

Prepared by:
Chesley P. Payne
Massey, Stotser & Nichols, PC
1780 Gadsden Highway
Birmingham, AL 35235
File No.: 20163343

20160908000325820
09/08/2016 01:03:45 PM
DEEDS 1/2

Send Tax Notice To:
Melissa Young Boyer
114 Keeneland Green
Pelham, AL 35124

CORPORATION WARRANTY DEED

State of Alabama

County of Shelby

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Two Hundred Ninety One Thousand Nine Hundred Seventy Seven Dollars and No Cents (\$291,977.00)** and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, **Harris Doyle Homes, Inc.** (herein referred to as GRANTOR) does by these presents grant, bargain, sell and convey unto Melissa Young Boyer (herein referred to as GRANTEE, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 35 According to Survey of Keeneland Valley as recorded in Map Book 45, Page 68, in the Probate Office of Shelby County, Alabama.

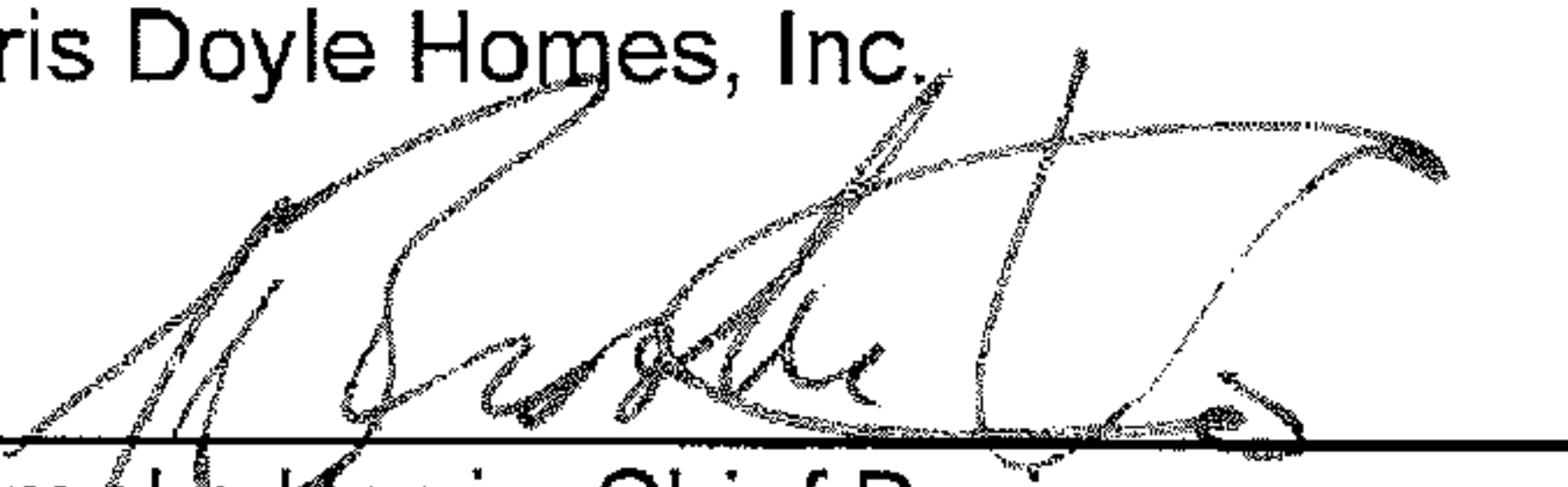
SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor by J Brooks Harris, as Chief Business Development Officer who is Authorized to execute this conveyance, has hereto set its signature and seal, this the 6th day of September, 2016.

