Purchase Price \$ 50,000.00

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)

- ☐ Bill of Sale  
☐ Sales Contract  
☒ Closing Statement

- ☐ Appraisal  
☐ Other – Tax assessor's market value  
☐ 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.

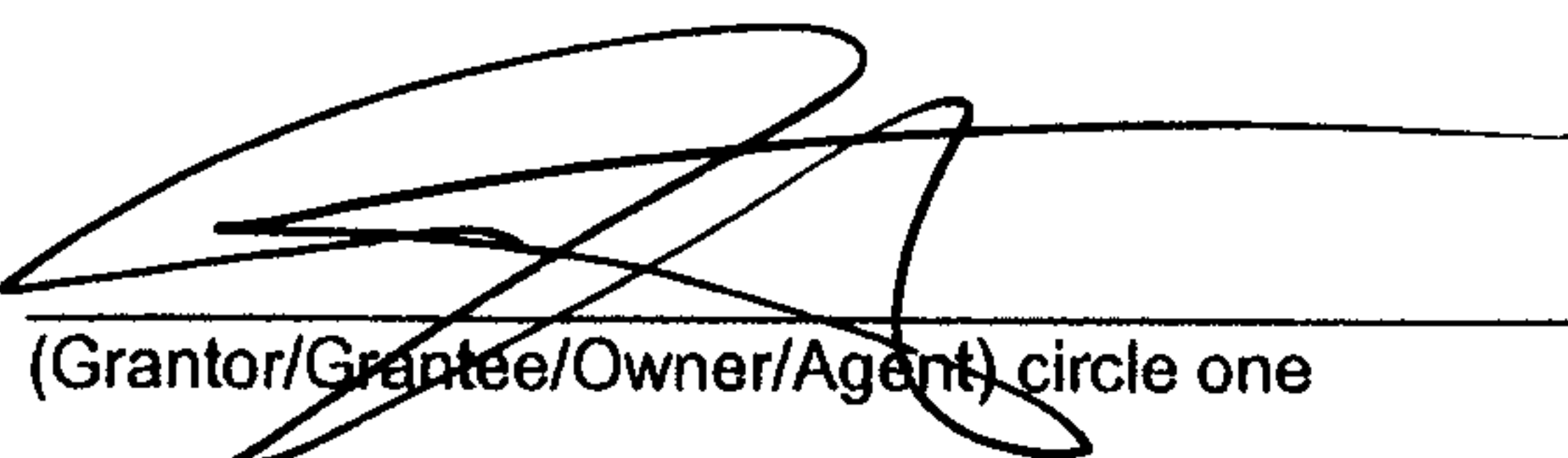
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 \_\_\_\_\_

BOEX, LLC, by its Manager, Capitol Capital Irrevocable Trust  
Print by: James M. Durant, Jr., Trustee

Unattested Sign \_\_\_\_\_  
(verified by)

  
(Grantor/Grantee/Owner/Agent) circle one

  
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