

Shelby County, AL 08/01/2017
State of Alabama
Deed Tax: \$140.00

THIS INSTRUMENT PREPARED BY:

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



20170801000275460 1/3 \$161.00
Shelby Cnty Judge of Probate AL
08/01/2017 09:24:25 AM FILED/CERT

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WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred, Forty Thousand and no/100's Dollars (\$140,000.00)** and other good and valuable consideration to the undersigned grantor,

Matthew D. Tortorici and wife, Linda A. Tortorici

(hereinafter referred to a grantors) in hand paid by the grantee the receipt whereof is hereby acknowledged the said grantors do by these presents, grant, bargain, sell and convey unto

Builder Systems, LLC

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

Lot 1, according to the Survey of a Final Plat of Aaron Woods, as recorded in Map Book 30, Page 33 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.

No title opinion was requested and none is offered by the Preparer of this deed.

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

And said grantors do for themselves, their heirs, successors and assigns, covenant with said grantee, its successors and assigns, that they are is lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will and their heirs, 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 grantors have hereunto set their signatures and seals
this the 21st day of July, 2017.

WITNESS:

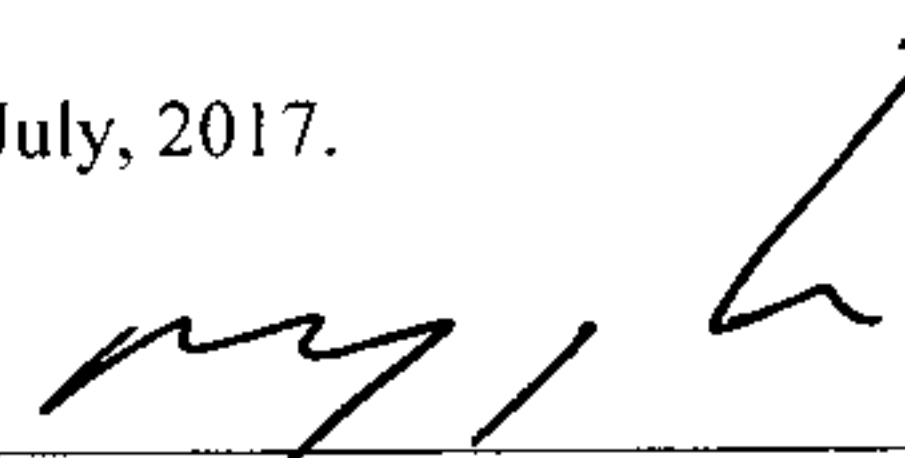

Matthew D. Tortorici


Linda A. Tortorici

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify
that Matthew D. Tortorici and Linda A. Tortorici, whose names are signed to the foregoing
conveyance and who is known to me, acknowledged before me, that, being informed of the
contents of the conveyance, they executed the same voluntarily on the day the same bears date.


Given under my hand and seal this the 21st day of July, 2017.



Notary Public

SEND TAX NOTICE TO:
Builder Systems, LLC
281 Normandy Drive
Chelsea, Alabama 35043




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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: Matthew D Tortorici
Linda A Tortorici

Mailing Address : 176 Salser Lane
Columbiana, AL 35051

Grantee's Name: Builder Systems, LLC

Mailing Address: 281 Normandy Lane
Chelsea, AL 35043

Property Address: See legal description on Deed

Date of Transfer: July 21, 2017

Total Purchase Price \$140,000.00

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: July 21, 2017

Sign

x


verified by closing agent
F. Wayne Keith Attorney

RT-1



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