

20171120000417660
11/20/2017 08:41:29 AM
DEEDS 1/3

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
Ashley Atkins
816 Michelle Manor
Montevallo, AL 35115

GENERAL WARRANTY DEED

STATE OF ALABAMA }
COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Eighty-Six Thousand Five Hundred and NO/100 Dollars (\$186,500.00)** to the undersigned grantor,

Portrait Homes, LLC, a Delaware Series Limited Liability Company,

(herein referred to as **Grantor**), in hand paid by the Grantee herein, the receipt and sufficiency whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto

Ashley Atkins,

(herein referred to as **Grantee**), together with every contingent remainder or right of reversion the following described real estate, situated in **SHELBY** County, Alabama to wit:

Lot 118, According to the Survey of Waterstone Phase 3, recorded in Map Book 44, Page 118, in the Probate Office of Shelby County, Alabama.


Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$183,121 of the above consideration was secured by and through the purchase money mortgage closed and recorded 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 Grantee, his/her heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with the said Grantee, his/her/their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from 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 said **GRANTEE**, his/her/their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **GRANTOR**, by its Member, **Robert L. Snider**, who is authorized to execute this conveyance, has hereto set its signature and seal on the date stated in the notary acknowledgement, however, the same shall not be effective until the 19th day of October, 2017.

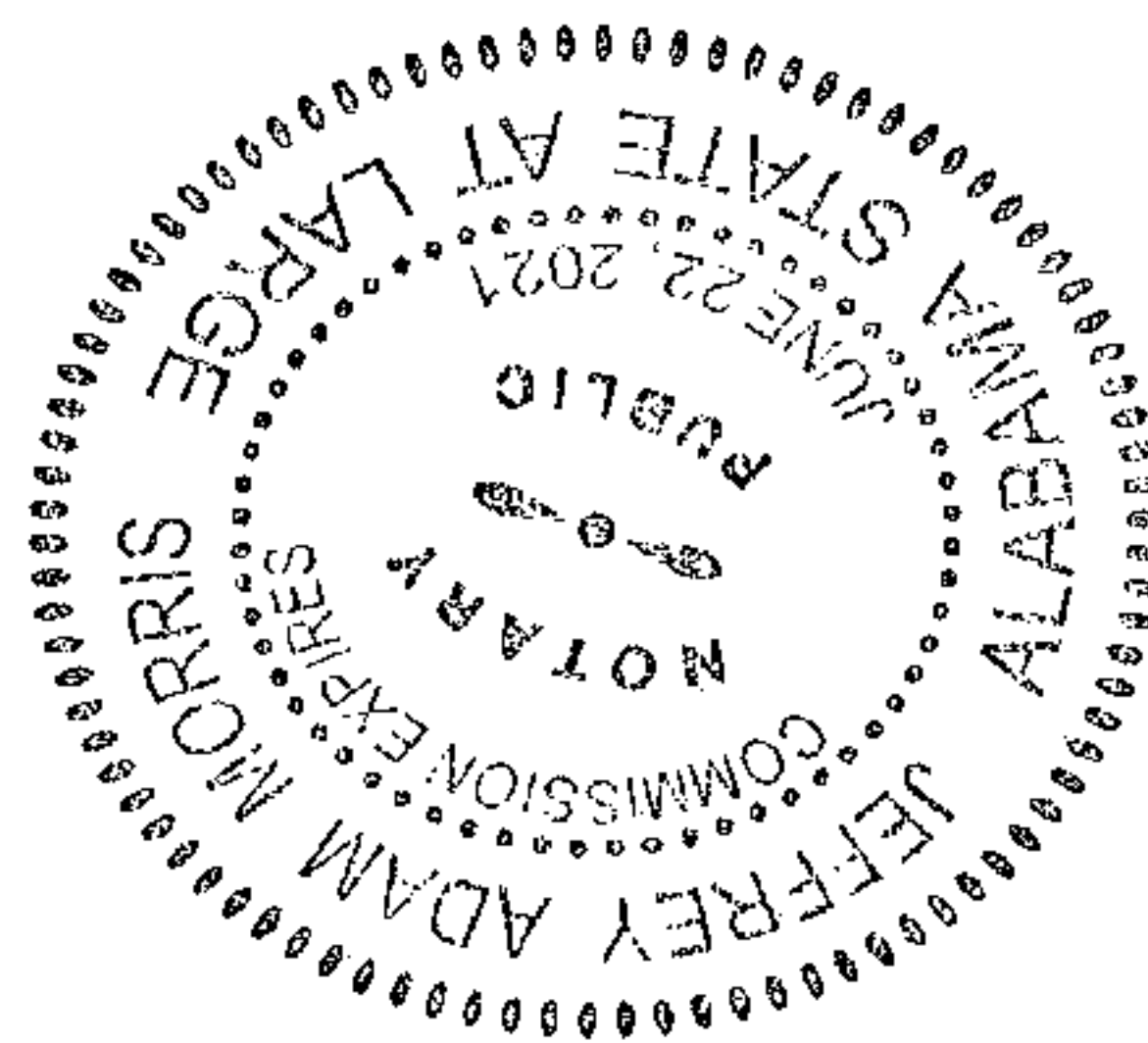
 (SEAL)
**Portrait Homes, LLC, a Delaware Series
Limited Liability Company**
By: Robert L. Snider
Its: Member

