CORPORATION FORM WARRANTY DEED

This instrument was prepared by: B. Christopher Battles 3150 Highway 52 West

Pelham, AL 35124

20171109000406740 11/09/2017 12:26:16 PM DEEDS 1/2 Send tax notice to: Billy S. Bullard 73 Charity Drive Calera, AL 35040

STATE OF ALABAMA COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One Hundred Seventy-Five Thousand and no/100 Dollars (\$175,000.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt where is acknowledged, **SHOWTIME PROPERTIES, LLC,** (herein referred to as Grantor) grant, bargain, sell and convey unto **BILLY S. BULLARD** (herein referred to as Grantee), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lot 6-B, according to the Survey of Benchelle Estates, as recorded in Map Book 27, Page 48, in the Probate Office of Shelby County, Alabama.

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

\$171,830.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

And the Grantor does for itself, its successors and assigns, covenant with said Grantee, his heirs and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated 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 said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor, by **Billy Franklin**, its **Sole Member**, who is authorized to execute this conveyance, has hereunto set its signature and seal this 6th day of November, 2017.

SHOWTIME PROPERTIES, LLC

BY: Billy Franklin, as Sole Member

STATE OF ALABAMA COUNTY OF SHELBY

I, CHRISTINA ELIZABETH WALL, a Notary Public in and for said County, in said State, hereby certify that **Billy Franklin**, whose name as **Sole Member** of **SHOWTIME PROPERTIES**, **LLC**, is signed to the foregoing conveyance, and who is known to me acknowledged before me on this date, that being informed of the contents of this conveyance he as such officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 6th day of November, 2017.

Notary Public

My Commission Expires: 01/30/2021

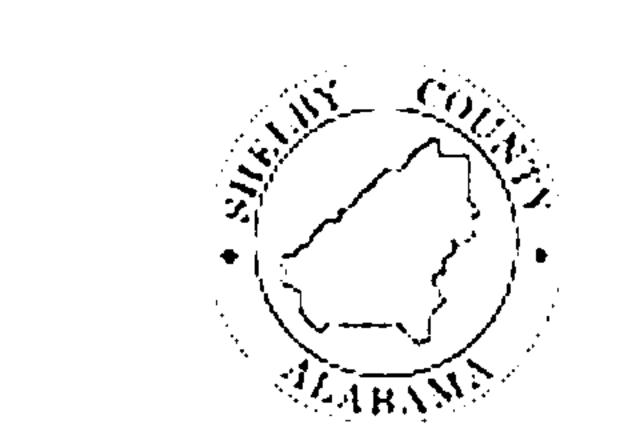
CHRISTINA ELIZABETH WALL Notary Public, State of Alabama Alabama State At Large My Commission Expires January 30, 2021

Real Estate Sales Validation Form

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

Grantor's Name Mailing Address	Showtime Properties, 171 Big Rock Drive Calera, AL 35040		antee's Name iling Address	BILLY S. BULLARD 73 Charity Drive Calera, AL 35040
Property Address	73 Charity Drive Calera, AL 35040	Tota	Date of Sale I Purchase Price Or	\$ 175,000.00
2017110900040674	10 11/09/2017 12:26:1		Actual Value 2/2 Or r's Market Value	
evidence: (check or Bill of Sale X Sales Contra X Closing State If the conveyance	ne) (Recordation of docu act ement	for recordation	ence is not required praisal her	the following documentary red) of the required information
	mailing address - provi urrent mailing address.	Instructions de the name of		ersons conveying interest to
Grantee's name and property is being co	•	ide the name	of the person or	persons to whom interest to
Property address - t	he physical address of t	he property be	eing conveyed, if	f available.
Date of Sale - the da	ate on which interest to	the property w	as conveyed.	
•	e - the total amount paid the instrument offered fo	•	ase of the prope	erty, both real and personal,
being conveyed by t		r record. This r	nay be evidence	erty, both real and personal, ed by an appraisal conducted
excluding current us responsibility of val	se valuation, of the pro	perty as deter erty tax purpo	mined by the looses will be use	stimate of fair market value, cal official charged with the d and the taxpayer will be
and accurate. I furt		/ false statem	ents claimed on	ned in this document is true this form may result in the
Date		Prir	nt <u>B. CHRISTO</u>	PHER BATTLES
Unattested	(verified by)	Sig		e/Owner/Agent) circle one
	(vointed by)		(3.3/13.73.14.12	

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/09/2017 12:26:16 PM

\$21.50 CHERRY 20171109000406740

Jung Be