

Prepared by:
Chesley P. Payne
Massey, Stotser & Nichols, PC
1780 Gadsden Highway
Birmingham, AL 35235
File No.: 20173800

Send Tax Notice To:
Courtney Amber Sach
2999 Altadena Ridge Dr.
Vestavia Hills, AL 35243

CORPORATION WARRANTY DEED

State of Alabama

}

County of Shelby

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Five Hundred Eighty One Thousand One Hundred Sixty Five Dollars and Fifty Cents (\$581,165.50)** 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 Courtney Amber Sach (herein referred to as GRANTEE, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 19, according to the Survey of Altadena Ridge, as recorded in Map Book 47, Page 31, 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

Note: \$464,933.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, to the said GRANTEE, her heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, her 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, her heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor by Kathleen S. Lanzit, as Assistant Secretary who is Authorized to execute this conveyance, has hereto set its signature and seal, this the 24th day of May, 2017.

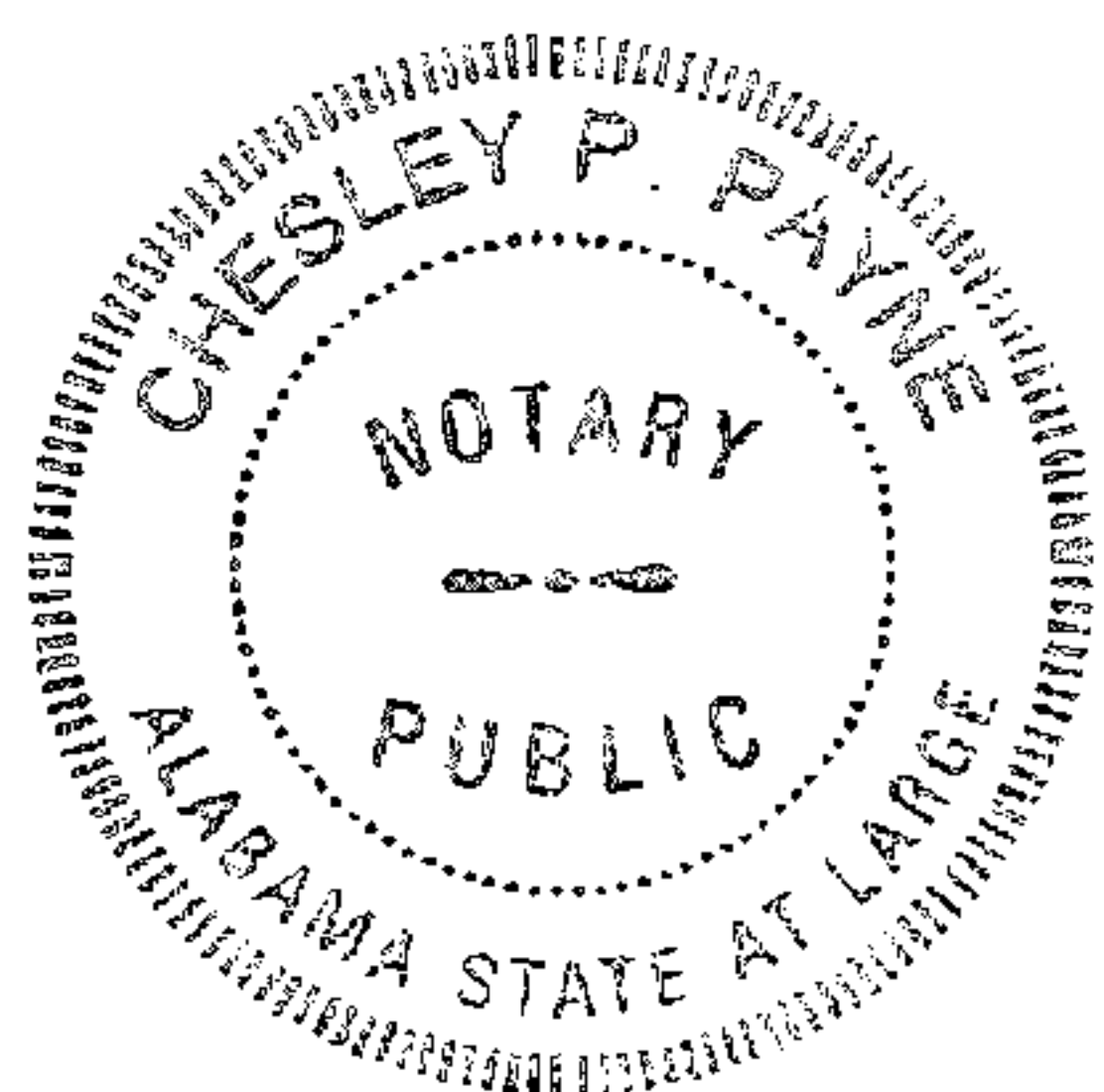
Harris Doyle Homes, Inc.

By: 
Kathleen S. Lanzit, Assistant Secretary

State of Alabama
County of Jefferson

I, Chesley P. Payne a Notary Public in and for said County in said State, hereby certify that Kathleen S. Lanzit, whose name as Assistant Secretary 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, 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 24th day of May, 2017.




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	Courtney Amber Sach
Mailing Address	3112 Blue Lake Drive, Suite 100 Birmingham, AL 35243	Mailing Address	1844 Glendmere Dr Vestavia, AL 35216
Property Address	2999 Altadena Ridge Dr. Vestavia Hills, AL 35243	Date of Sale	May 24, 2017
		Total Purchase Price	\$581,165.50
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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.


