

PREPARER HAS NOT REVIEWED TITLE, SURVEY, OR PROPERTY DESCRIPTION

THIS DOCUMENT PREPARED BY:

Keeneland, LLC

3108 Blue Lake Dr., Suite 200

Birmingham, AL 35243

J. Brooks Harris, Authorized Member

SEND TAX NOTICES TO:

Harris Doyle Homes, Inc.

3108 Blue Lake Dr., Suite 200

Birmingham, AL 35243

STATUTORY WARRANTY DEED

STATE OF ALABAMA )

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Ten Dollars and No/100 (\$10.00) and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, Keeneland, LLC, (herein referred to as "GRANTOR"), does hereby grant, bargain, sell and convey unto Harris Doyle Homes, Inc., (herein referred to as "GRANTEE"), that certain real estate, situated in Shelby County, Alabama, and more particularly described as follows:

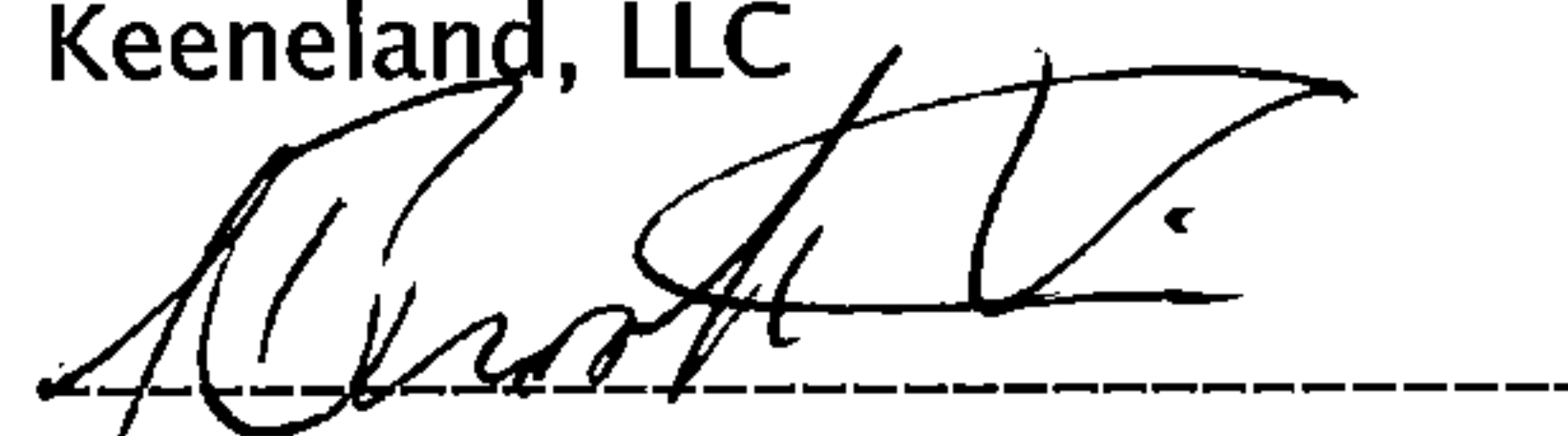
See Exhibit A.

SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, and (3) mineral and mining rights not owned by the Grantor, if any.

TO HAVE AND TO HOLD, unto the said Grantee, his/her/its beneficiaries, successors, and assigns forever.

IN WITNESS WHEREOF, the GRANTOR has signed and sealed this Deed on this the 4<sup>TH</sup> day of JANUARY, 2016.

Keeneland, LLC



J. Brooks Harris, Authorized Member

STATE OF ALABAMA       )  
COUNTY OF SHELBY     )

I, Kathleen Lanzit, a Notary Public in and for the said County, in said State, hereby certifies that J. Brooks Harris, as Authorized Member of Keeneland, LLC, an Alabama limited liability company, 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 the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of Keeneland, LLC.

