

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

20160725000258140
07/25/2016 08:32:00 AM
DEEDS 1/3

Send Tax Notice To:
Dawn + Harold D. Gragg, Jr.
649 Waterstone Drive
Calera AL 35040

GENERAL WARRANTY DEED
With Right of Survivorship

STATE OF ALABAMA }
COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Seventy Thousand and NO/100 Dollars**
(\$170,000.00) to the undersigned grantor,

Portrait Homes, LLC, a Delaware Series Limited Liability Company,

(herein referred to as **Grantor**), in hand paid by the Grantee herein, the receipt and sufficiency whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto

Dawn Gragg and Harold D. Gragg, Jr.,

(herein referred to as **Grantee**), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in **SHELBY** County, Alabama to wit:

LOT 40, ACCORDING TO THE SURVEY OF WATERSTONE PHASE 3, RECORDED IN MAP BOOK 44, PAGE 118, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

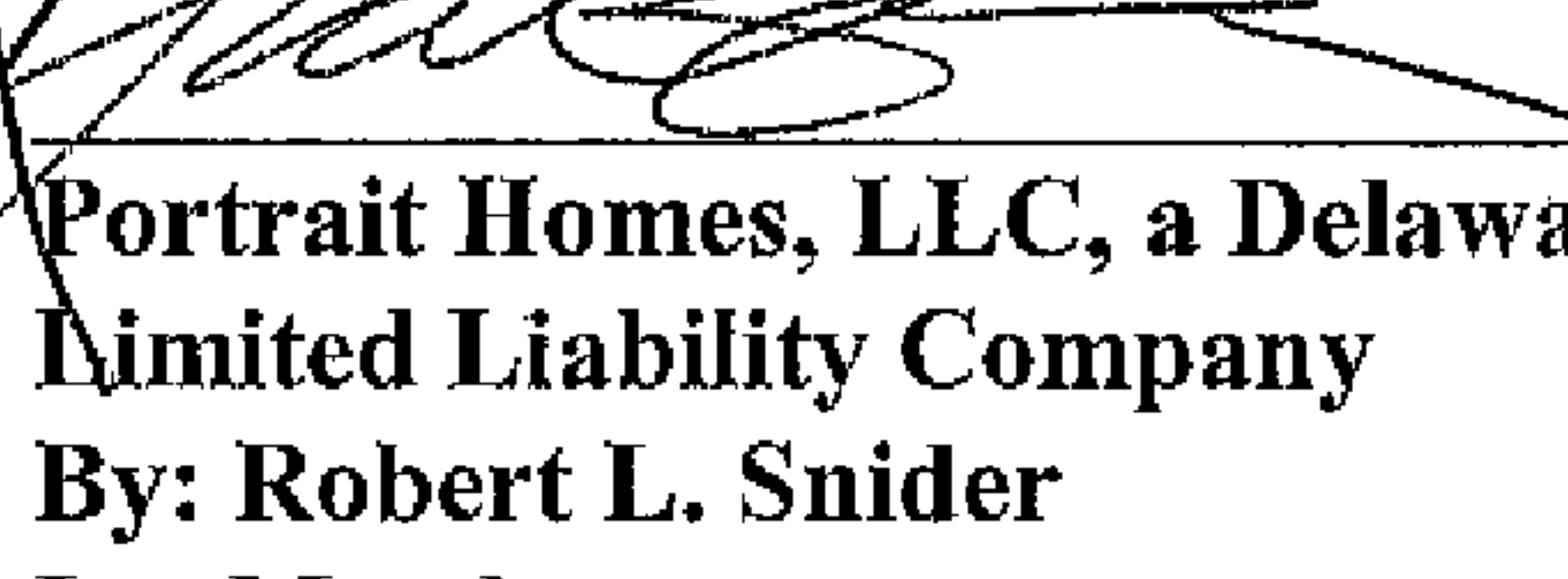
Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$ 166,920.00 of the above consideration was secured by and through the purchase money mortgage closed and recorded herewith.

TO HAVE AND HOLD to the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And said Grantor does for itself, its successors and assigns, covenant with the said Grantees, his/her/their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; 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 to the said **GRANTEES**, his/her/their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **GRANTOR**, by its Member, **Robert L. Snider**, who is authorized to execute this conveyance, has hereto set its signature and seal on the date stated in the notary acknowledgement, however, the same shall not be effective until the 19th day of July, 2016.

 (SEAL)
**Portrait Homes, LLC, a Delaware Series
Limited Liability Company**
By: Robert L. Snider
Its: Member

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Robert L. Snider**, whose name as Member of Portrait Homes, LLC, a Delaware Series Limited Liability Company, is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such Member and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal this 19th day of July, 2016.

Notary Seal




Notary Public,
My commission expires:

Real Estate Sales Validation Form

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

Grantor's Name
Mailing AddressPortrait Homes LLC
Box 361405
Hoover AL 35236Grantee's Name
Mailing AddressDawn Gragg
Harold D. Gragg Jr.
649 Waterstone Way
Cahaba AL 35040

Property Address

649 Waterstone Way
Cahaba AL 35040

Date of Sale

7/22/16

Total Purchase Price \$

170,000.00

or

Actual Value

\$

or

Assessor's Market Value \$

Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/25/2016 08:32:00 AM
\$24.50 CHERRY
20160725000258140*Jeff Morris*

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

7/22/16

Print

Jeff Morris

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one