

20180319000088800
03/19/2018 09:01:17 AM
DEEDS 1/3

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

Send Tax Notice To:
Octavia Lee Heflin-Smith
609 Waterstone CT
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 Three Thousand One Hundred Fifty Dollars and NO/100 (\$183,150.00)** to the undersigned grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, **Portrait Homes, LLC, a Delaware Series Limited Liability Company**, (herein referred to as **Grantor**), grant, sell, bargain and convey unto, **Octavia Heflin-Smith** (herein referred to as **Grantee** whether one or more), the following described real estate, situated in **Shelby County, Alabama** to wit:

Lot 30, 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.

\$ 177.036 of the above consideration was secured by and through the purchase money mortgage closed herewith.

TO HAVE AND HOLD the said tract or parcel of land unto the said Grantee, his/her heirs, successors and assigns forever.

And I do for myself and for my heirs and assigns, covenant with the said Grantee, his/her heirs and assigns, that I am lawfully seized in fee simple of said premises and I am authorized to convey the same; that they are free from all encumbrances, unless otherwise noted above; that I have good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators, shall warrant and defend the same to the said **Grantee**, his/her heirs and assigns forever, against the lawful claims of all persons.

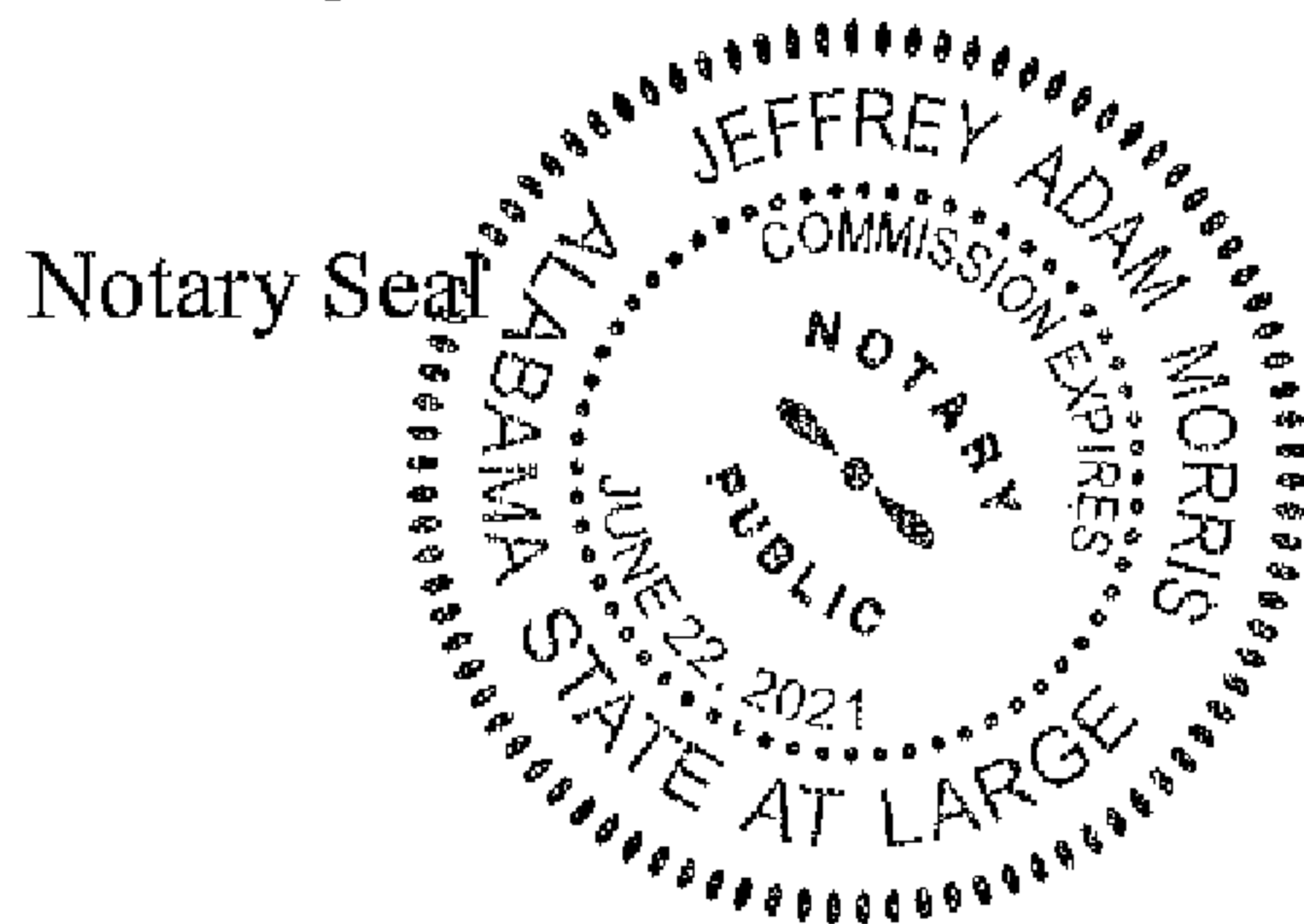
IN WITNESS WHEREOF, the said **GRANTOR**, by its Member, **Robert L. Snider**, who is authorized to execute this conveyance, has hereto set its signature and seal on the date stated in the notary acknowledgement, however, the same shall not be effective until the 24th day of January, 2018.

 (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 24th day of January, 2018.




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 Octavia Lee Heflin-Smith
 Mailing Address 609 Waterstone Ct
Montevallo, AL 35115

Property Address 609 Waterstone Ct
Montevallo, AL 35115

Date of Sale 3-16-18

Total Purchase Price \$ 183,150

or

Actual Value

\$

or

Assessor's Market Value \$



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 03/19/2018 09:01:17 AM
 \$27.50 CHERRY
 20180319000088800

James York

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

☐ Sales Contract

☐ Other

☒ 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.

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 3-16-18

Print James York

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one