Given under my hand and seal of office this the 5 day of January 2016

Kathleen Lanzit

Notary Public

My Commission Expires: 10/4/2016

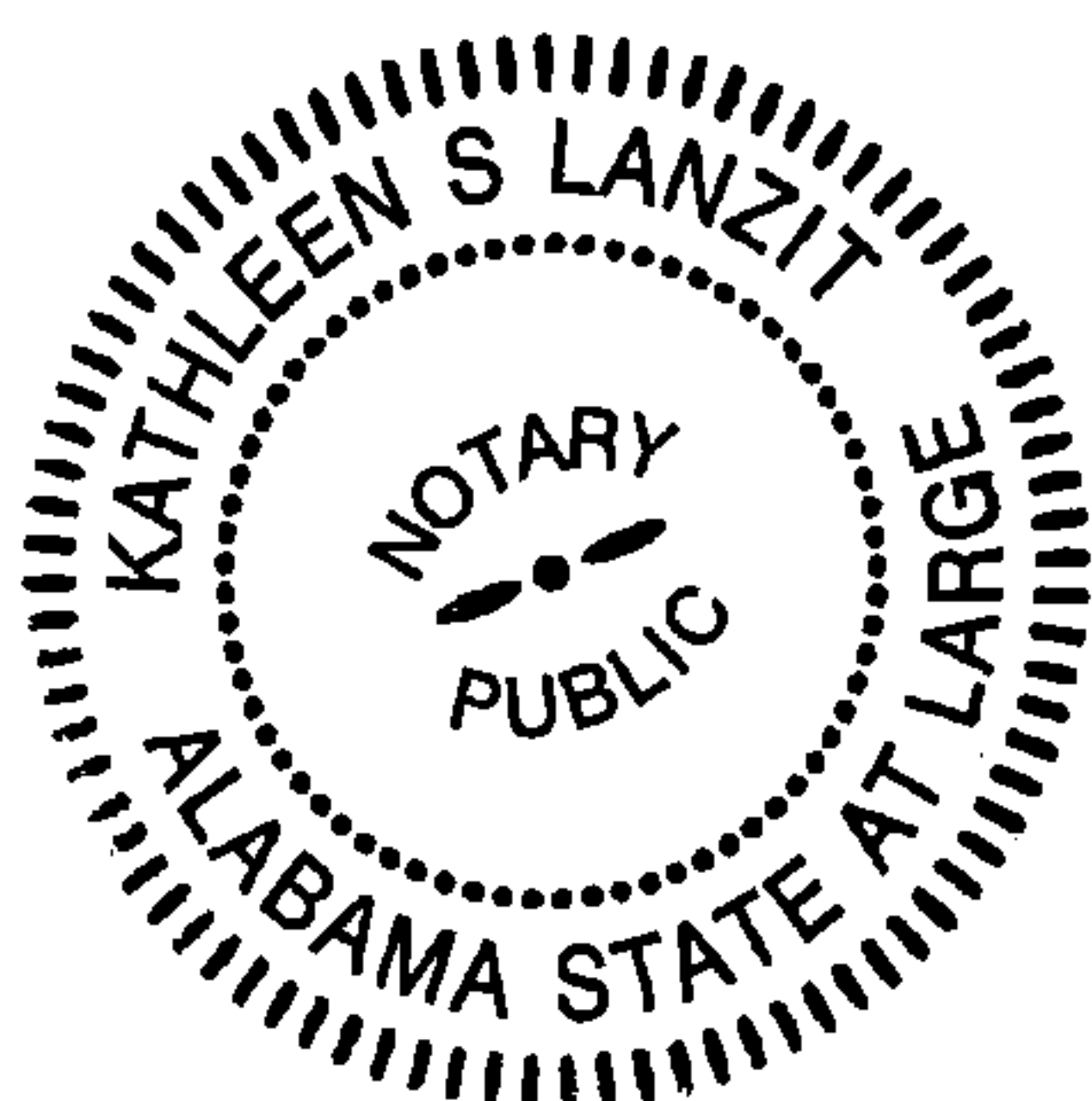


Exhibit A

Lots 1, 2, 3, 6, 7, 8, 17, 20, 21, 23, 24, 36, 39, 40, and 41, according to the survey of Keeneland Valley, as recorded in Map Book 45, Page 68, in the Probate Office of Shelby County, Alabama.

## Real Estate Sales Validation Form

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

Grantor's Name Keeneland Valley Grantee's Name Harris Doyle Homes  
 Mailing Address 3108 Blue Lake Dr Ste 200 Mailing Address 3108 Blue Lake Dr Ste 200  
Birmingham, AL Birmingham, AL  
35243 35243

Property Address \_\_\_\_\_ Date of Sale \_\_\_\_\_  
 \_\_\_\_\_ Total Purchase Price \$ 900,000  
 \_\_\_\_\_ 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 ☐ Appraisal  
☐ Sales Contract ☐ Other  
☒ Closing Statement

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 1/5/2016 Print J. Brooks Harris  
 \_\_\_\_\_ Sign [Signature]  
☐ Unattested (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded (verified by)  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 01/05/2016 01:13:17 PM  
 S923.00 CHERRY  
 20160105000003920

[Signature]

Form RT-1