

THIS INSTRUMENT PREPARED BY:

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


20170127000033710 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
01/27/2017 02:15:54 PM FILED/CERT

_____[Space Above This Line For Recording Data]_____

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Sixty Thousand and no/100's Dollars (\$60,000.00)** and other good and valuable consideration to the undersigned,

Creekwater Development, LLC, an Alabama limited liability company

(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

J. Wright Building Company, Incorporated

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

Lot 321, according to the Survey of Creekwater Phase 111A, as recorded in Map Book 46, Page 100, 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. 2016-34944.**
- 5. Restrictions appearing of record in Inst. No. 2015-44050; Inst. No. 2015-44052; Inst. No. 2016-17369; Inst. No. 2007-34511; Inst. No. 2008-42608; Inst. No. 2011-18665 and Inst. No. 2015-44051.**

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

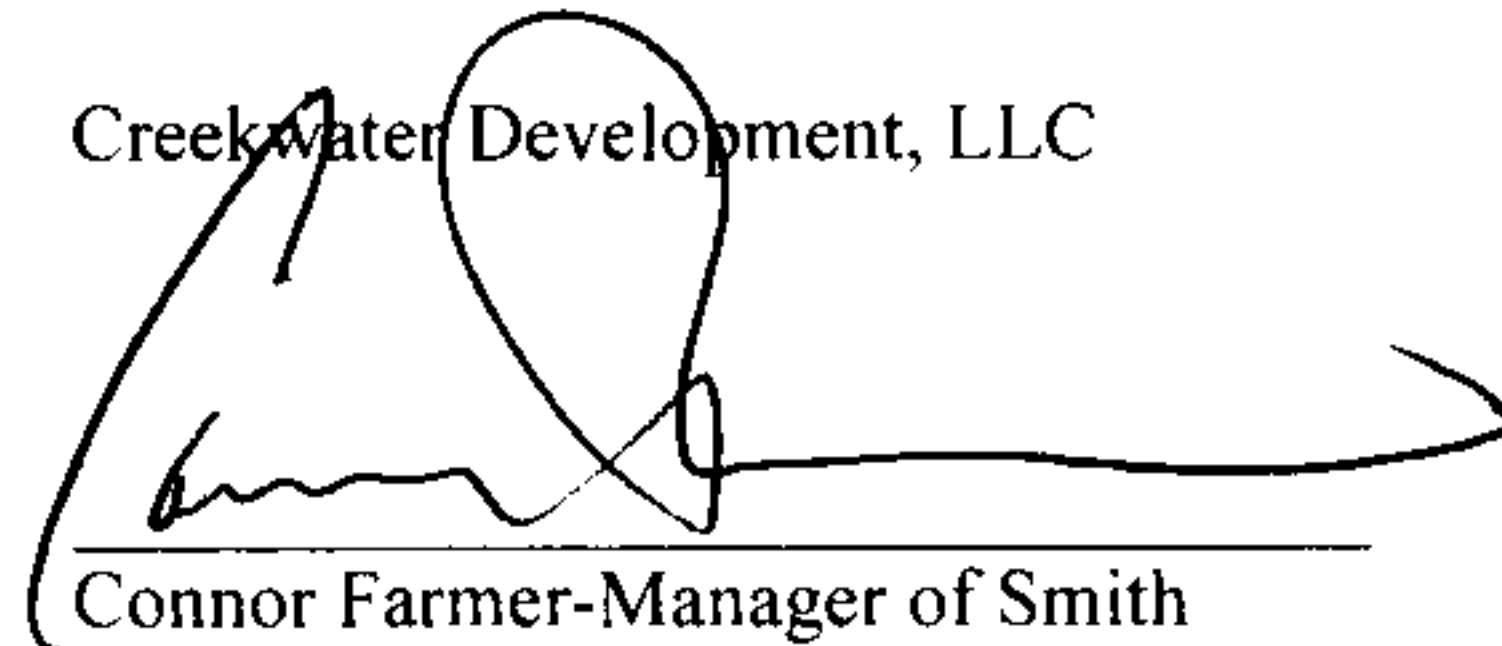
TO HAVE AND TO HOLD, unto the said grantee, its successors and assigns.

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 Connor Farmer as Manager of Smith Commercial Investments, LLC, a member of Creekwater Development, LLC has set his signature and seal this the 25th day of January, 2017.

