


THIS INSTRUMENT PREPARED BY:

F. Wayne Keith  
Law Offices of F. Wayne Keith PC  
120 Bishop Circle  
Pelham, Alabama 35124

  
20160215000047010 1/3 \$91.00  
Shelby Cnty Judge of Probate, AL  
02/15/2016 10:04:43 AM FILED/CERT

\_\_\_\_\_[Space Above This Line For Recording Data]\_\_\_\_\_

**WARRANTY DEED**  
**Joint tenants with right of survivorship**

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Three Hundred, Fifty Five Thousand and no/100's Dollars (\$355,000.00)** to the undersigned,

**Builder Systems, LLC, an Alabama limited liability company**

hereinafter referred to as grantor in hand paid by the grantees herein, the receipt whereof is hereby acknowledged the said grantor grants, bargains, sells and conveys unto

**Travis Long and Meredith Long**

hereinafter referred to as grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 308-A, according to the Resurvey of Lots 308 and 309 of Eagle Point, 3rd Sector, Phase 2, as recorded in Map Book 45, Page 6, in the Probate Office of Shelby County, Alabama.**

**Subject to:**

- 1. Taxes for the year 2016 and subsequent years.**
- 2. Easement(s), building line(s) and restriction(s) as shown on recorded map.**
- 3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.**
- 4. Restrictions appearing of record in Inst. No. 1994-21054; Inst. No. 1996-33773; Inst. No. 2007-56846.**

**\$284,000.00 of the above consideration is paid by a Purchase Money Mortgage, which is filed simultaneously herewith.**

TO HAVE AND TO HOLD, to the said grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one or more grantees herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And grantor does for itself and for it's successors and assigns covenant with the said grantees, their heirs, successors and assigns, that the grantor is lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that the grantor has a good right to sell and convey the same as aforesaid; that the grantor will and its successors and assigns shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the grantor has hereunto set my hand and seal, this the 12th day of February, 2016.

WITNESS:

