


THIS INSTRUMENT PREPARED BY:  
F. Wayne Keith  
Law Offices of F. Wayne Keith PC  
120 Bishop Circle  
Pelham, Alabama 35124



20171019000381000 1/3 \$50.00  
Shelby Cnty Judge of Probate, AL  
10/19/2017 04:08:24 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 **Twenty Nine Thousand and no/100's Dollars (\$29,000.00)** and other good and valuable consideration to the undersigned

**Flat Shoals Properties, 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

**Imperial Construction, LLC**

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

**Lot 9, according to the Survey of Oak Brook Subdivision, as recorded in Map Book 35, Page 106, in the Probate Office of Shelby County, Alabama .**

**Subject to:**

- **Rights or claims of parties in possession not shown by the public records.**
- **Easements, or claims of easements, not shown by the public records.**
- **Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.**
- **Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished,**
- **imposed by law and not shown by the public records.**
- **Taxes or assessments which are not shown as existing liens by either the public records or the records of any taxing authority that levies taxes or assessments on real property.**
- **Taxes for the year 2018 and subsequent years.**
- **Easements and building line as shown on recorded map.**
- **Restrictions appearing of record in Inst. No. 2005-39655; Inst. No. 2005-50445 and Inst. No. 2005-50446.**
- **Right-of-way granted to Alabama Power Company recorded in Inst. No. 2005-39656.**
- **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.**

Shelby County, AL 10/19/2017  
State of Alabama  
Deed Tax: \$29.00

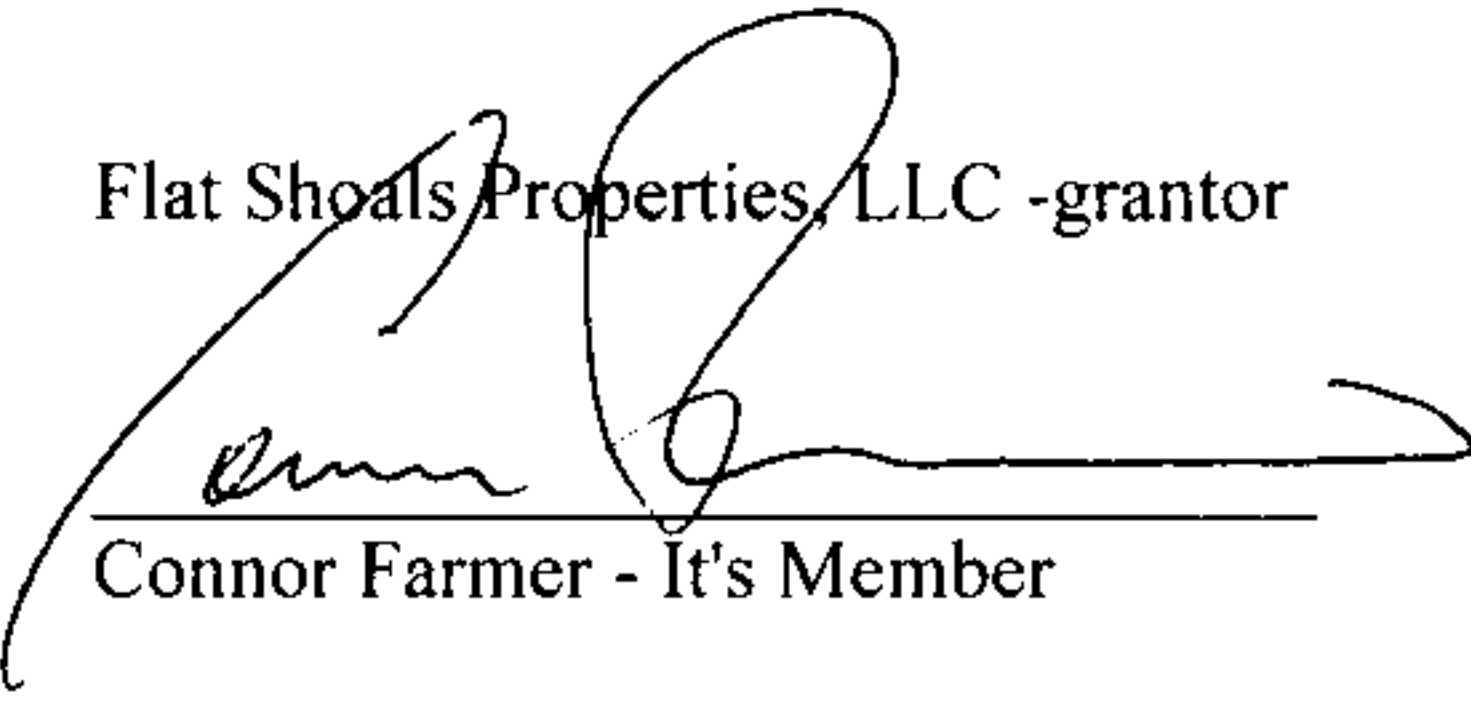
TO HAVE AND TO HOLD, unto the said grantee, its successors and assigns.