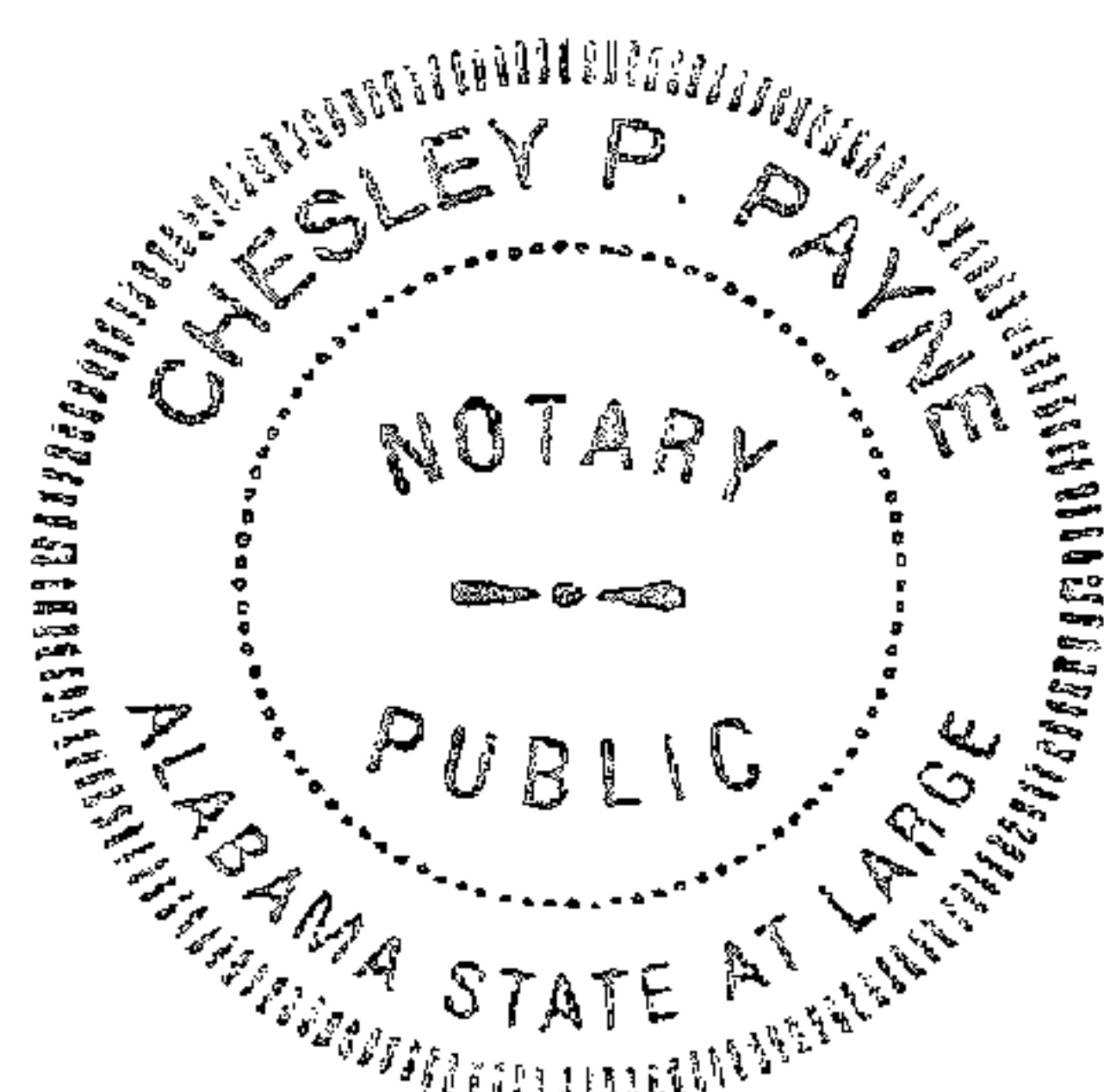
Harris Doyle Homes, Inc.