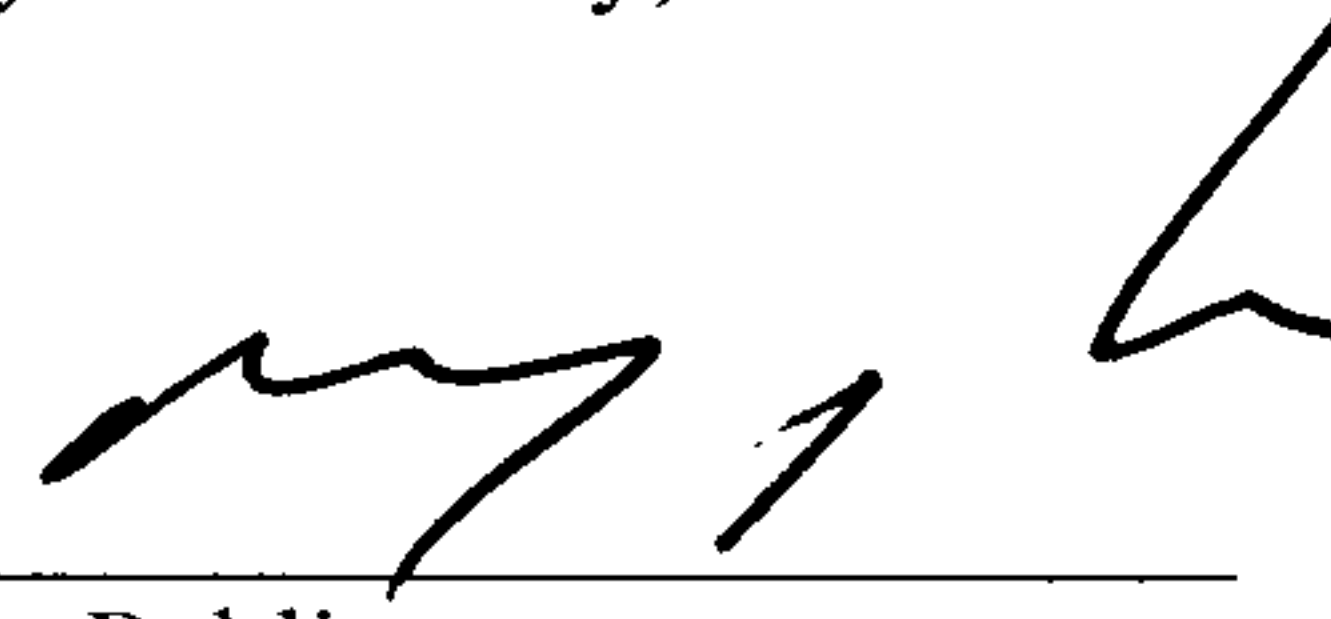
Builder Systems, LLC

  
Charles M. Kitchen  
Its Member

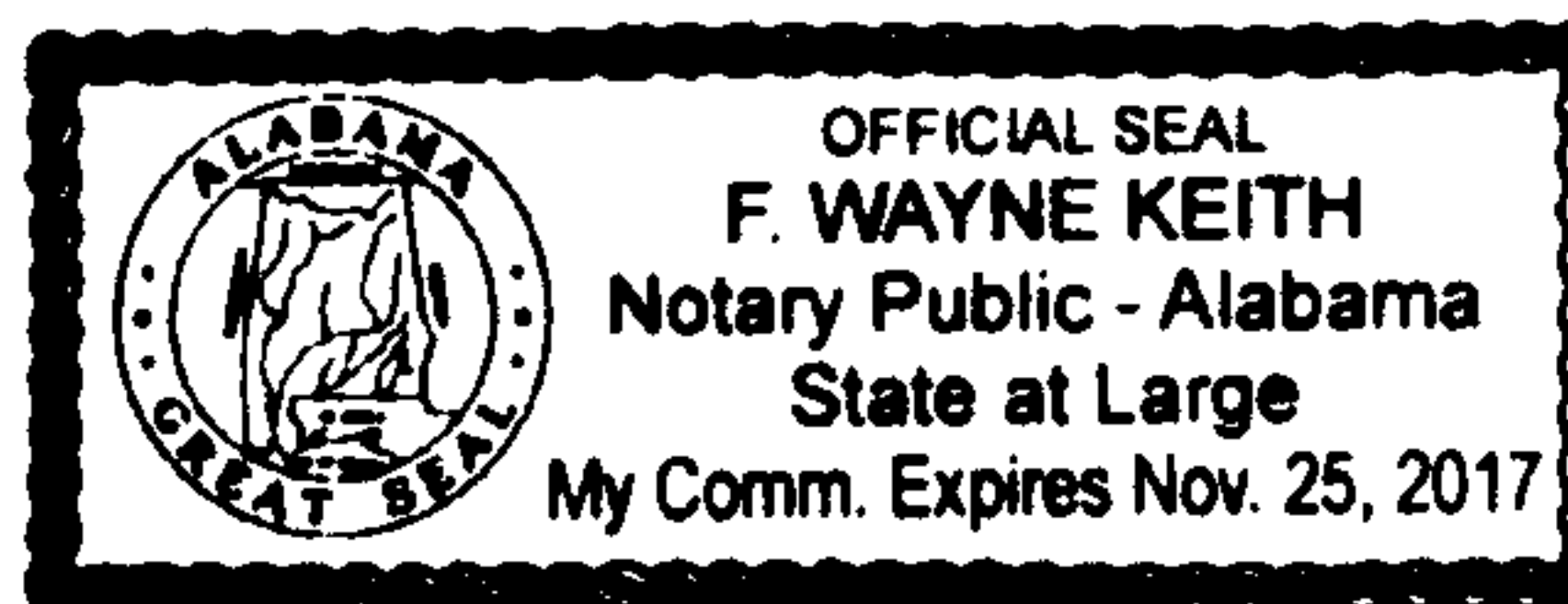
STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Charles M. Kitchen, whose name as Member of Builder Systems, LLC is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance he as such Member executed the same voluntarily and as the act of Builder Systems, LLC on the day the same bears date.

Given under my hand and seal this the 12th day of February, 2016.

  
Notary Public

SEND TAX NOTICE TO:  
Travis Long  
6020 Eagle Point Circle  
Birmingham, Alabama 35242



### Real Estate Sales Validation Form

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

Grantors' Name: Builder Systems, LLC

Mailing Address : 281 Normandy Lane  
Chelsea, AL 35043

Grantee's Name: Travis Long  
Meredith Long

Mailing Address: 6020 Eagle Point Circle  
Birmingham, AL 35242

Property Address: See legal description on deed

Date of Transfer: February 12, 2016

Total Purchase Price \$355,000.00

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.

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: February 12, 2016

x

Sign

  
verified by closing agent  
F. Wayne Keith Attorney