


This Instrument Prepared By:
Thomas E Thornton
Union State Bank
3437 Lorna Road
Birmingham, Alabama 35216

Send Tax Notice To:
Builder Systems, LLC.
281 Normandy Lane
Chelsea, AL 35043

STATUTORY WARRANTY DEED

NO SURVEY EXAMINED BY PREPARER

STATE OF ALABAMA)
SHELBY COUNTY)


20160121000021200 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
01/21/2016 11:37:38 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Twenty Thousand and 00/100 Dollars (\$20,000.00), to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, Union State Bank, herein referred to as Grantor, (whether one or more), grant, bargain, sell and convey unto Builder Systems LLC (herein referred to as Grantee, whether one or more) in the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 649 according to the Map and Survey of Deer Ridge Lakes, Sector 6, Phase 2 as recorded in Map Book 37, Page 59 in the Office of the Judge of Probate of Shelby County, Alabama.

* The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

SUBJECT TO: (1) Taxes due in the year 2016 and thereafter; (2) Easements, restrictions, and rights-of-way of record; (3) Mineral and mining rights not owned by the Grantor; (4) All matters involving Deer Ridge Homeowners Association, whether existing on the date of this deed or adopted in the future; (5) All outstanding rights of redemption, it being expressly understood by Grantee by acceptance of this deed that Grantee or his successors or assigns shall not be entitled to any debt owing in the event of a redemption under the obligations from borrower foreclosed upon to the Grantor herein; (6) Matters that would be revealed by an accurate survey.

TO HAVE AND TO HOLD to the said GRANTEE, its successor and assigns forever.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal, this
the 23rd day of December, 2015

Union State Bank

By: 

Thomas E Thornton

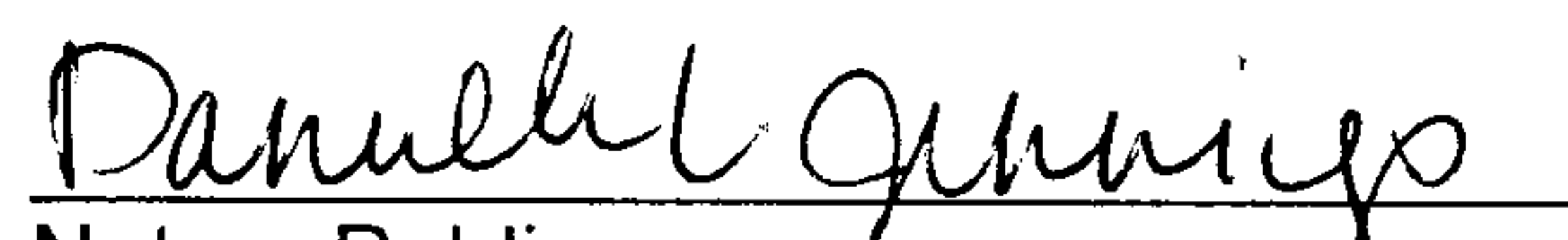
Its: Vice President

STATE OF ALABAMA)
Jefferson COUNTY)

CORPORATION ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Thomas E Thornton, whose name as Vice President of Union State Bank, a corporation is signed to the foregoing instrument, and who is known to me, acknowledged before me this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of the corporation.

Given under my hand and official seal this 23rd day of December, 2015.


Notary Public
My Commission Exp. 6-26-16

18.00

Real Estate Sales Validation Form

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

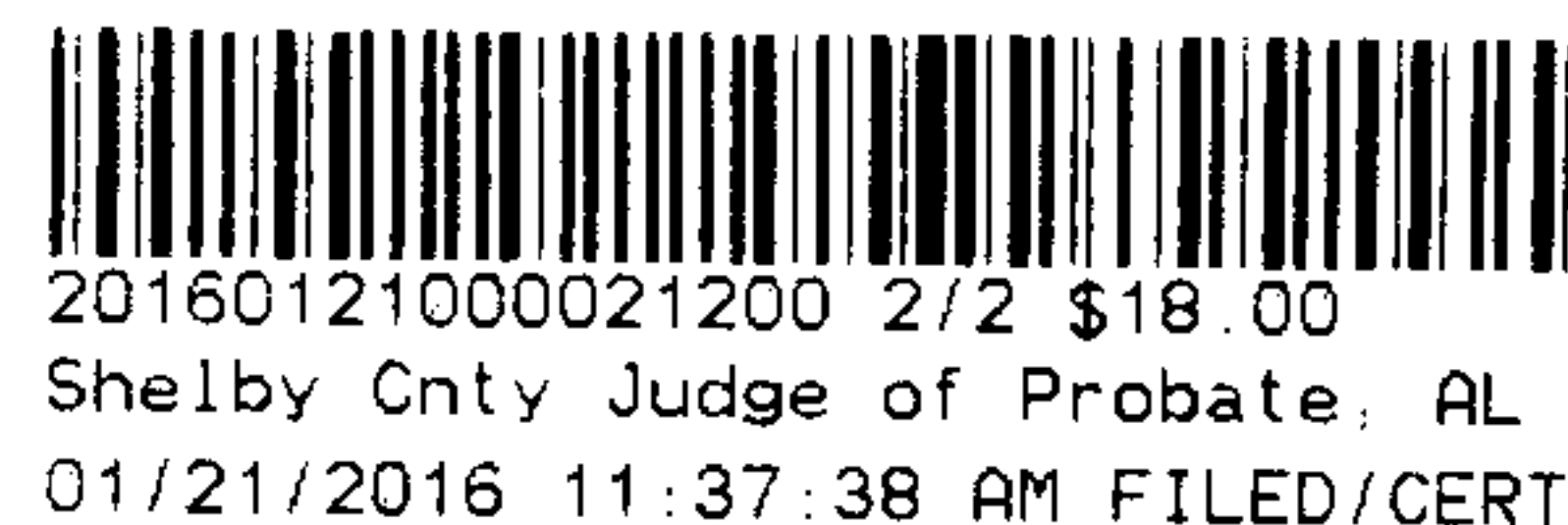
Grantor's Name Union State Bank
Mailing Address 3437 Lorna Road
Hoover, AL 35216

Grantee's Name Builder Systems LLC
Mailing Address 281 Normandy Lane
Chelsea, AL
35043

Property Address Lot 649 Deer Ridge Lakes
600 White Tail Run
Pelham, AL 35124

Date of Sale 12-23-2015
Total Purchase Price \$ 20,000.00

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 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 12/23/16

Print

Unattested

Sign Thomas E. Thornton

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1