

## WARRANTY DEED

This instrument was prepared by:

B. Christopher Battles  
3150 Highway 52 West  
Pelham, AL 35124

20160818000297330  
08/18/2016 03:50:42 PM  
DEEDS 1/2

Send tax notice to:

Highland Falls Alabama, LLC  
3201 S. Cherokee Ln, Suite 310  
Woodstock, GA 30188

**STATE OF ALABAMA  
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **One Hundred Twelve Thousand and no/100 Dollars (\$112,000.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt where is acknowledged, **AUTHENTIC BUILDING COMPANY, LLC** (herein referred to as Grantor) grant, bargain, sell and convey unto **HIGHLAND FALLS ALABAMA, LLC**, (herein referred to as Grantee), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**Lots 6, 7, 8, and 19, according to the Final Plat of Stone Creek Phase 5 Plat One Lake Sector, as recorded in Map Book 39, Page 22, in the Probate Office of Shelby County, Alabama.**

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

This instrument is executed as required by the Articles of Organization and Operating Agreement and same have not been modified or amended.

And the Grantor does for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated 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, its successors and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said undersigned Grantor, who is authorized to execute this conveyance, has hereunto set its signature and seal this 4th day of August, 2016.

**AUTHENTIC BUILDING COMPANY, LLC**

  
\_\_\_\_\_  
BY: **Brett G. Winford**  
ITS: **Sole Member**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, **B. CHRISTOPHER BATTLES**, a Notary Public in and for said County, in said State, hereby certify that **Brett J. Winford**, whose name as **Sole Member** of **AUTHENTIC BUILDING COMPANY, LLC**, is signed to the foregoing conveyance, and who is known to me acknowledged before me on this date, that being informed of the contents of this conveyance he as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 4th day of August, 2016.

**B. CHRISTOPHER BATTLES**  
Notary Public, State of Alabama  
Alabama State At Large  
My Commission Expires  
February 22, 2017

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 02/22/2017

Real Estate Sales Validation Form

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

Grantor's Name Authentic Building  
Mailing Address Company, LLC  
6300 Highway 17  
Helena, AL 35080

Grantee's Name Highland Falls Alabama  
Mailing Address LLC; 3201 S. Cherokee  
Ln; Ste 310  
Woodstock, GA 30188

Property Address Stone Creek Way  
Calera, AL

Date of Sale 08/04/2016  
Total Purchase Price \$ 112,000.00

Or

Actual Value \$

Or

Assessor's Market Value \$

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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  
X Sales Contract Other  
X 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

Print B. CHRISTOPHER BATTLES

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
08/18/2016 03:50:42 PM  
\$130.00 CHERRY  
20160818000297330

James W. Fuhrmeister