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 grantor, by its member who is authorized to execute this conveyance has hereunto set its signature and seal this the 18th day of October, 2017.

ATTEST:

Flat Shoals Properties, LLC -grantor

  
Connor Farmer - It's Member

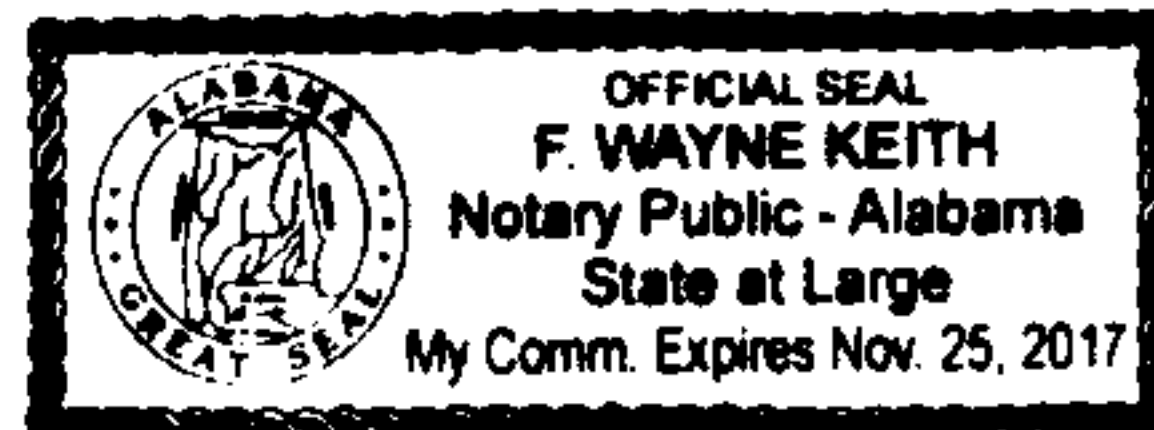
STATE OF ALABAMA  
SHELBY COUNTY


I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Connor Farmer, whose name as Member of Flat Shoals Properties, LLC, an Alabama limited liability company 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 Member and with full authority executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this the 18th day of October, 2017.

  
Notary Public

SEND TAX NOTICE TO:  
Imperial Construction, LLC  
5341 Highway 17  
Helena, Alabama 35080



  
20171019000381000 2/3 \$50.00  
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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: Flat Shoals Properties, LLC

Mailing Address : 120 Bishop Circle  
Pelham, AL 35124

Grantee's Name: Imperial Construction, LLC

Mailing Address: 5341 Highway 17  
Helena, AL 35080

Property Address: See legal description on Deed

Date of Transfer: October 18, 2017

Total Purchase Price \$29,000.00

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: October 18, 2017

x

Sign

verified by closing agent  
F. Wayne Keith Attorney

RT-1

