

This instrument was prepared by:
Mary Stewart Nelson
Wright Homes, Inc.
400 Century Park South, #224
Birmingham, AL 35226

Send tax notice to:
Thomas & Brooke Grigsby

124 Bolton Lane
Columbiana, AL 35051

State of Alabama
County of Shelby

GENERAL WARRANTY DEED

Know All Men by These Presents: That in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is acknowledged, I or we, Thomas W Grigsby and Brooke G Grigsby, married husband and wife (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Wright Homes, Inc.**, an Alabama corporation (herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Address: 146 Barnsley Street, Columbiana, AL 35051

Legal Description: Lot 69A, according to the Resurvey of Lots 69 and 70 Bulley Creek Farm Development 1st Sector, as recorded in Map Book 41 Page 15, in the Probate Office of Shelby County, Alabama.

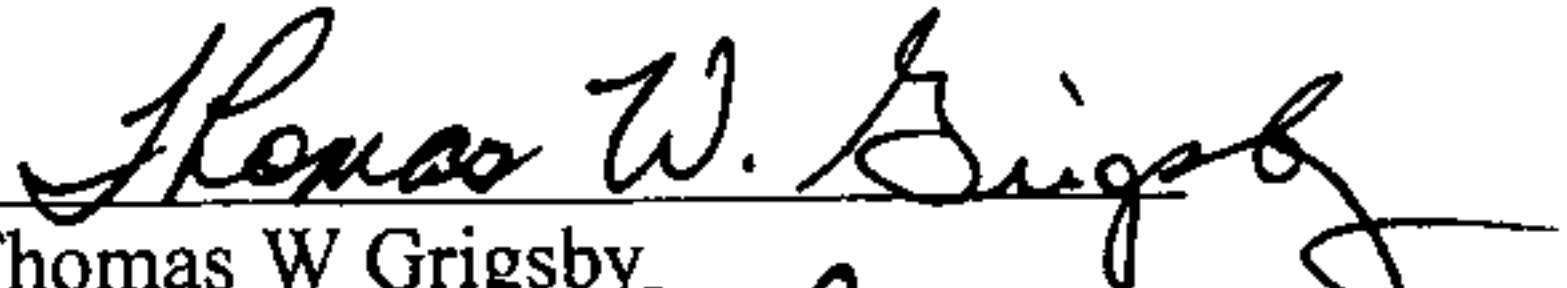
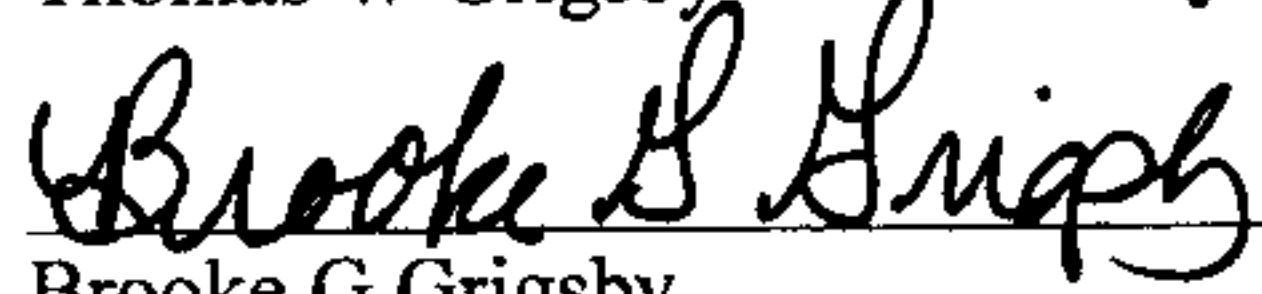
Subject to taxes for the year 2017 and subsequent years not yet due and payable; mineral and mining rights not owned by the Grantor, and any other easements, rights of way, restrictions, limitations and covenants of record.

Be it known that \$290,702.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

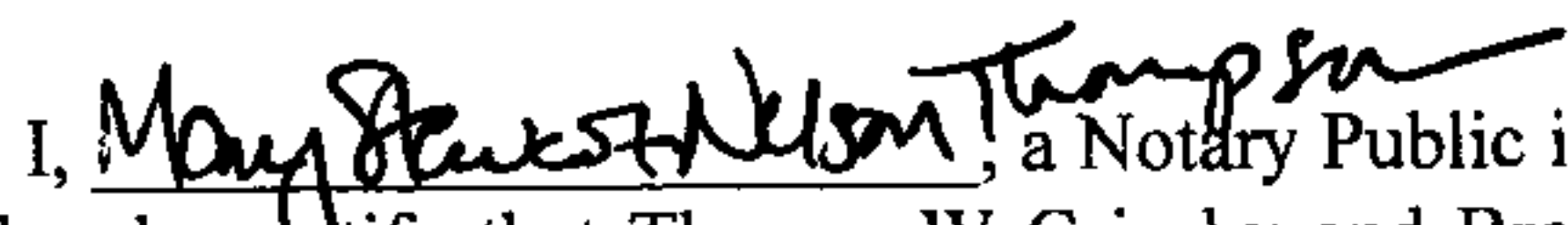
And we do, for ourselves and for our heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the

said grantees, his, her or their heirs and assigns forever, against the lawful claims of all persons.

