

This instrument was prepared by:

Mary Stewart Nelson, Esq.
400 Century Park South, #224
Birmingham, Alabama 35226

Sent Tax Notices to:

Wright Homes, Inc.
PO Box 429
McCalla, AL 35111

State of Alabama
County of Shelby

20180510000161010
05/10/2018 02:12:53 PM
DEEDS 1/3

GENERAL WARRANTY DEED

Know All Men by These Presents: That in consideration of **TEN AND NO/100 DOLLARS (\$10.00)** to the undersigned Grantor (whether one or more), in hand paid by the Grantees herein, the receipt of which is acknowledged, I or we, BOEX, LLC, an Florida limited liability company (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Wright Homes, Inc., an Alabama corporation (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

Legal Description: Lots 165 and 166, according to the Survey of Heritage Trace Phase 3, as recorded in Map Book 39, Page 17, in the Probate Office of Shelby County, Alabama

Parcel ID: 27-1-11-1-005-014.000
27-1-11-1-005-013.000

Subject to:

- (1) Taxes or assessments for the year 2018 and subsequent years not yet due and payable;
- (2) Mineral and mining rights not owned by the Grantor
- (3) All easements, restrictions, covenants, and rights of way of record.

Be it known that \$0 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

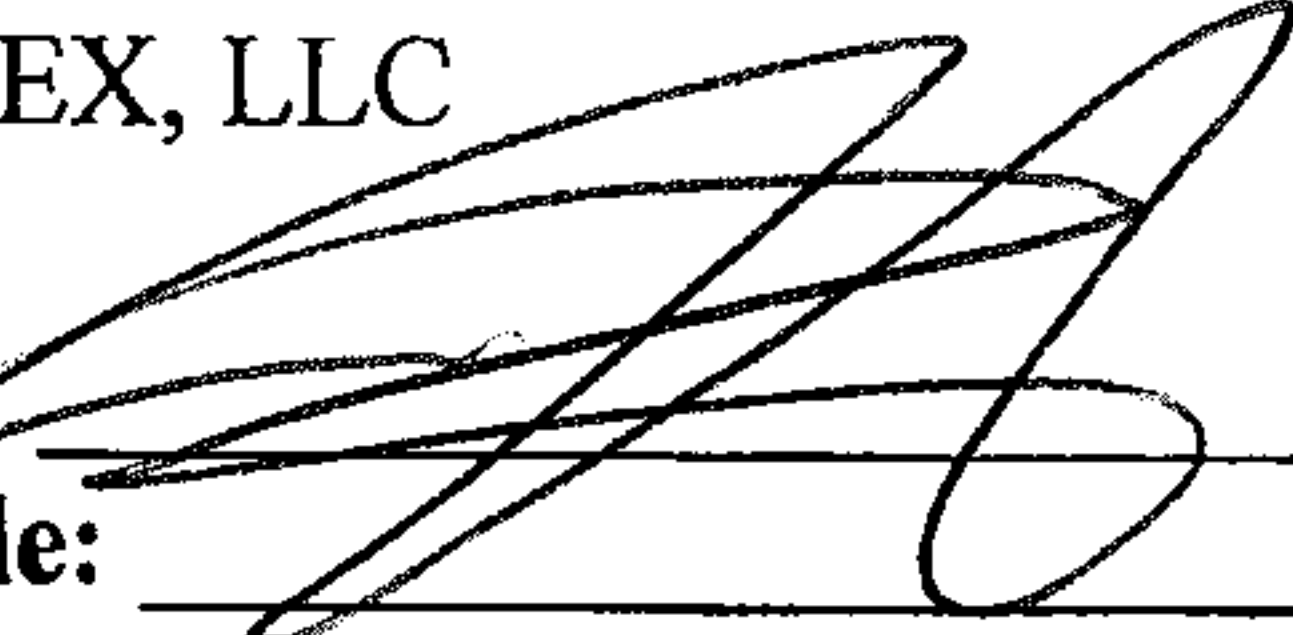
To Have And To Hold to the said grantees, his, her or their heirs and assigns forever.

The grantor covenants and agrees with the grantees that it is seized of an indefeasible estate in fee simple of said property, and that the grantor has the lawful right to sell and convey the same in fee simple; that the grantor is executing this Deed in accordance with the Articles of Organization and Operating Agreement of BOEX, LLC, which have not been modified or amended; that the property is free from encumbrances, and that the grantor and its successors and assigns shall warrant and defend the same to

the grantees, his, her or their heirs and assigns, against the lawful claims and demands of all persons.

In Witness Whereof, I have hereunto set my hand and seal this 9 day of May, 2018.

