

Send tax notice to:
Hans Albert Sowrey & Annette Sowrey
301 Oaklyn Hills Drive
Chelsea, AL 35043

PEL1800253
This instrument prepared by:
Stewart & Associates, P.C./S. Kent Stewart
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

STATE OF ALABAMA
COUNTY OF Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Three Hundred Twenty Nine Thousand and 00/100 Dollars (\$329,000.00) in hand paid to the undersigned, **Builder Systems, LLC**, an Alabama limited liability company (hereinafter referred to as "Grantor") by Hans Albert Sowrey and Annette Sowrey (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 108, according to the Survey of Final Plat of Oaklyn Hills, Phase 5, as recorded in Map Book 38, Page 34, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2018 AND THEREAFTER.

\$ 279,650.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantees, their heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantees, their heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, Builder Systems, LLC an Alabama Limited Liability Company, by Charles M. Kitchen, Jr. its Managing Member, who is authorized to execute this conveyance, has caused this conveyance to be executed on this, the 20th day of April, 2018.

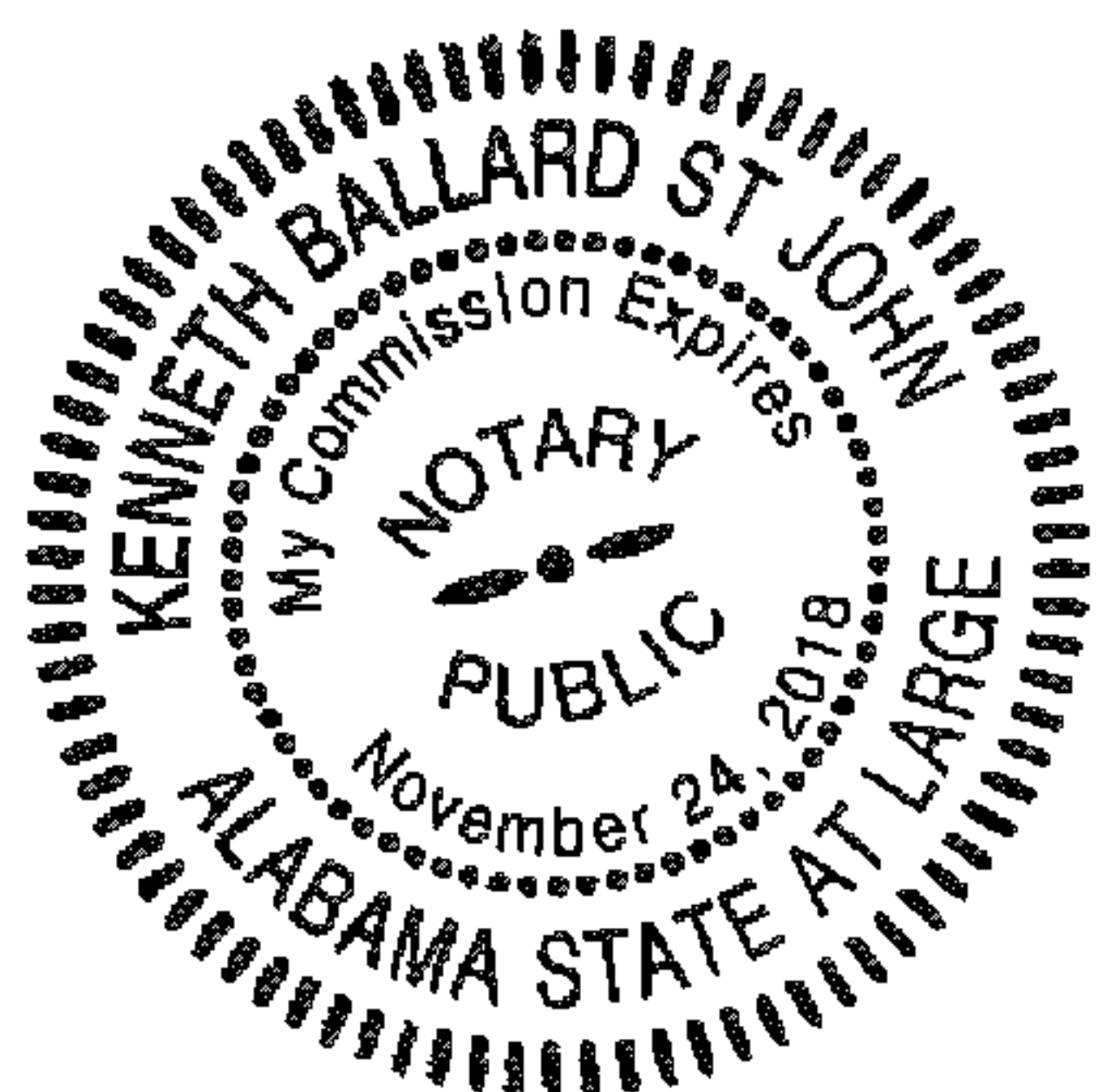
Builder Systems, LLC,
an Alabama limited Liability Company

