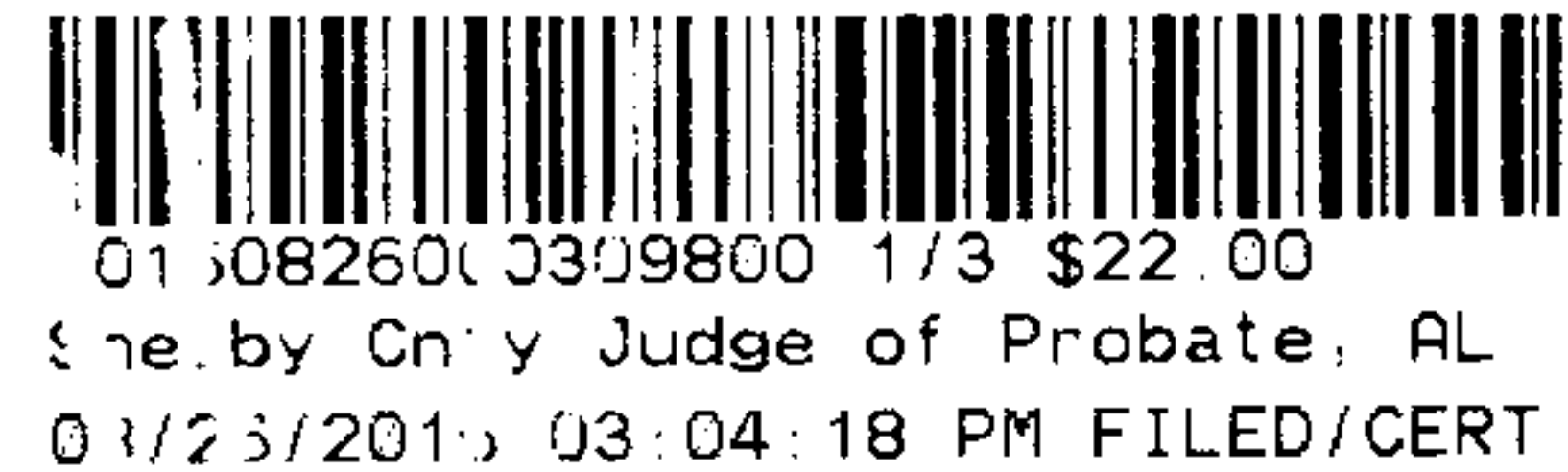


THIS INSTRUMENT PREPARED BY:

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



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## WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Sixteen Thousand and no/100's Dollars (\$16,000.00)** and other good and valuable consideration to the undersigned grantor,

**The City of Pelham, Alabama, a municipal corporation**

(hereinafter referred to a grantor) in hand paid by the grantee the receipt whereof is hereby acknowledged the said grantor does by these presents, grant, bargain, sell and convey unto

**Builder Systems, LLC**

(hereinafter referred to as grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 98, according to the Final Plat of Oaklyn Hills, Phase 2, as recorded in Map Book 30, Page 17, in the Probate Office of Shelby County, Alabama.**

**Subject to:**

- 1. Taxes for the year 2016 and subsequent years.**
- 2. Easements and building line 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 and covenants appearing of record in Inst. No. 1998-27399; Inst. No. 1999-7744; Inst. No. 1994-29305; Inst. No. 2002-34405; Inst. No. 2002-34406 and Inst. No. 2004-35542.**
- 5. Right-of-way granted to Shelby County recorded in Volume 229, Page 492 and Volume 39, Page 469.**
- 6. Right-of-way granted to Alabama Power Company recorded in Volume 165, Page 105.**

**All of the above consideration is paid by a Purchase Money Mortgage filed simultaneously herewith**


TO HAVE AND TO HOLD, unto the said grantee, its successors and assigns.

