

This Instrument Prepared By:
Chesley P. Payne
1780 Gadsden Highway
Birmingham, Alabama 35235

Send Tax Notice To:
Harris Doyle Homes, Inc.
3108 Blue Lake Drive, Suite 200
Birmingham, AL. 35243

STATE OF ALABAMA ()
COUNTY OF SHELBY ()

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of NINE HUNDRED THOUSAND AND NO/100 DOLLARS (\$900,000.00) in hand paid to the undersigned Grantor, KEENELAND, LLC, an Alabama Limited Liability Company (herein referred to as "GRANTOR") in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, said Grantor does hereby grant, bargain, sell and convey unto HARRIS DOYLE HOMES, INC. (herein referred to as GRANTEE), subject to the matters hereinafter set forth, the following described real estate, situated in Shelby County, State of Alabama, to-wit:

Lots 4, 5, 9, 10, 11, 12, 13, 15, 18, 27, 29, 30, 31, 37 and 38, according to the Survey of Keeneland Valley, as recorded in Map Book 45, Page 68, in the Probate Office of Shelby County, Alabama.

\$577,500.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to the following:

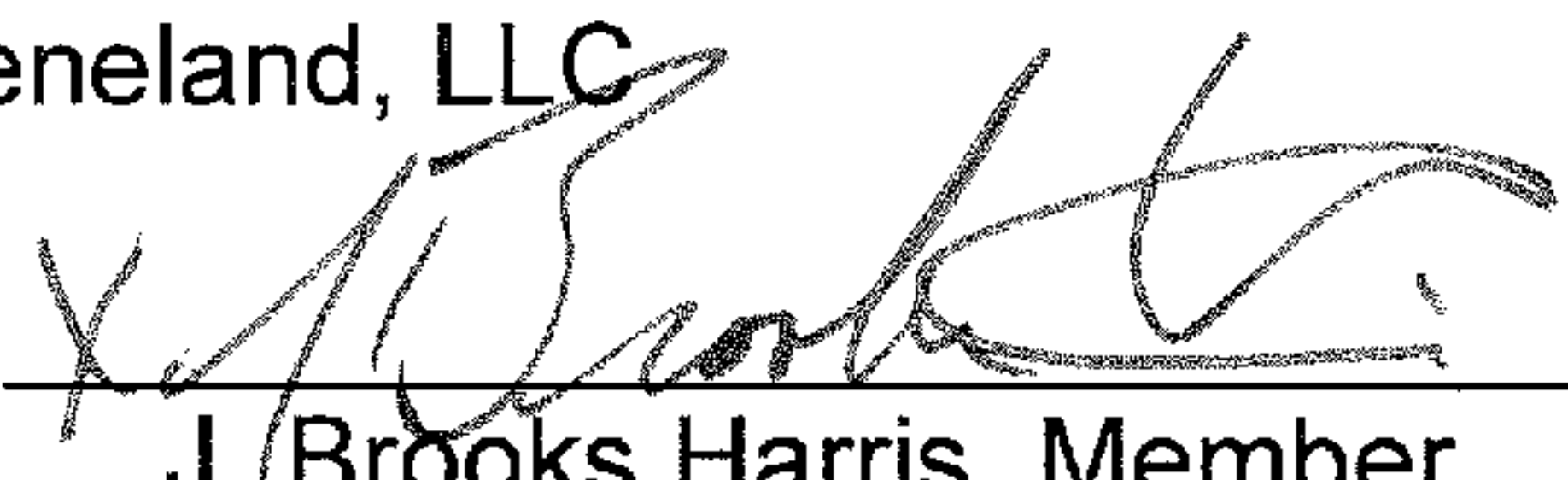
1. Rights or claims of parties in possession not shown by the public records.
2. Easements, or claims of easements, not shown by the Public Records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate and complete land survey and inspection of the Land and not shown by Public Records.
4. Any lien, or right to a lien, for services, labor or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Taxes or assessments which are not shown as existing liens by either the public records or the records of any taxing authority that levies taxes or assessments on real property.
6. Taxes for the year 2016 and subsequent years.
7. Easements, building lines, and restrictions as shown on recorded map.
8. Restrictions appearing of record in Instrument No. 2002-48865; Instrument No. 2014-22006; Instrument No. 1995-31865; Instrument No. 1998-39829; Instrument No. 1998-39828 and Instrument No. 2015-42946
9. Right-of-way granted to Alabama Power Company as recorded in Instrument No. 2011-19712 and Volume 230, Page 859 and Instrument No. 2014-39130.
10. Right-of-way granted to South Central Bell Telephone Company recorded in Volume 277, Page 218 and Volume 333, Page 31.
11. Right of way granted to City of Pelham recorded in Real Volume 143, Page 360.
12. Right of way granted to Alabama Gas recorded in Instrument No. 2015-10049.
13. 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.
14. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the date of this conveyance and recordation of same.

