

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 **Three Hundred, Eleven Thousand, Five Hundred and no/100's Dollars (\$311,500.00)** to the undersigned,

Builder Systems, LLC, an Alabama limited liability company

hereinafter referred to as grantor, in hand paid by the grantee herein, the receipt whereof is hereby acknowledged the said grantors grant, bargain, sell and convey unto

Jonathan L. Butler

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

Lot 659, according to the Survey of Deer Ridge Lakes Sector 6. Phase 2, as recorded In Map Book 37, Page 59, In the Probate Office of Shelby County, Alabama .

Subject to:


- 1. Taxes for the year 2017 and subsequent years.**
- 2. Easement(s), building line(s) and restriction(s) 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. Right-of-way granted to Alabama Power Company recorded in Inst. No. 2008-5082.**

\$295,925.00 of the above consideration is paid by a Purchase Money Mortgage which is filed simultaneously herewith.

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

And said grantor does for itself, its successors and assigns, covenant with said grantee, his heirs 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 their successors and assigns shall warrant and defend the same to the said grantee, his heirs and assigns forever, against the lawful claims of all persons.

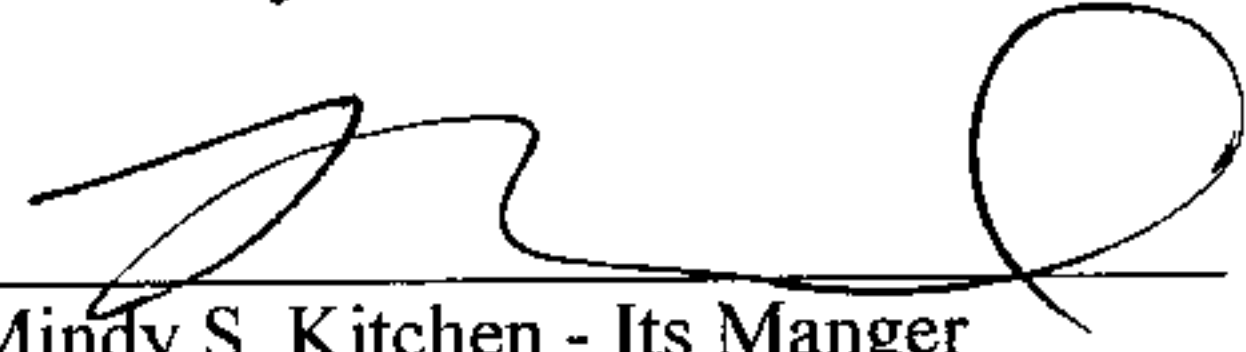
Shelby County, AL 12/28/2016
State of Alabama
Deed Tax: \$16.00


20161228000471060 1/3 \$37.00
Shelby Cnty Judge of Probate, AL
12/28/2016 11:06:55 AM FILED/CERT

IN WITNESS WHEREOF, the grantor has hereunto set my hand and seal, this the 21st day of December, 2016.

ATTEST::

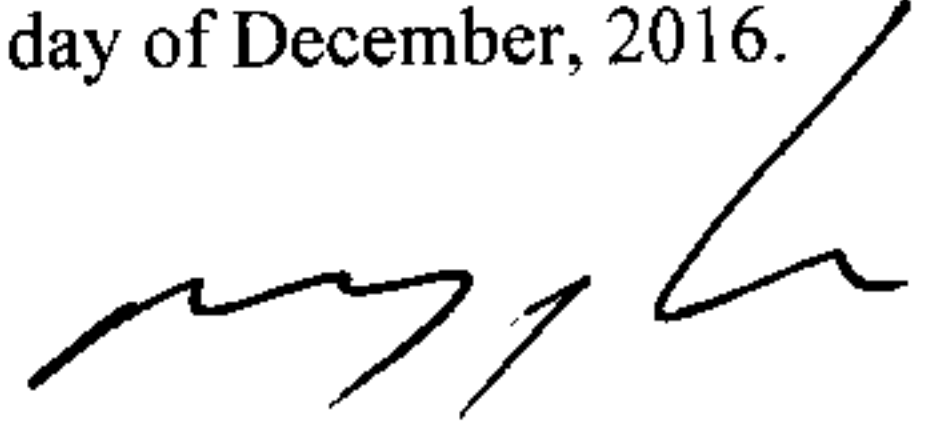
Builder Systems, LLC


Mindy S. Kitchen - Its Manger

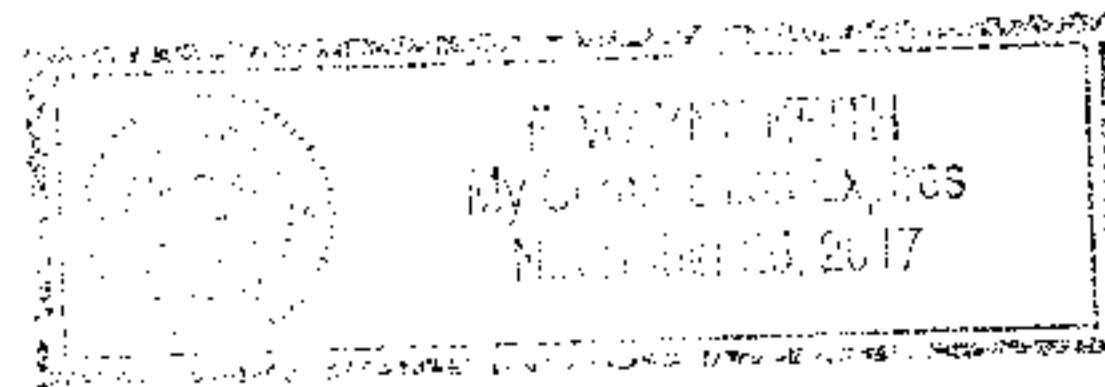
STATE OF ALABAMA
SHELBY COUNTY


I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Mindy S. Kitchen, whose name as Manager of Builder Systems, LLC, an Alabama limited liability company is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance, she, as such Manager executed the same voluntarily and as the act of Builder Systems, LLC on the day the same bears date.

Given under my hand and seal this the 21st day of December, 2016.


Notary Public

SEND TAX NOTICE TO:
Jonathan L. Butler
105 Fallow Circle
Chelsea, Alabama 35043




20161228000471060 2/3 \$37.00
Shelby Cnty Judge of Probate, AL
12/28/2016 11:06:55 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantors' Name: Builder Systems, LLC

Mailing Address: 281 Normandy Drive
Chelsea, AL 35043

Grantee's Name: Jonathan L. Butler

Mailing Address: 105 Fallow Circle
Chelsea, AL 35043

Property Address: 105 Fallow Circle
Chelsea, AL 35043

Date of Transfer: December 21, 2016

Total Purchase Price \$ 311,500.00

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
x 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: December 21, 2016

Law Offices of F. Wayne Keith PC

Sign

F. Wayne Keith

x



20161228000471060 3/3 \$37.00
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