

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
J. Wright Building Company, Incorporated
~~PO Box 1964~~ **850 Corporate Pkwy Suite 104**
~~Polham, AL 35124~~ **Birmingham AL 35242**

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Two Hundred Ten Thousand and 00/100 (\$210,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Gilbert Family Partnership, Ltd., an Alabama limited partnership**, (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **J. Wright Building Company, Incorporated, an Alabama corporation** (hereinafter referred to as GRANTEE), heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 1, according to the Survey of Legacy Meadows, as recorded in Map Book 47, Page 93, in the Probate Office of Shelby County, Alabama,

Subject To:

1. Ad valorem taxes for 2018 and subsequent years not yet due and payable until October 1, 2018.
2. Existing covenants and restrictions, easements, building lines and limitations of record, including the right to use the 40 foot wide ingress, egress, and utility easement as shown in Map Book 47, Page 93.
3. Right of way granted to South Central Bell Telephone Company recorded in Real 21, Page 312.
4. Restrictions appearing of record in Inst. No. 1997-14125, Inst. No. 1999-7166 and Instr. No. 2017-23061
5. Access Easement Agreement recorded in Instrument No. 1999-07167.
6. Easement Agreement recorded in Instrument No. 1999-12254; Instrument No. 2000-40199; Instrument No. 1999-12253 and Instrument No. 1999-14126.
7. Eighteenth Amendment to Greystone Legacy Declaration of Covenants, Conditions and Restrictions dated June 9, 2017 between Gilbert Family Partnership, Ltd. and Greystone Legacy Homeowners' Association, Inc. recorded in Instrument No. 20170628000230610

\$147,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assign forever.

IN WITNESS WHEREOF, said GRANTOR has through it duly authorized general partner hereunto set its hand and seal this the **31st** day of **October, 2017**.

Gilbert Family Partnership, Ltd.
an Alabama limited partnership

By: Hwy 9, LLC, an Alabama limited liability company, Its General Partner

By: *Randolph H. Gilbert*
Randolph H. Gilbert, Its Sole Member


20171103000400600 1/2 \$81.00
Shelby Cnty Judge of Probate, AL
11/03/2017 01:44:17 PM FILED/CERT

Shelby County, AL 11/03/2017
State of Alabama
Deed Tax: \$63.00

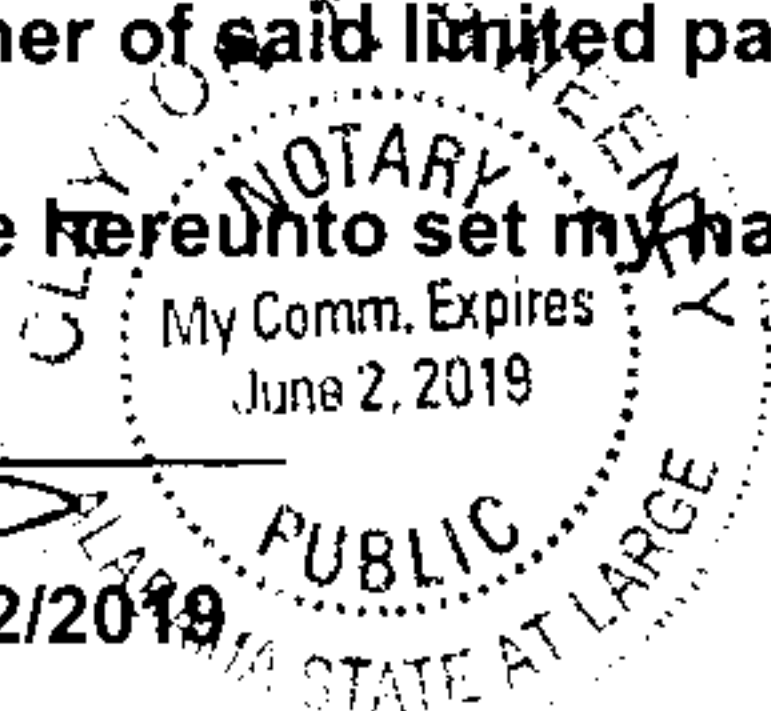
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Randolph H. Gilbert**, whose name as Sole Member of **Hwy 9, LLC**, an Alabama limited liability company, acting in its capacity as General Partner of **Gilbert Family Partnership, Ltd.**, an Alabama limited partnership, is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he as such member and with full authority, signed the same voluntarily for and as the act of said limited liability company acting in its capacity as general partner of said limited partnership.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the **31st** day of **October, 2017**.

NOTARY PUBLIC

My Commission Expires: **06/02/2019**



Real Estate Sales Validation Form

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

Grantor's Name Gilbert Family Partnership, Ltd
By: Hwy 9, LLC

Grantee's Name J. Wright Building Company,
Incorporated

Mailing Address 5410 Saddle Creek Lane
Birmingham, AL 35242

Mailing Address 850 Corporate Plaza Suite 104
PO Box 1964
Prichard, AL 35124
Birmingham AL 35242

Property Address Lot 1, Legacy Meadows
Birmingham, AL 35242

Date of Sale October 31, 2017

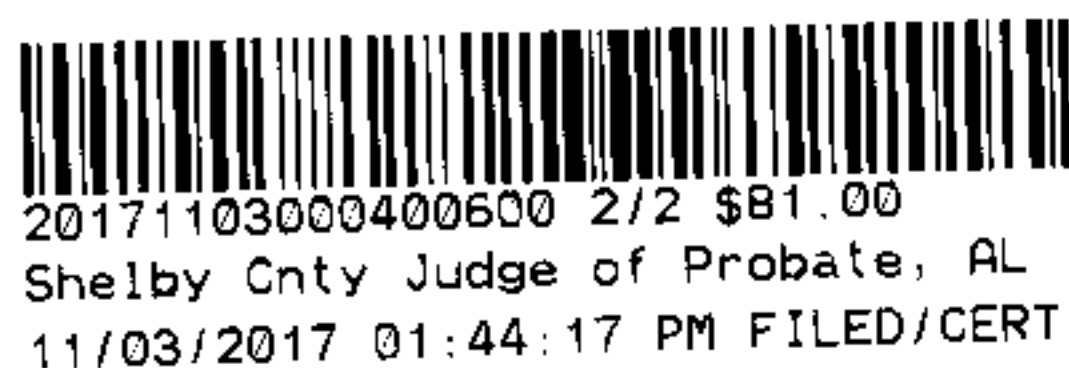
Total Purchase Price \$ 210,000.00

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
☐ Sales Contract
☒ Closing Statement

- ☐ Appraisal
☐ Other
☐ Deed

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).

Gilbert Family Partnership, Ltd.
By: Hwy 9, LLC
Its: General Partner

Date _____

Print Randolph H. Gilbert, Sole Member

Unattested

(verified by)

Sign Randolph H. Gilbert, Sole member
(Grantor/Grantee/Owner/Agent) circle one