And said 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 they are free of all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the

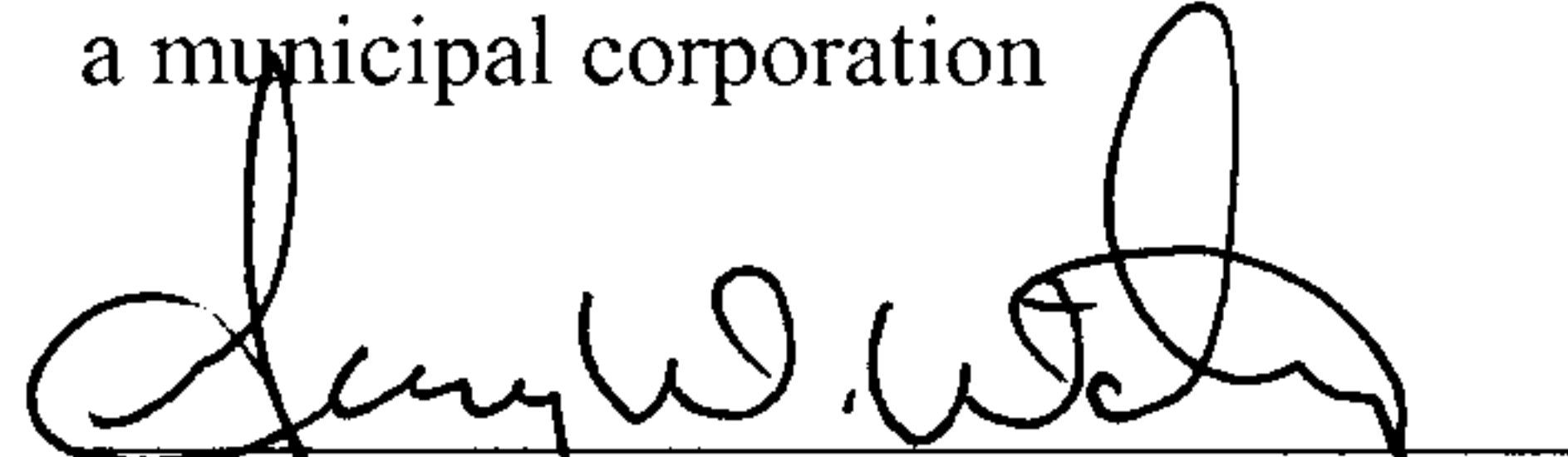
same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantor, by its Mayor, who is authorized to execute this conveyance has hereunto set his signature and seal this the 24th day of August, 2016.

ATTEST:

  
20160826J00309800 2/3 \$22.00  
Shelby County Judge of Probate, AL  
08/26/2016 03:04:18 PM FILED/CERT

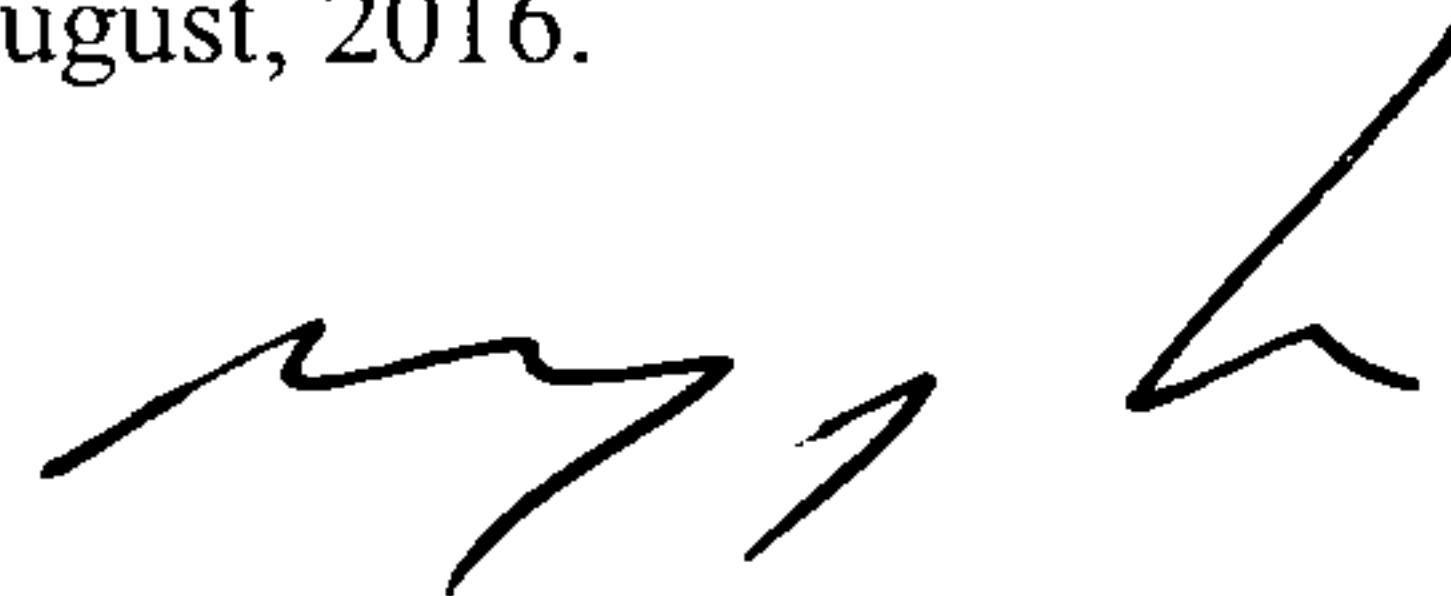
The City of Pelham, Alabama  
a municipal corporation

