

THIS INSTRUMENT PREPARED BY:

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



20171117000416390 1/3 \$40.00
Shelby Cnty Judge of Probate. AL
11/17/2017 09:22:19 AM 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 **Three Hundred, Seventy Thousand, Eight Hundred and no/100's Dollars (\$370,800.00)** and other good and valuable consideration to the undersigned

Builder Systems, 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

Alan Brothers

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

Lot 98, according to the Final Plat of Oaklyn Hills, Phase 2, as recorded in Map Book 30, Page 17, in the Probate Office of Shelby County, Alabama.

Subject to:

- 1. Taxes for the year 2016 and subsequent years.**
- 2. Easements and building line as shown on recorded map.**
- 3. 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.**
- 4. Restrictions and covenants appearing of record in Instrument No. 1998-27399; Instrument No. 1999-7744; Instrument No. 1994-29305; Instrument No. 2002-34405; Instrument No. 2002-34406 and Instrument No. 2004-35542.**
- 5. Right-of-way granted to Shelby County recorded in Volume 229, Page 492 and Volume 39, Page 469.**
- 6. Right-of-way granted to Alabama Power Company recorded in Volume 165, Page 105. and Instrument 2002-46361**

\$352,260.00 of the above consideration is paid by a Purchase Money Mortgage which is filed simultaneously herewith.

TO HAVE AND TO HOLD, unto the said grantee, his heirs and assigns.

And said 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 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, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantor, Builder Systems, LLC by its Member, Charles M. Kitchen who is authorized to execute this conveyance has hereunto set its signature and seal this the 10th day of November, 2017.

ATTEST:

Builder Systems, LLC

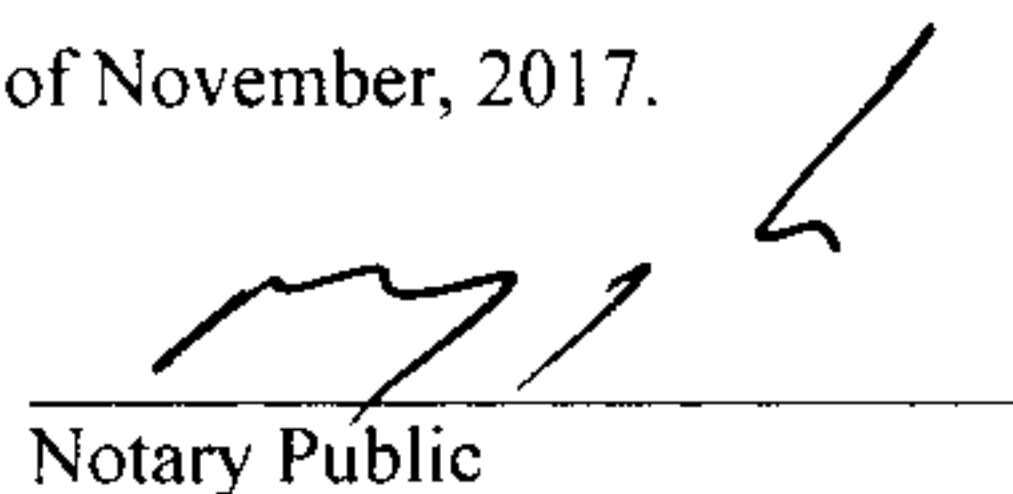


Charles M. Kitchen
It's Member

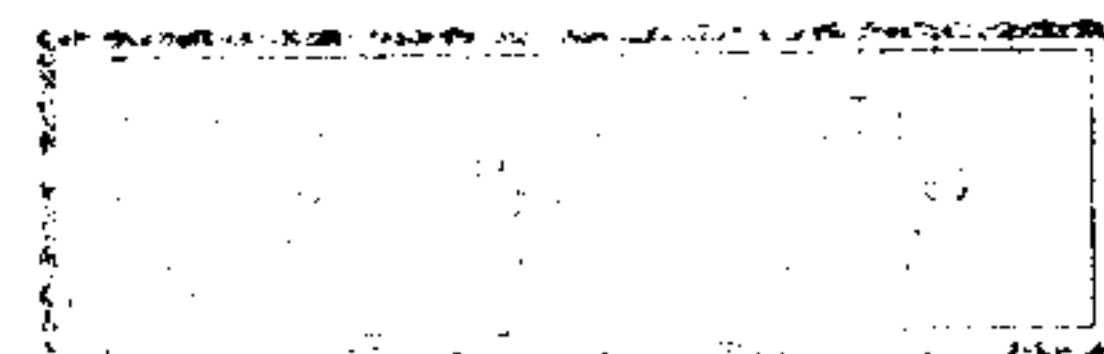
STATE OF ALABAMA
SHELBY COUNTY


I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Charles M. Kitchen, whose name as Member of Builder Systems, LLC, a 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 on the day the same bears date.

Given under my hand and seal this the 10th day of November, 2017.


Notary Public

SEND TAX NOTICE TO:
Alan Brothers
256 Oaklyn Hills 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: Builder Systems, LLC

Mailing Address : 281 Normandy Lane
Chelsea, AL 35043

Grantee's Name: Alan Brothers

Mailing Address: 256 Oaklyn Hills Drive
Chelsea, AL 35043

Property Address: See legal description on Deed

Date of Transfer: November 10, 2017

Total Purchase Price \$370,800.00



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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.

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: November 10, 2017

Sign


verified by closing agent
F. Wayne Keith Attorney

x

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