


THIS INSTRUMENT PREPARED BY:

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

  
20171130000428830 1/3 \$40.50  
Shelby Cnty Judge of Probate, AL  
11/30/2017 08:44:38 AM FILED/CERT

Shelby County, AL 11/30/2017  
State of Alabama  
Deed Tax: \$19.50

[Space Above This Line For Recording Data]

## STATUTORY WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

### KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred, Seventy Six Thousand and no/100's Dollars (\$176,000.00)** and other good and valuable consideration to the undersigned,

**Union State Bank, an Alabama Corporation**

(hereinafter referred to as grantor) in hand paid by the grantee as herein defined, the receipt whereof is hereby acknowledged the said grantor does by these presents, grant, bargain, sell and convey unto

**Builder Systems, LLC** (hereinafter referred to as grantee)

the following described real estate situated in Shelby County, Alabama, to-wit:

**Lots 652, 653, 654, 655, 656, 657, 658, 660, 666, 672, 673, 674, 675, 677, 678 & 679 according to the Survey of Deer Ridge Lakes Sector 6, Phase 2, as recorded in Map Book 37, Page 59, 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.**
- **Any Easement, building line and restriction as shown on the Map recorded in Map Book 37, Page 59, in the Probate Office of Shelby County, Alabama.**
- **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.**
- **Restrictions appearing of record in Instrument No. 2006-42909 in the Office of the Judge of Probate of Shelby County, Alabama.**
- **Right-of-way granted to Alabama Power Company recorded in Instrument No. 2006-5082 in the Office of the Judge of Probate of Shelby County, Alabama.**

**\$156,500.00 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, its successors and assigns, forever.

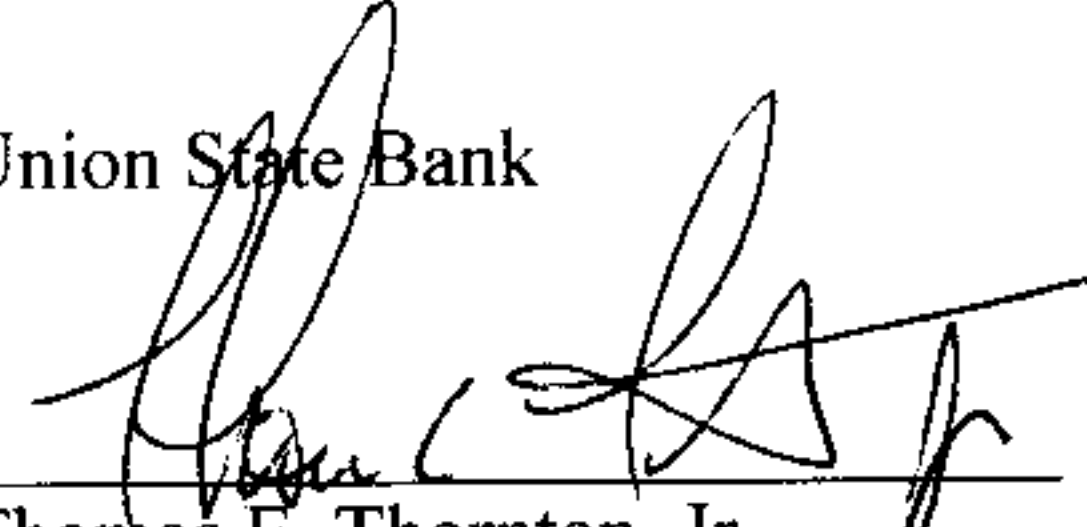
This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by Union State Bank and not specifically excepted herein.

This instrument is executed by the undersigned solely in the representative capacity named herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of the undersigned in its individual or representative capacity, and the undersigned expressly limits its liability hereunder to the property now or hereafter held by it in the representative capacity named.

IN WITNESS WHEREOF, the herein named grantor executed this conveyance on this the 29th day of November, 2017.

ATTEST:

Union State Bank

  
Thomas E. Thornton, Jr.  
Its Assistant Vice President

STATE OF ALABAMA  
COUNTY OF SHELBY


I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Thomas E. Thornton, Jr. whose name as Assistant Vice President of Union State Bank 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 Assistant Vice President executed the same voluntarily and as the act of Union State Bank on the day the same bears date.

Given under my hand and seal this the 29th day of November, 2017

  
Notary Public

SEND TAX NOTICE TO:  
Builder Systems, LLC  
281 Normandy Lane  
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: Union State Bank

Mailing Address : 3437 Lorna Road  
Hoover, AL 35216

Grantee's Name: Builder Systems, LLC

Mailing Address: 281 Normandy Lane  
Chelsea, AL 35043

Property Address: See legal description on Deed

Date of Transfer: November 29, 2017

Total Purchase Price \$176,000.00

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)

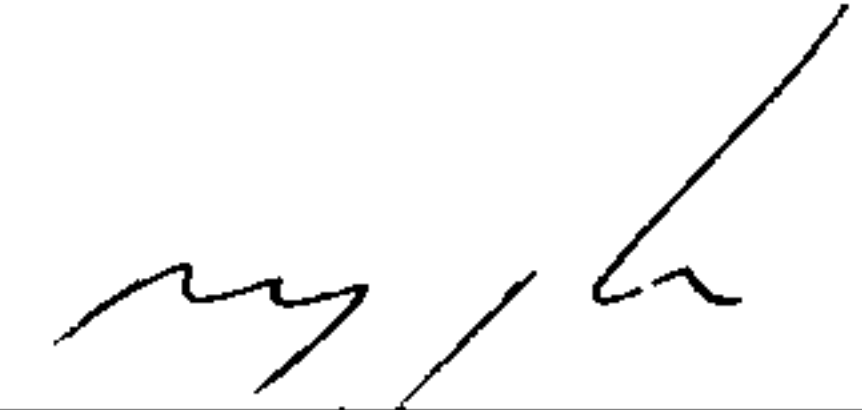
	Bill of Sale	Appraisal
x	Sales Contract	Other
x	Closing Statement	

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: November 29, 2017

Sign

  
verified by closing agent  
F. Wayne Keith Attorney

x

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