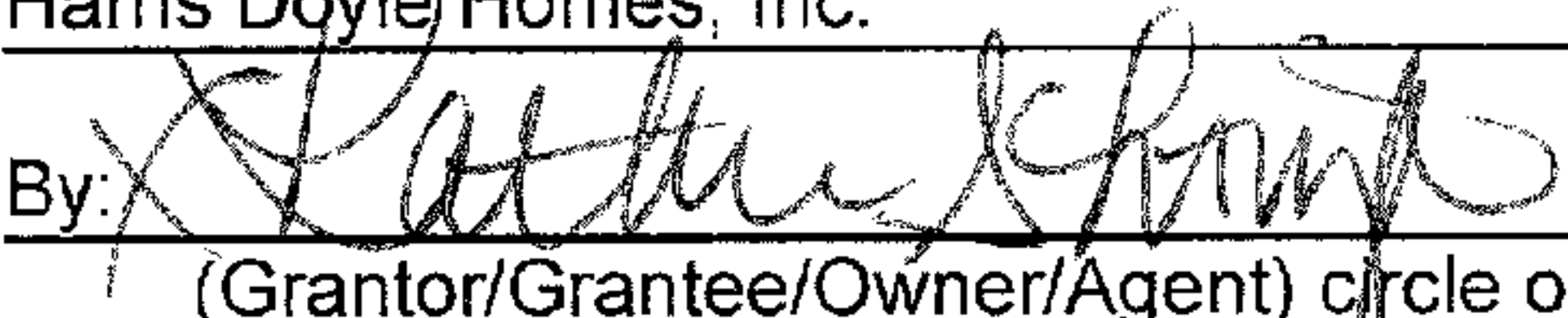
Date of Sale - the date on which interest to the property was conveyed.

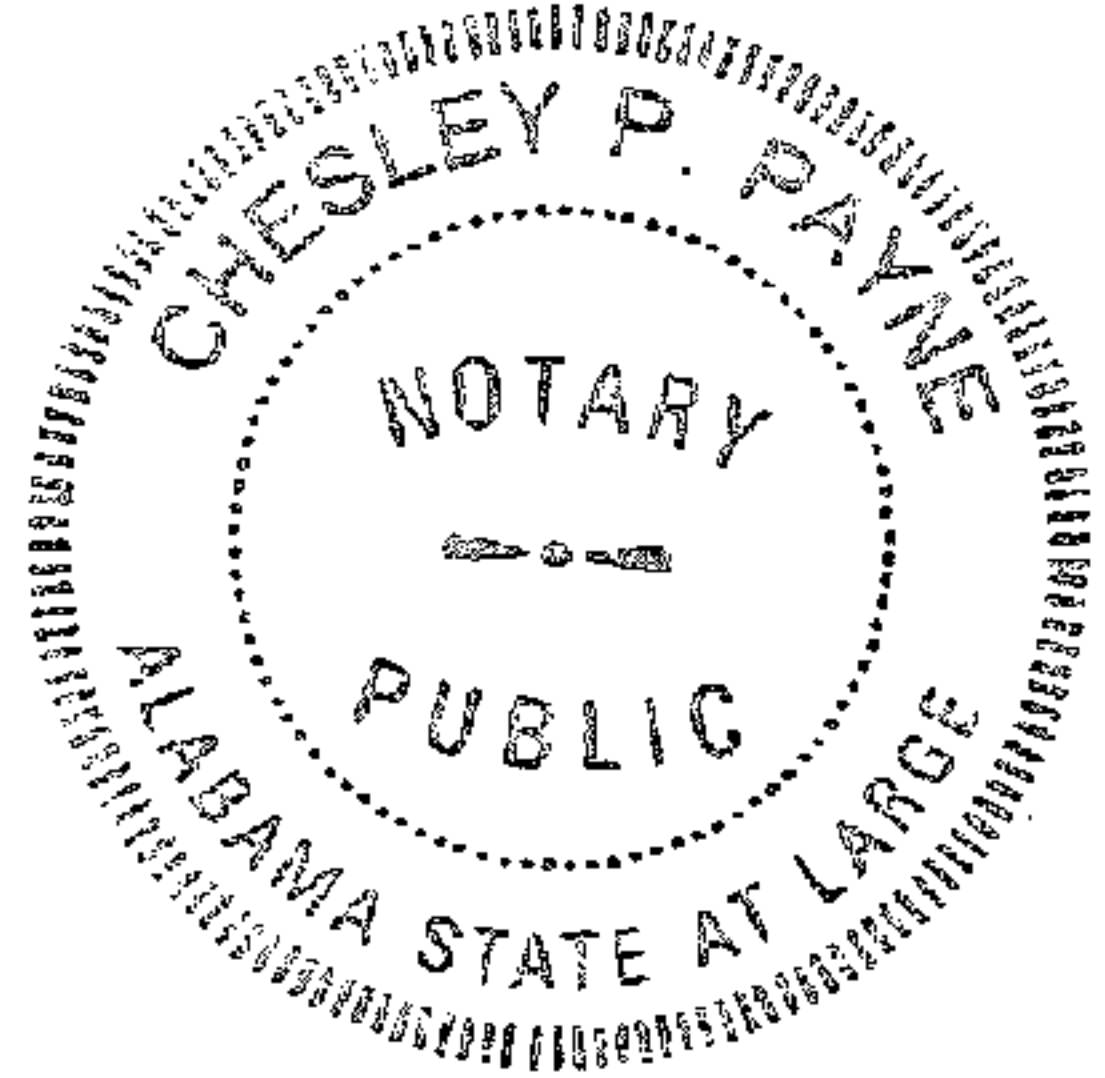
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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	May 24, 2017	Print	Harris Doyle Homes, Inc.
Unattested		Sign By:	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one Kathleen S. Lanzit, Assistant Secretary



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/30/2017 01:44:35 PM
\$134.50 CHARITY
20170530000187630