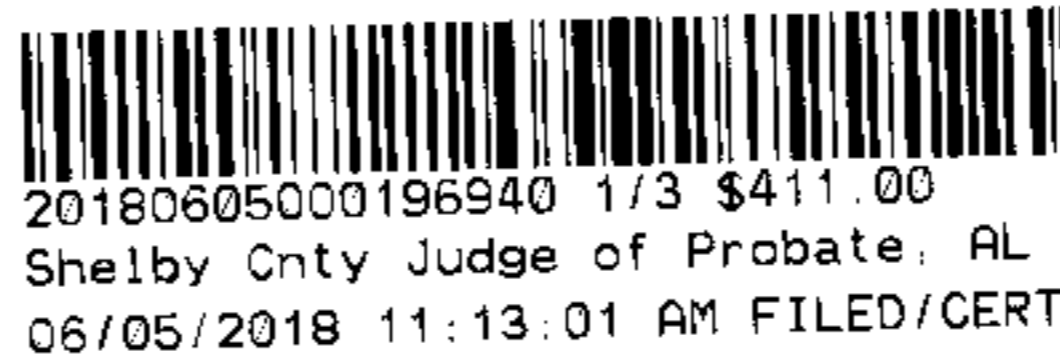


Document Prepared By:
Stephanie S. Creel
P.O. Box 361405
Hoover, AL 35236



Send Tax Notice To:
Portrait Homes 17, LLC
P.O. Box 361405
Hoover, AL 35236

CORPORATION WARRANTY DEED

STATE OF ALABAMA}
COUNTY OF SHELBY}

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **three hundred ninety thousand and NO/100 Dollars (\$390,000.00)** to the undersigned grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged. I, **Portrait Homes, LLC, a Delaware series LLC**, (herein referred to as **Grantor**), grant, bargain, sell and convey unto **Portrait Homes 17, LLC, a Delaware series LLC**, (herein referred to as **Grantee** whether one or more), the following described real estate, situated in Shelby County, Alabama to wit:

Lots 28, 29, 48, 50, 82, 119, 120, 122, 123, and 172 according to the Survey of Waterstone Phase 3, recorded in Map Book 44, Page 118, in the Probate Office of Shelby County, Alabama.

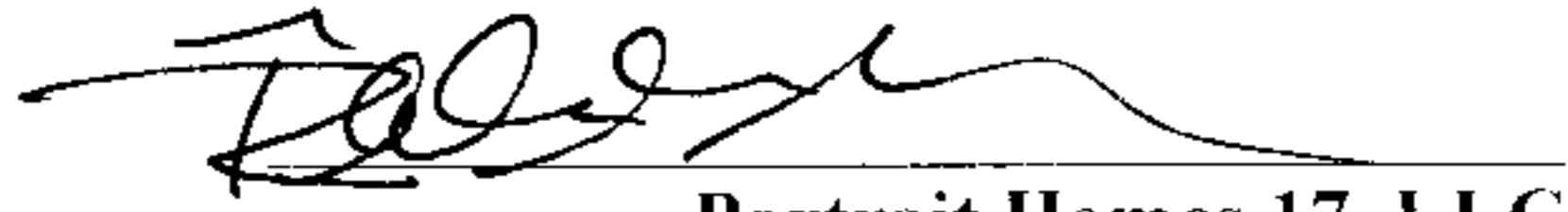
Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

TO HAVE AND HOLD to the said Grantee, its successor and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with the said Grantee, its successors 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 GRANTEES, its successors and assigns forever, against the lawful claims of all persons.

Shelby County, AL 06/05/2018
State of Alabama
Deed Tax: \$390.00

IN WITNESS WHEREOF, the said **GRANTOR**, by its President, **Robert L. Snider**, who is authorized to execute this conveyance, has hereto set its signature and seal, this 3 day of May, 2018.