  
Gary W. Waters- Mayor

STATE OF ALABAMA  
SHELBY COUNTY

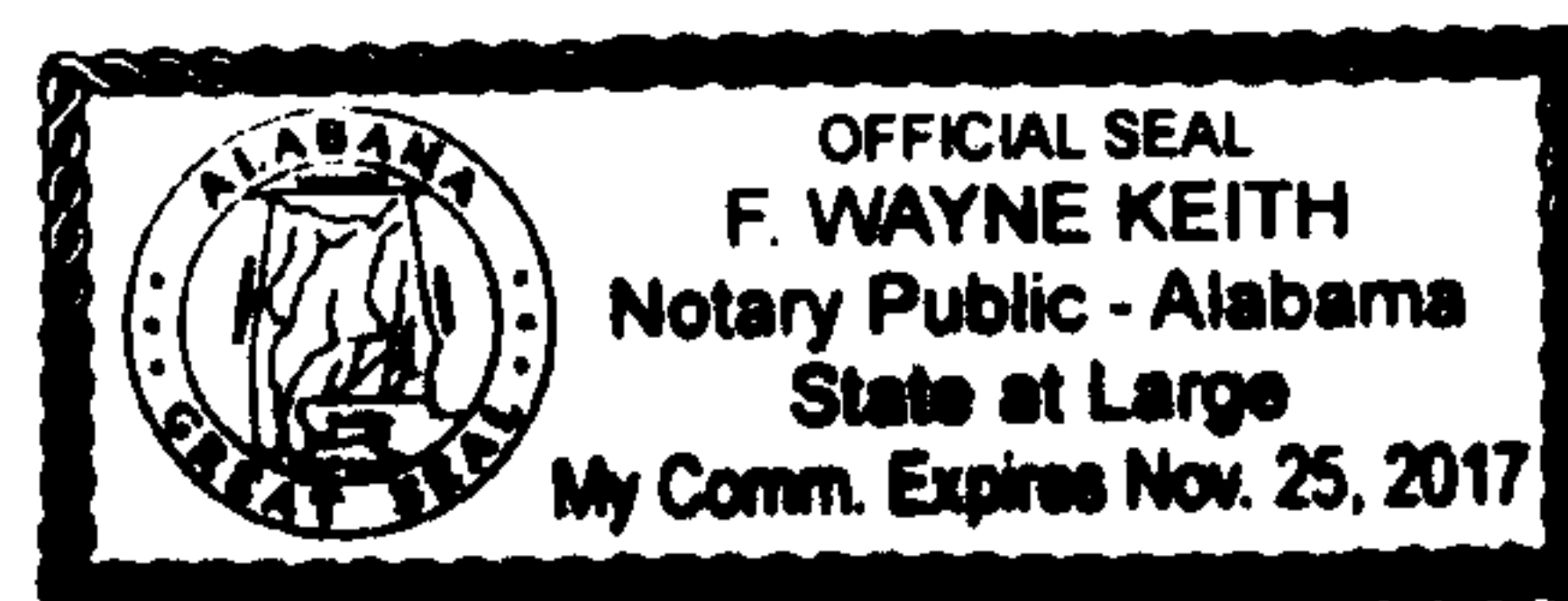
I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Gary W. Waters, whose name as Mayor of The City of Pelham, Alabama, a municipal corporation is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance he as Mayor and with full authority executed the same voluntarily for and as the act of The City of Pelham, Alabama, a municipal corporation.