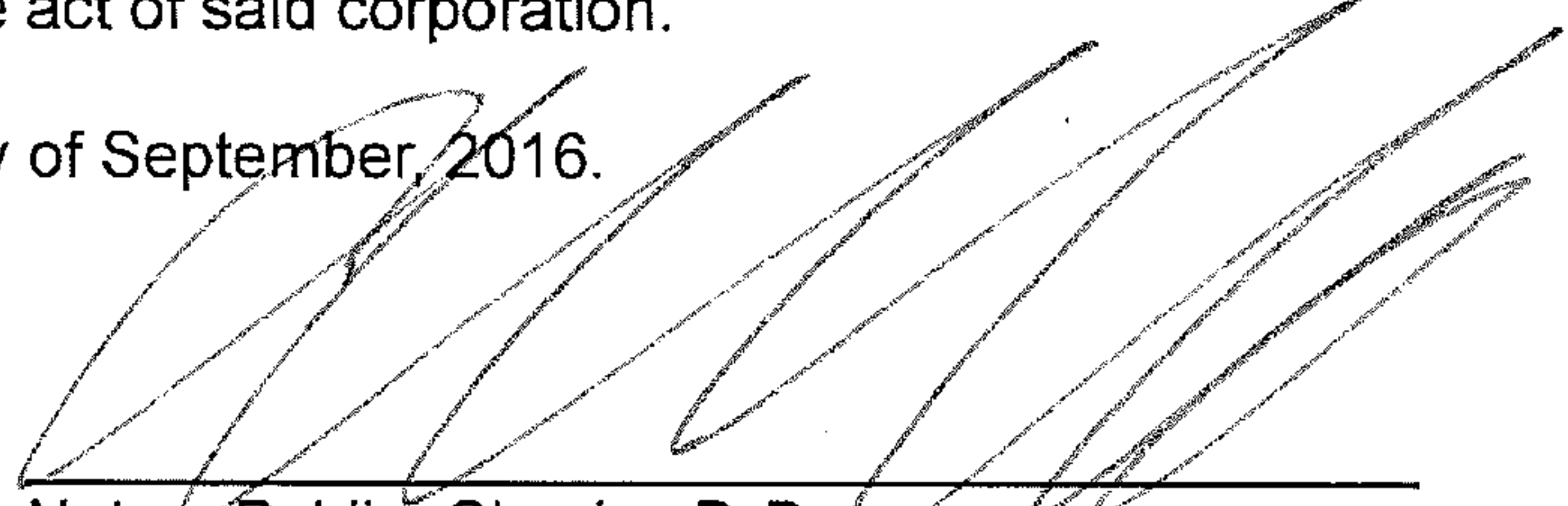
By: 
J. Brooks Harris, Chief Business
Development Officer

State of Alabama
County of Jefferson

I, Chesley P. Payne a Notary Public in and for said County in said State, hereby certify that J Brooks Harris, whose name as Chief Business Development Officer of Harris Doyle Homes, Inc. a corporation, 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 the conveyance, he/she 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 the 6th day of September, 2016.




Notary Public: Chesley P. Payne
My Commission Expires: July 31, 2019

Real Estate Sales Validation Form

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

Grantor's Name	Harris Doyle Homes, Inc.	Grantee's Name	Melissa Young Boyer
Mailing Address	3108 Blue Lake Drive, Suite 200 Birmingham, AL 35243	Mailing Address	408 Bentmoor Way Helena, AL 35080
Property Address	114 Keeneland Green Pelham, AL 35124	Date of Sale	September 06, 2016
		Total Purchase Price	\$291,977.00
		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.

