

STATE OF ALABAMA     )  
SHELBY COUNTY        )

WARRANTY DEED

That for and in consideration of One Dollar (\$1.00) and other good and valuable consideration to the undersigned Grantor, EBSCO Development Company, Inc., an Alabama corporation, in hand paid by Town Builders, Inc., an Alabama corporation, the receipt of which is hereby acknowledged, the said EBSCO Development Company, Inc. does grant, bargain, sell and convey unto the said Town Builders, Inc., the real estate described on Exhibit A attached hereto and situated in Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said Town Builders, Inc., its successors and assigns forever.

And the said Grantor does itself, and for its successors and assigns, covenant with the said Town Builders, Inc., its successors and assigns, that it is lawfully seized and possessed of said premises, that they are free from all encumbrances, 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 unto the said Town Builders, Inc., its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said EBSCO Development Company, Inc. has caused these presents to be executed on this the 20th day of November, 2015.

By: Jay Z. Page  
Its Vice President and Authorized Agent

Attest:

[Signature]  
Asst. Secretary

Shelby County, AL 12/04/2015  
State of Alabama  
Deed Tax: \$70.50

STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, Jay Page whose name as Vice President and authorized agent of EBSCO Development Company, Inc., a corporation, 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 such instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal, this 20th day of November, 2015.


Claudean Hill  
Notary Public  
State of Alabama at Large  
My commission expires: 1-5-19

[SEAL}

## EXHIBIT A

The following lots according to the survey of **Mt Laurel Resubdivision of Blocks 9 & 10** (Map Book 45, Page 35):

Block 9	Block 10
Lot 9-01A	Lot 10-03A
Lot 9-02A	Lot 10-04A
Lot 9-02B	Lot 10-04B
Lot 9-03A	Lot 10-05A
Lot 9-04A	Lot 10-06A
Lot 9-05A	
Lot 9-06A	
Lot 9-06B	
Lot 9-07A	
Lot 9-08A	

  
20151204000415840 2/3 \$90.50  
Shelby Cnty Judge of Probate, AL  
12/04/2015 04:05:55 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 EBSCO Development Company, Inc.  
Mailing Address 1 Mt Laurel Ave Ste 205  
Birmingham, AL 35242

Grantee's Name Town Builders Inc  
Mailing Address 1 Mt Laurel Ave Ste 205  
Birmingham, AL 35242

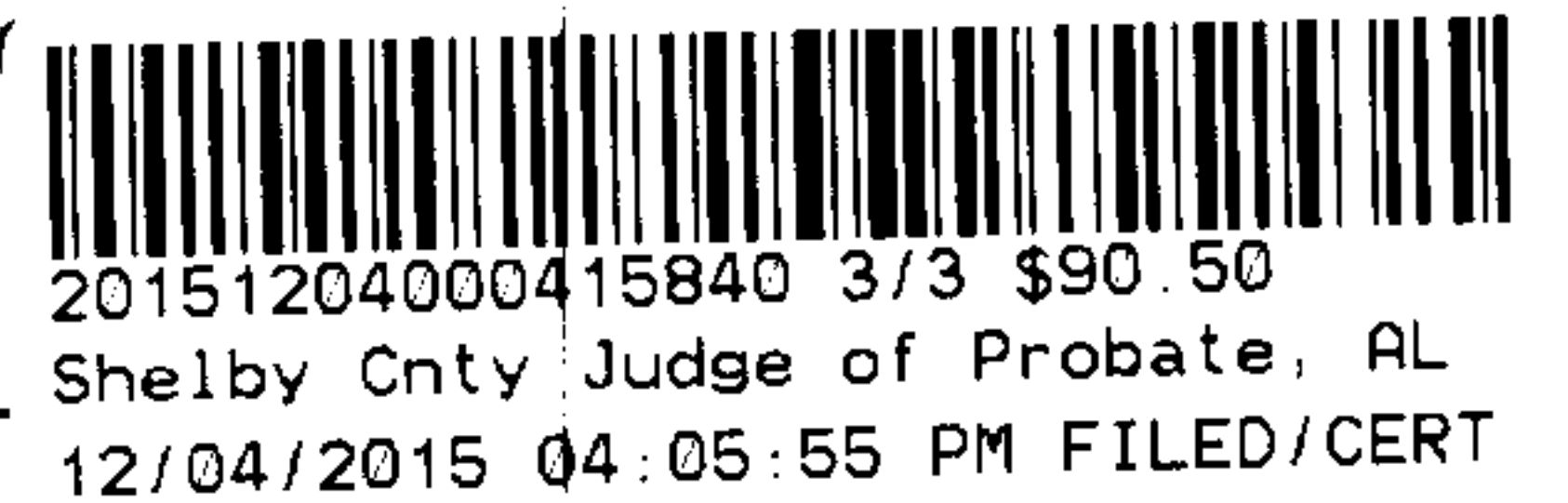
Property Address Mt Laurel Resubdivision of  
Blocks 9 + 10  
Map Book 45 Page 35

Date of Sale November 20, 2015  
Total Purchase Price \$ 70,106.00  
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



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 12/04/2015

Print Nicholas Dawson

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one