TO HAVE AND TO HOLD UNTO THE SAID GRANTEE, its successors and assigns forever.

The undersigned hereby certifies that this instrument is being executed according to the Articles of Organization and Operating Agreement of the limited liability company and that the Articles have not been modified or amended.

IN WITNESS WHEREOF, the said Grantor, Keeneland, LLC, by its Member, J. Brooks Harrisin, who is authorized to execute this conveyance, has hereunto set its signature and seal, on this the 9th day of June, 2016.

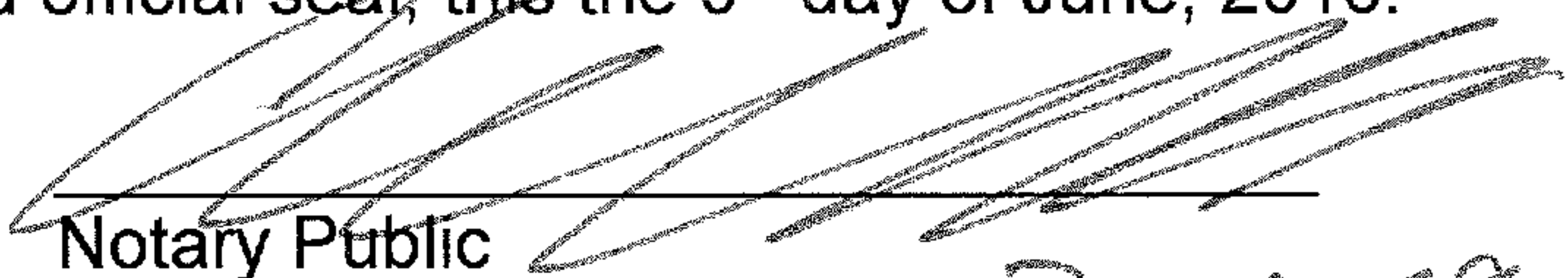
Keeneland, LLC

BY: 
J. Brooks Harris, Member

STATE OF ALABAMA ()
COUNTY OF JEFFERSON ()

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that J. Brooks Harris, whose name as 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 this conveyance, he, in his capacity as such Member and with full authority, executed the same voluntarily for and as the act of the said limited liability company on day the same bears date.

Given under my hand and official seal, this the 9th day of June, 2016.


Notary Public
My Commission Expires: 7-31-19



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, LLC	Grantee's Name	Harris Doyle Homes, Inc.
Mailing Address	3108 Blue Lake Drive Suite 200	Mailing Address	3108 Blue Lake Drive, Suite 200
	Birmingham, AL. 35243		Birmingham, AL 35243
Property Address	15 Lots Keeneland Valley	Date of Sale	June 09, 2016
	Pelham, AL 35124	Total Purchase Price	\$900,000.00
		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	☐ 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.