BOEX, LLC

By: 

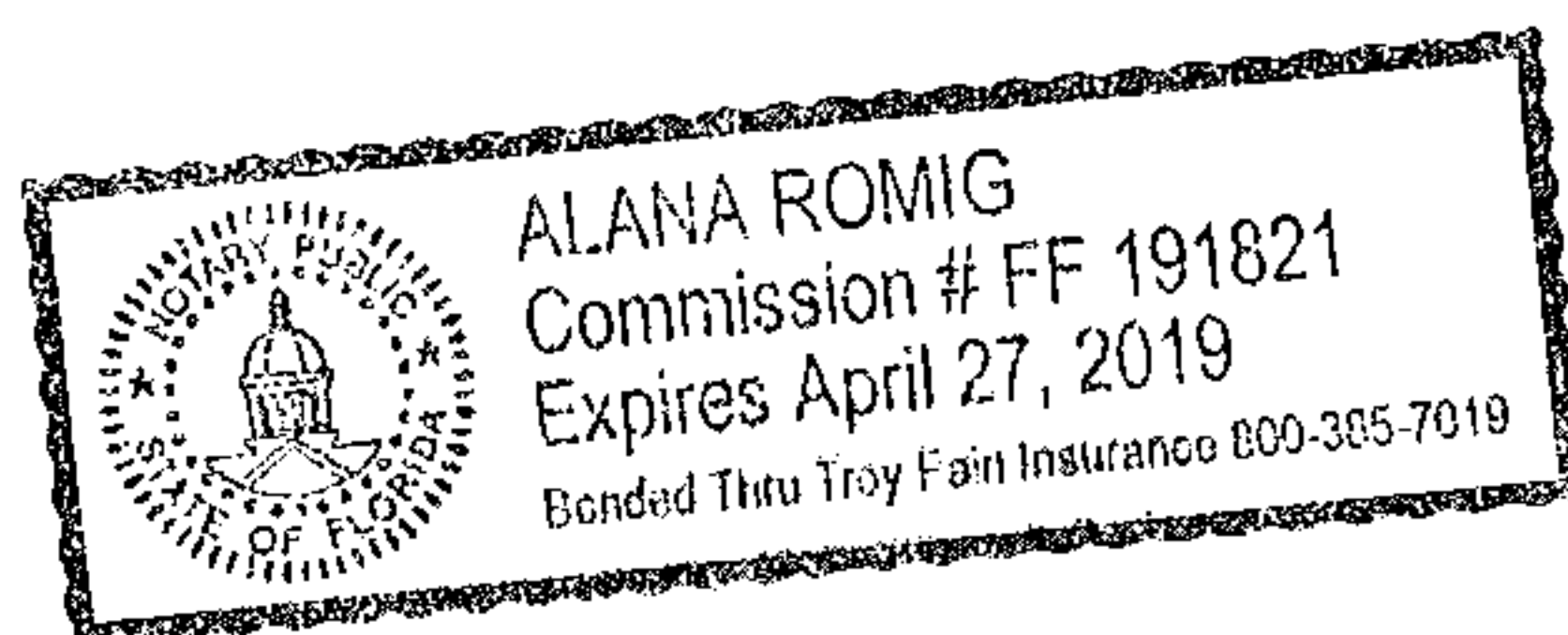
Title: _____

STATE OF Florida
COUNTY OF Leon

Trustee of the Capitol Capital Irrevocable Trust, dated January 12, 2011, His Manager.

I, the undersigned, a Notary Public in and for said State and County, hereby certify that James M. Durant, Jr., who serves as the _____ and is acting on behalf of BOEX, LLC is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, as such officer and with full authority, he executed the same voluntarily and as the act of said entity, on the day the same bears date.

AM
Given under my hand and official seal this 8th day of May, 2018.



Alana Romig
Notary Public
My Commission Expires: 4/27/2019

Real Estate Sales Validation Form

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

Grantor's Name Boex, LLC
Mailing Address 1407 Piedmont Dr. E.
Tallahassee, FL 32308

Grantee's Name Wright Homes
Mailing Address PO Box 429
McCalla AL 35111

Property Address 186 + 190 Heritage Trace Pkwy
Monterville, AL 35115

Date of Sale 5-8-18

Total Purchase Price \$ 50,000

or

Actual Value \$

20180510000161010 05/10/2018 02:12:53 PM DEEDS 3/3 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 5-9-18

Print Mary Stewart Nelson Thompson

Sign

(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
05/10/2018 02:12:53 PM
\$71.00 CHERRY
20180510000161010

(verified by)

John