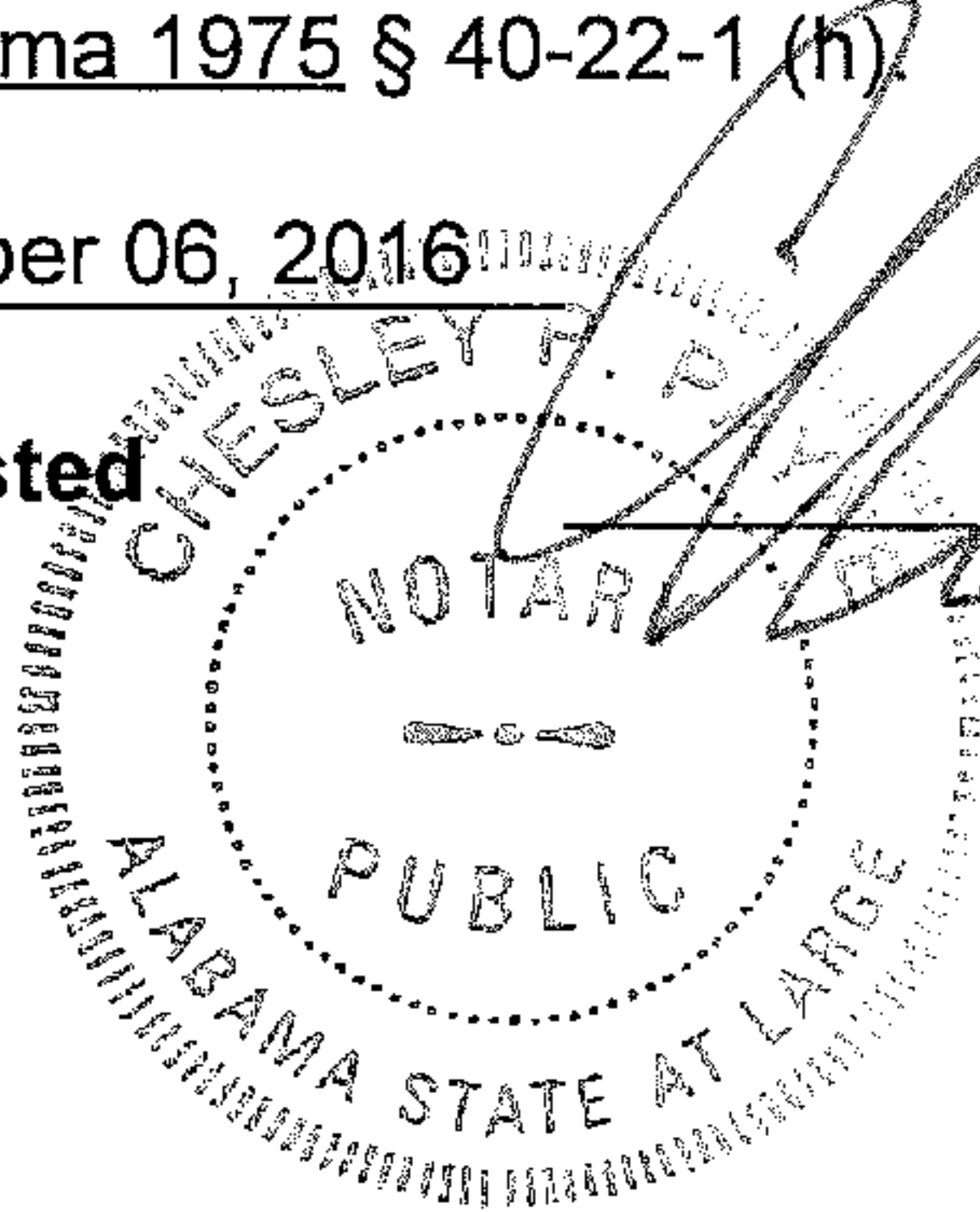
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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).

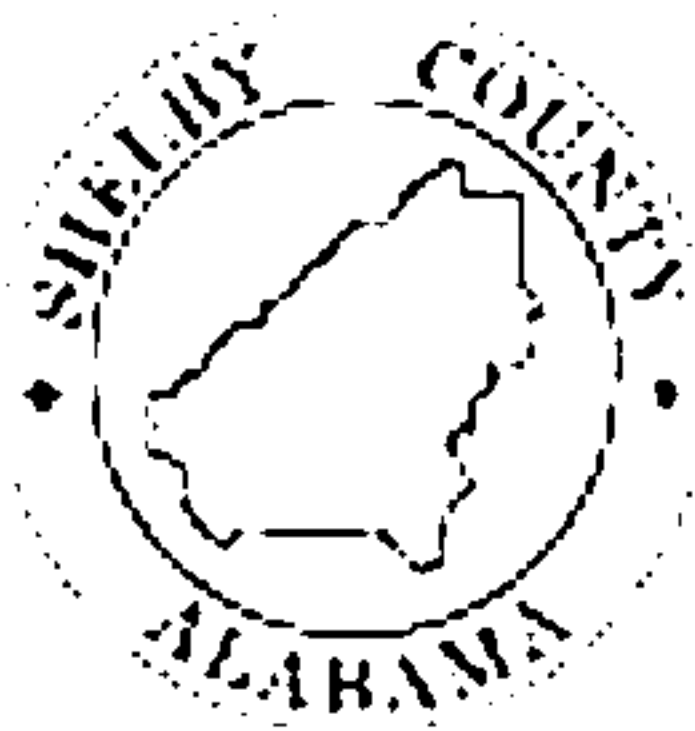
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date	September 06, 2016	Print	Harris Doyle Homes, Inc.
Unattested	(verified by)	Sign	(Grantor/Grantee/Owner/Agent) circle one



7-31-19

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/08/2016 01:03:45 PM
\$310.00 CHERRY
20160908000325820

[Signature]