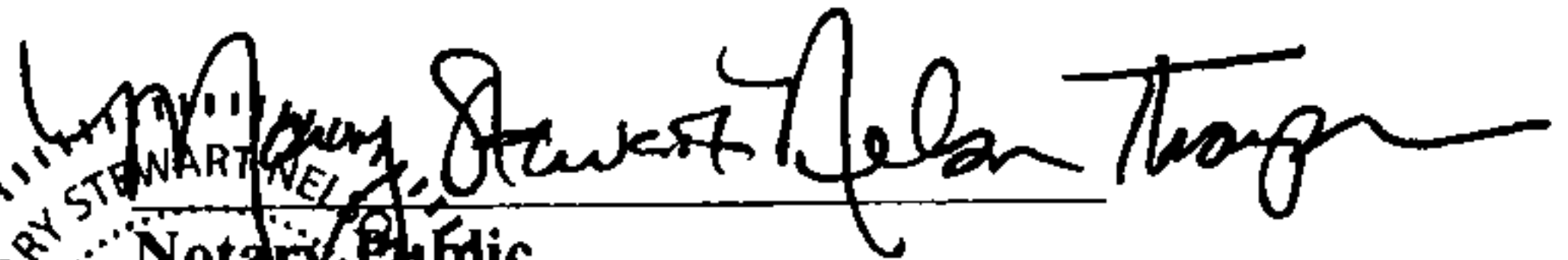
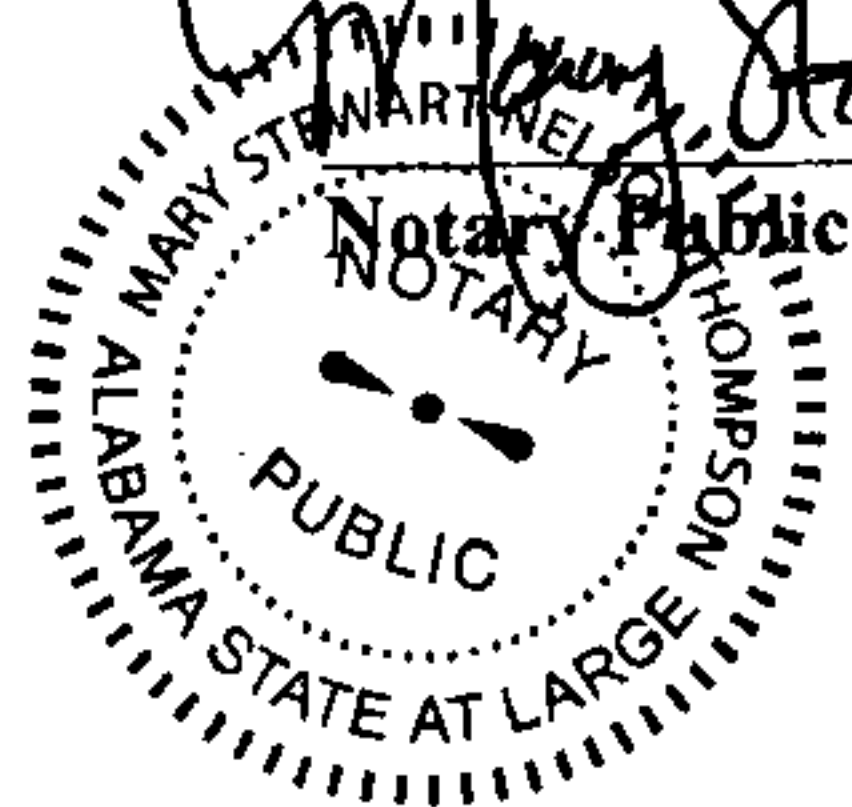
In Witness Whereof, we have hereunto set our hand(s) and seal(s) this the 26th day of July, 2017.



Thomas W Grigsby

Brooke G Grigsby

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, , a Notary Public in said and for said County, in said State, hereby certify that Thomas W Grigsby and Brooke G Grigsby, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26th day of July, 2017.


20170727000270590 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
07/27/2017 03:41:34 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Thomas & Brooke G Grigsby
Mailing Address 124 Bolton Lane
Columbiana, AL 35051

Grantee's Name Wright Homes, Inc.
Mailing Address PO Box 429
McCalla, AL 35111

Property Address 146 Barnsley Street
Columbiana, AL
35051

Date of Sale 7/26/17
Total Purchase Price \$ 75,000.00

or
Actual Value \$

20170727000270590 07/27/2017 03:41:34 PM DEEDS 3/3 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
☒ Sales Contract
☒ 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.

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 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 7/26/17

Print Mary Stewart Nelson Thompson

Sign Mary Stewart Nelson Thompson
(Grantor/Grantee/Owner/Agent) circle one

Unattested

by)



20170727000270590 3/3 \$22.00
Shelby Cnty Judge of Probate, AL
07/27/2017 03:41:34 PM FILED/CERT

[Signature]

Form RT-1