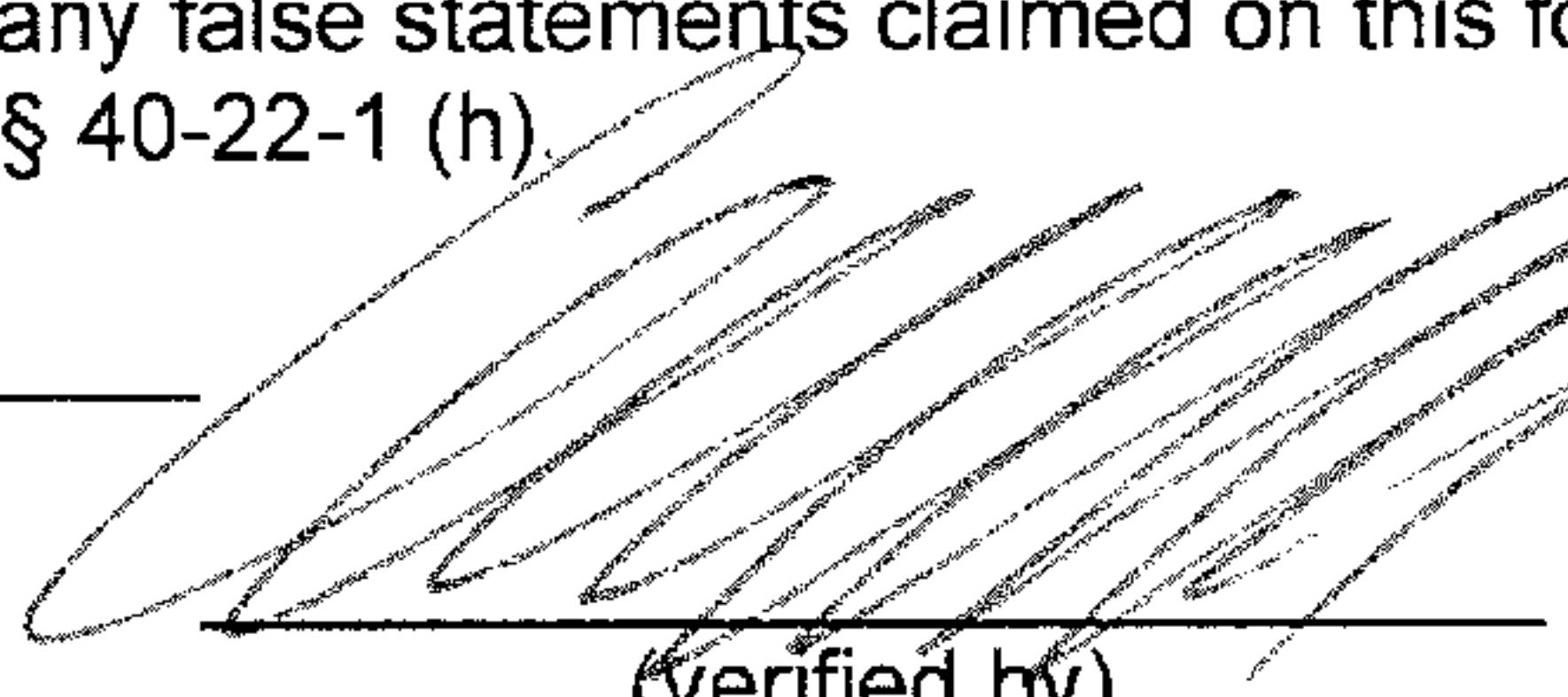
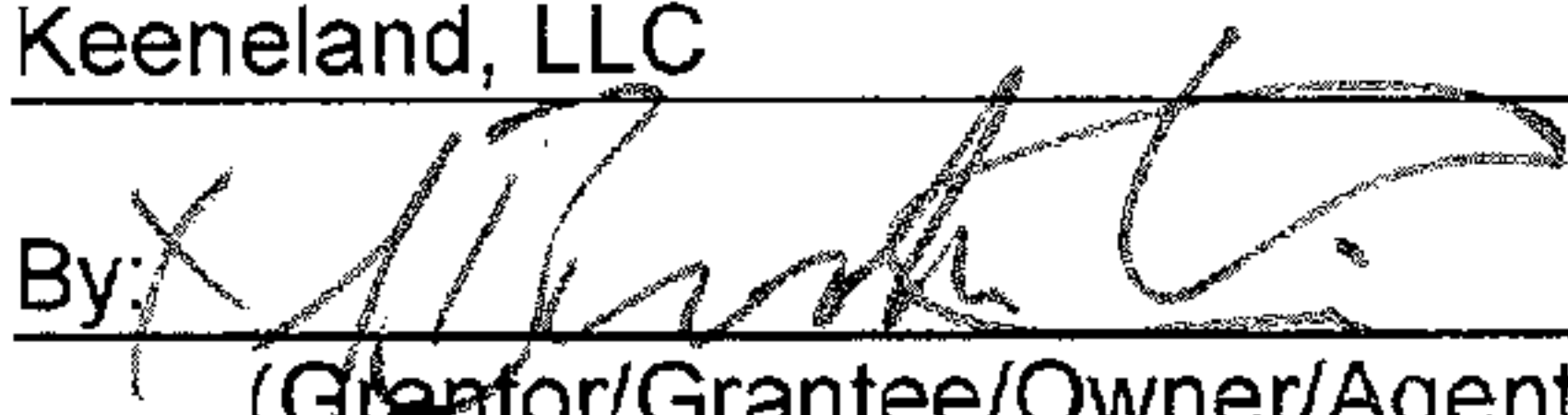
Date of Sale - the date on which interest to the property was conveyed.