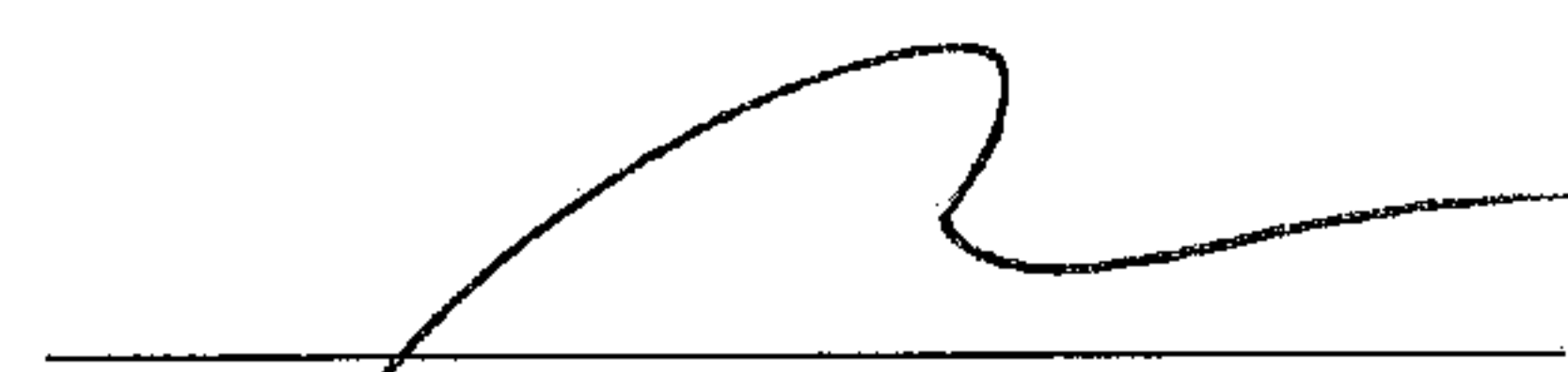
**STATE OF ALABAMA
COUNTY OF JEFFERSON**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Robert L. Snider**, whose name as Member of Portrait Homes, LLC, a Delaware Series Limited Liability Company, is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, 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 official seal this 19th day of October, 2017.

Notary Seal




Notary Public,
My commission expires:

Real Estate Sales Validation Form

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

Grantor's Name Portrait Homes, LLC
 Mailing Address PO Box 361405
Hoover, AL 35236

Grantee's Name Ashley Atkins
 Mailing Address 816 Michelle Manor
Montevallo, AL 35115

Property Address 816 Michelle Manor
Montevallo, AL 35115

Date of Sale 11-17-17
 Total Purchase Price \$ 186,500

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 _____

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).

Date 11-17-17

Print James G. Gentry

Unattested _____

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded (verified by)
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 11/20/2017 08:41:29 AM
 \$24.50 DEBBIE
 20171120000417660

Print Form

Form RT-1



James G. Gentry