

This instrument prepared by:  
Amy Logan  
1220 Alford Avenue  
Birmingham, AL 35226

SEND TAX NOTICE TO:  
Scott H. Richards  
4045 Greystone Drive  
Birmingham, AL 35242

**WARRANTY DEED**

20170705000237980

07/05/2017 02:51:54 PM

DEEDS 1/2

STATE OF ALABAMA )

SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of the sum of Six Hundred Ten Thousand And No/100 Dollars (\$610,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, International Investments, LLC, an Alabama limited liability company (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Scott H. Richards (hereinafter Grantees), ~~as joint tenants with rights of survivorship~~, all of my/our right, title and interest in the following described real estate, situated in SHELBY County, Alabama.

Lot 12, according to the Map and Survey of Greystone, 1st Sector, 1st Phase, as recorded in Map Book 14, Page 91, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$468,000.00 executed and recorded simultaneously herewith.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a **PURCHASE MONEY MORTGAGE** being executed simultaneously herewith.

**TO HAVE AND TO HOLD** unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the undersigned have hereunto set our hands and seals on June 27, 2017.

International Investments, LLC, an Alabama limited liability company

BY: \_\_\_\_\_

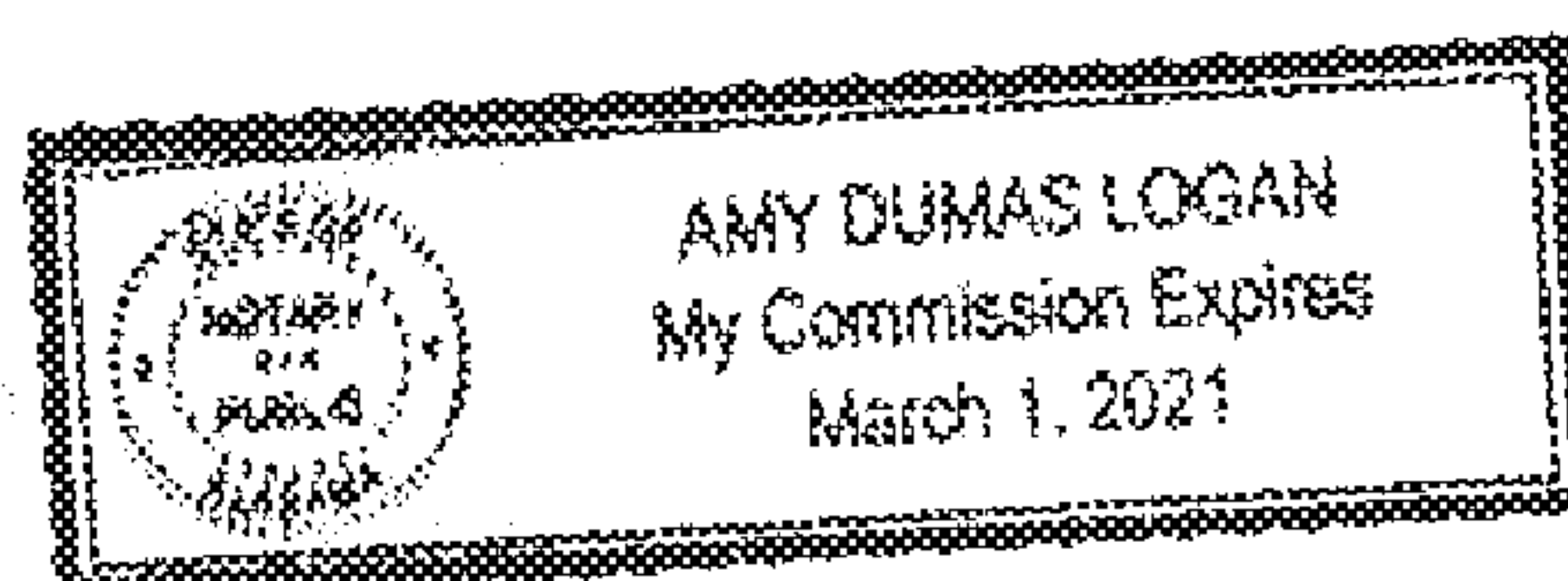
Issac David  
Managing Member

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Issac David whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this 27th day of June, 2017 that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 06/27/2017

\_\_\_\_\_  
Notary Public  
My commission expires:



Real Estate Sales Validation Form  
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1  
20170705000237980 07/05/2017 02:51:54 PM DEEDS 2/2

Grantor's Name International Investments, LLC, an  
Alabama limited liability company

Grantee's Name Scott H. Richards

Mailing Address 157 Resource Center Pkwy, Suite  
109  
Birmingham, AL 35242

Mailing Address 78471 Kings Mt. Rd.  
Birmingham, AL 35242

Property Address 4045 Greystone Drive  
Birmingham, AL 35242

Date of Sale June 27, 2017

Total Purchase Price \$610,000.00

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 - International Investments, LLC, an Alabama limited liability company, 157  
Resource Center Pkwy, Suite 109, Birmingham, AL 35242.

Grantee's name and mailing address - Scott H. Richards, 78471 Kings Mt. Rd., Birmingham, AL 35242.

Property address - 4045 Greystone Drive, Birmingham, AL 35242

Date of Sale - June 27, 2017.

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 or 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: June 27, 2017

Sign

Agent



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
07/05/2017 02:51:54 PM  
\$160.00 CHERRY  
20170705000237980