By: [Signature]
ITS Managing Member
Charles M. Kitchen, Jr.
Managing Member

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles M. Kitchen, Jr., whose name as its Managing Member of Builder Systems, LLC, an Alabama limited liability company, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she/he, in his/her capacity 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 the 20th day of April, 2018.



[Signature]
Notary Public
Print Name: Kenneth Ballard St. John
Commission Expires: 11/24/2018

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	<u>Builder Systems, LLC</u>	Grantee's Name	<u>Hans Albert Sowrey</u>
Mailing Address	<u>281 Normandy Lane</u>	Mailing Address	<u>Annette Sowrey</u>
	<u>Chelsea, AL 35043</u>		<u>301 Oaklyn Hills Drive</u>
			<u>Chelsea, AL 35043</u>
Property Address	<u>301 Oaklyn Hills Drive</u>	Date of Sale	<u>4/20/18</u>
	<u>Chelsea, AL 35043</u>	Total Purchase Price	<u>\$ 329,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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.

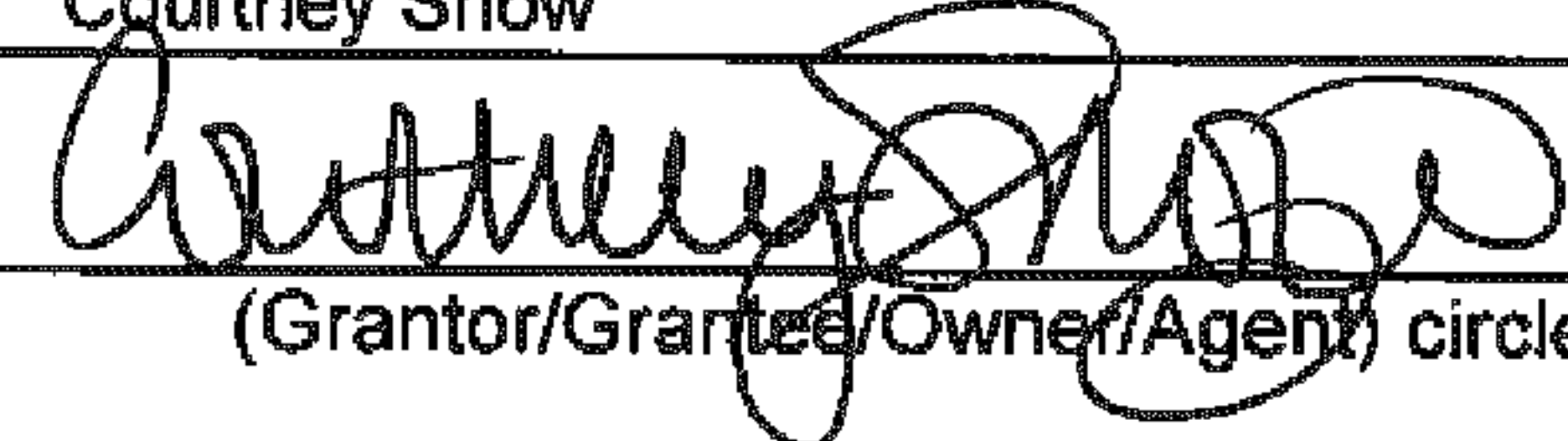
Date of Sale - the date on which interest to the property was conveyed.

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 4/20/18Print Courtney SnowUnattestedSign 

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 04/25/2018 03:37:11 PM
 \$70.50 CHERRY
 20180425000140130