Given under my hand and seal this the 24th day of August, 2016.



Notary Public

SEND TAX NOTICE TO:  
Builder Systems, LLC  
281 Normandy Drive  
Chelsea, Alabama 35043



**Real Estate Sales Validation Form**

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

Grantors' Name: The City of Pelham

Mailing Address : Post Office Box 1419  
Pelham, AL 35124

Grantee's Name: Builder Systems, LLC

Mailing Address: 281 Normandy Lane  
Chelsea, AL 35043

Property Address: See legal description on Deed

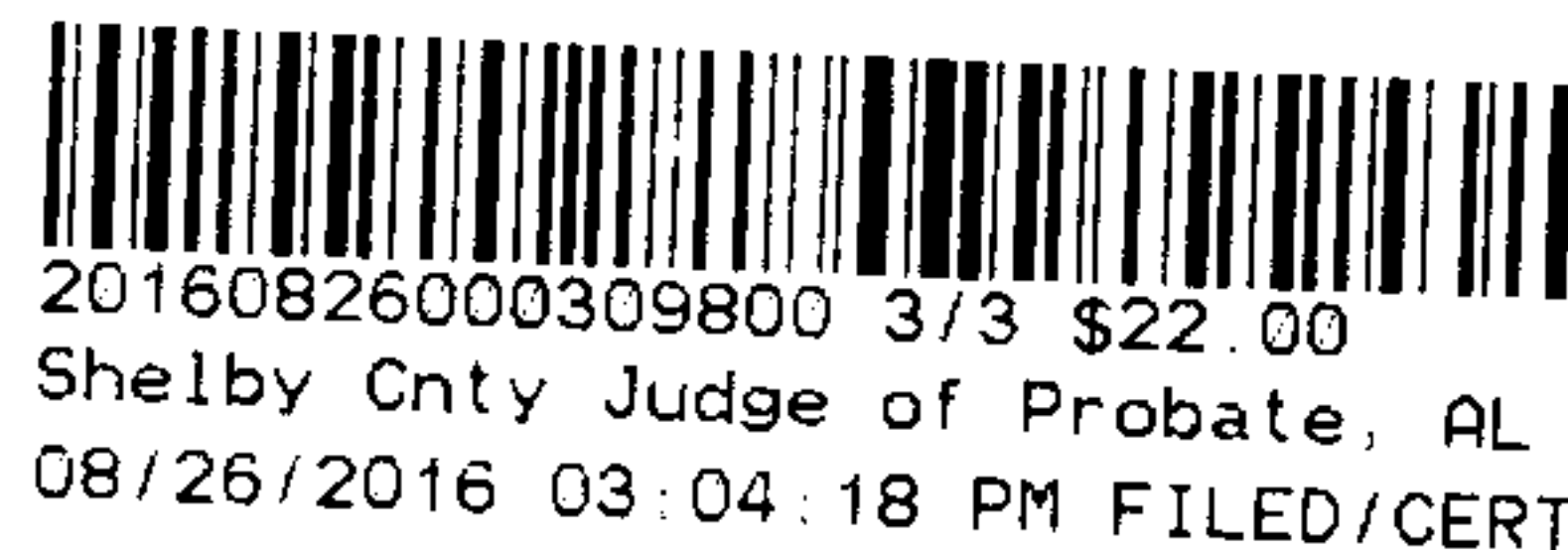
Date of Transfer: August 24, 2016

Total Purchase Price \$16,000.00

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: August 24, 2016

Sign

x

  
verified by closing agent  
F. Wayne Keith Attorney