ATTEST:

Creekwater Development, LLC

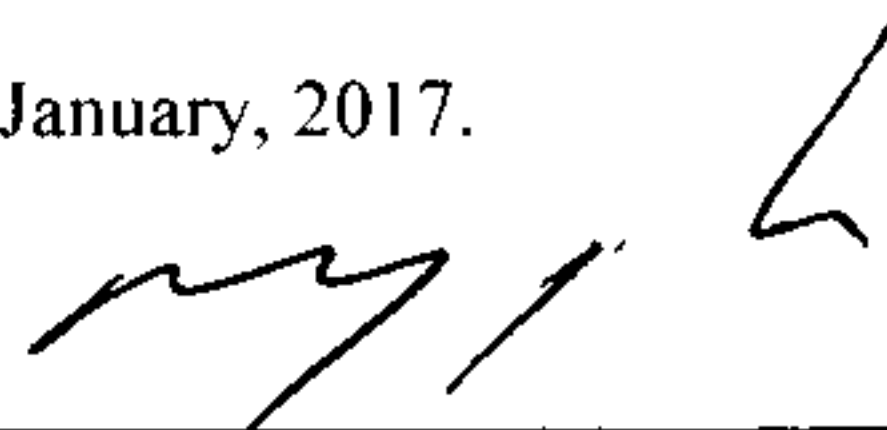


Connor Farmer-Manager of Smith
Commercial Investments, LLC - Member

STATE OF ALABAMA
SHELBY COUNTY

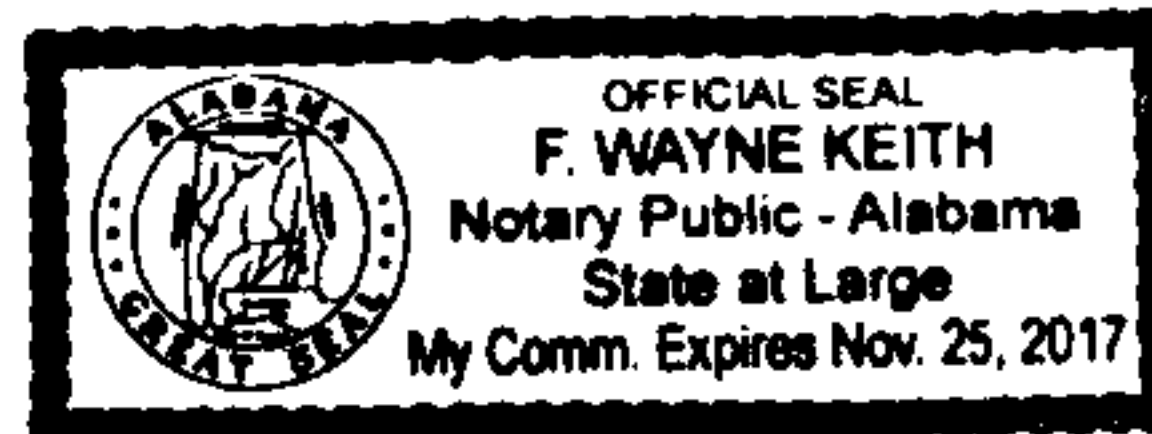
I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Connor Farmer, whose name as Manager of Smith Commercial Investments, LLC, a Member of Creekwater Development, LLC is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance, he as such 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 seal this the 25th day of January, 2017.



Notary Public

SEND TAX NOTICE TO:
J. Wright Building Company, Incorporated
P.O. Box 1964
Pelham, Alabama 35124



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Real Estate Sales Validation Form

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

Grantors' Name: Creekwater Development, LLC

Mailing Address : 120 Bishop Circle
Pelham, AL 35124

Grantee's Name: J Wright Building Company, Inc

Mailing Address: Post Office Box 1964
Pelham, AL 35124

Property Address: See legal description on Deed

Date of Transfer: January 25, 2017

Total Purchase Price \$60,000.00

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	Appraisal
x	Sales Contract	Other
x	Closing Statement	

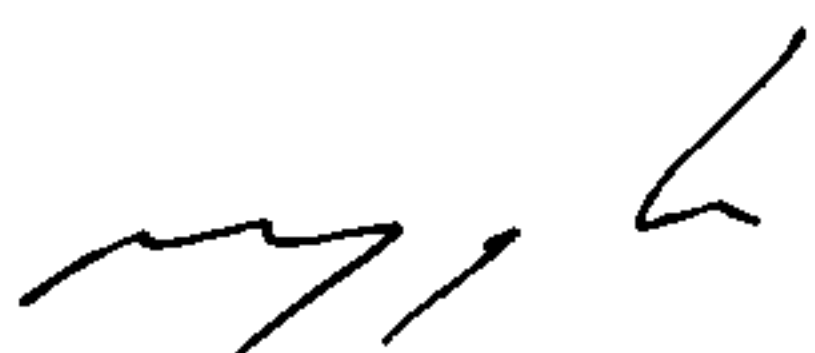
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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: January 25, 2017

x

Sign


verified by closing agent
F. Wayne Keith Attorney

RT-1


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