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.

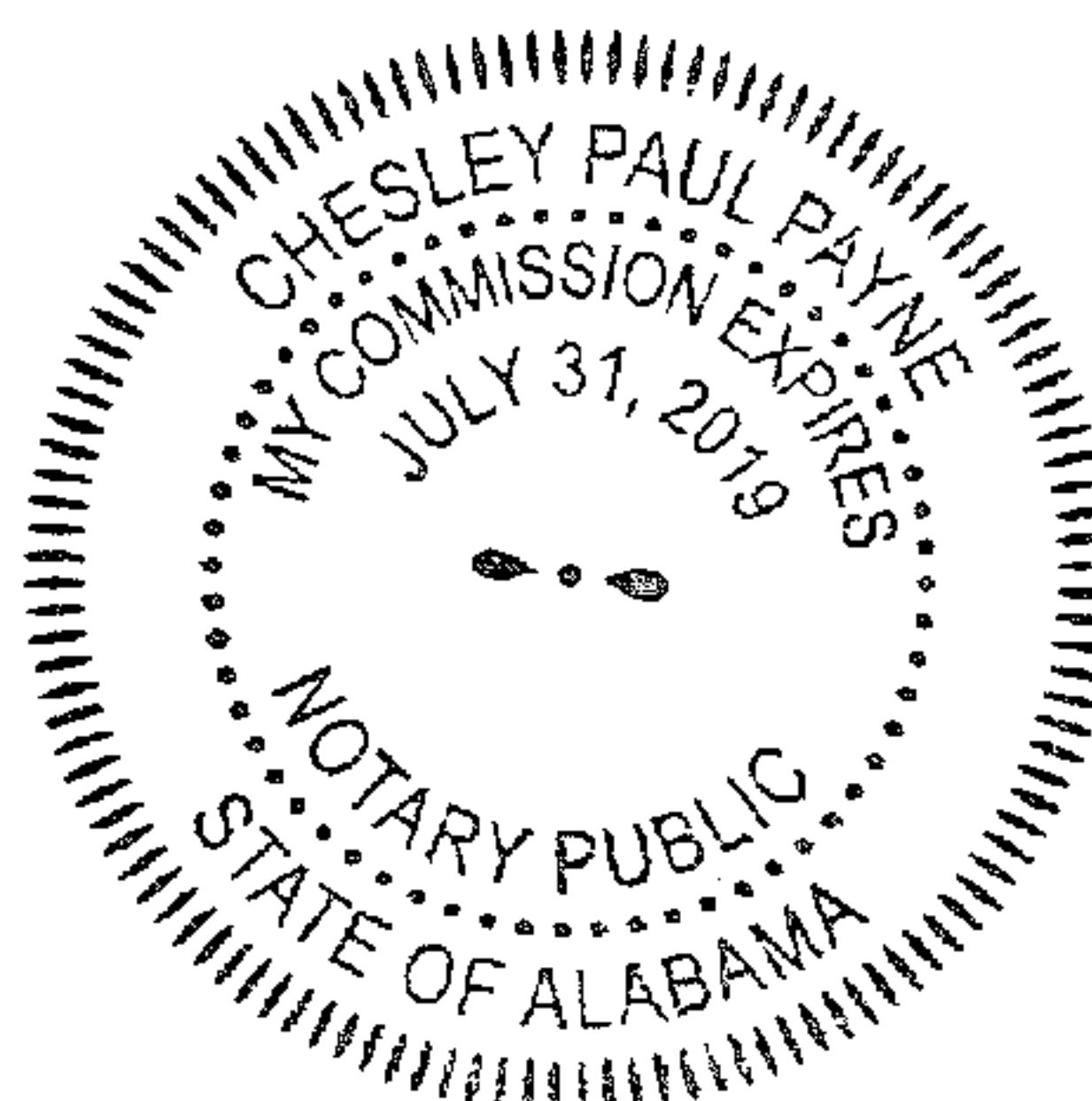
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

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	June 9, 2016	Print	Keeneland, LLC
☐ Unattested		Sign By:	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one J. Brooks Harris, Member

7-31-19



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/14/2016 03:54:30 PM
\$342.50 CHERRY
20160614000206070