Portrait Homes 17, LLC

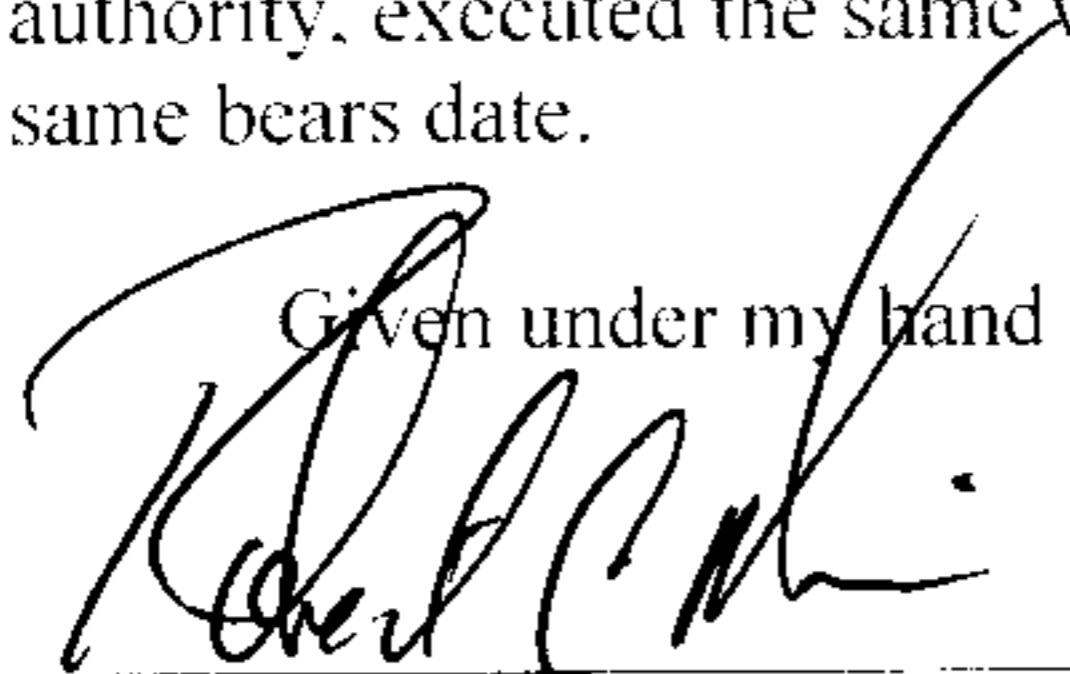
By: **Robert L. Snider**

Its: **President**

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 President of Portrait Homes 17, LLC, a Delaware series LLC, 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 officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal this 31 day of May, 2018.



Notary Public

My Commission Expires: November 3, 2018



20180605000196940 2/3 \$411.00
Shelby Cnty Judge of Probate, AL
06/05/2018 11:13:01 AM FILED/CERT

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
HOOPER AL 35236

Grantee's Name Portrait Homes 17, LLC
Mailing Address PO Box 361405
HOOPER AL 35236

Property Address 601 Waterstone Dr
605 Waterstone Dr
164 Waterstone Way
136 Waterstone Way
254 Waterstone Ct.
812 Michelle Manor
808 Michelle Manor
Montevallo 35115

Date of Sale 5/31/2018
Total Purchase Price \$ 390,000.-
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 _____

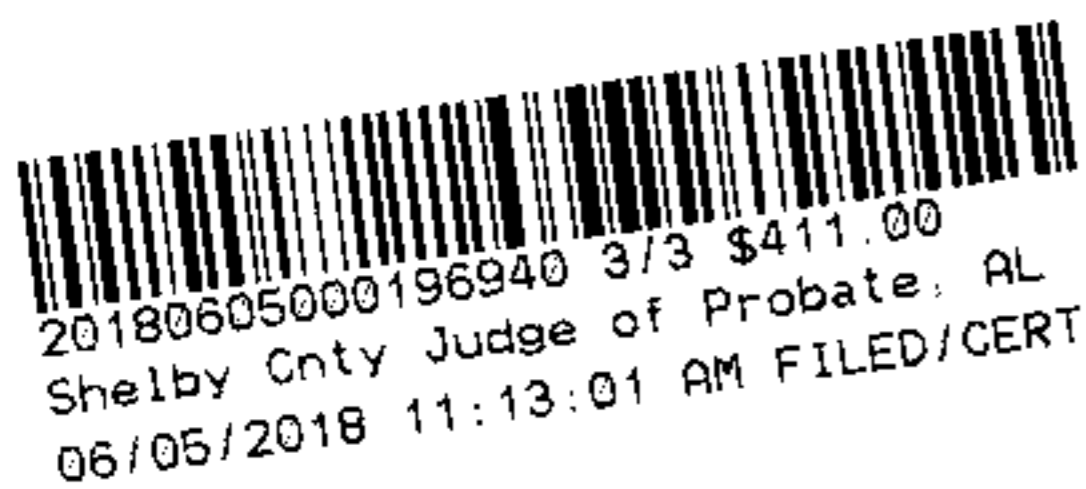
Print Stephanie Creet, DCO

Unattested

Sign [Signature], DCO

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



fied by)