

20180904000316510  
09/04/2018 11:48:58 AM  
DEEDS 1/3

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

Send Tax Notice To:  
Portrait Homes, LLC  
PO BOX 361405  
Hoover, AL 35236

**GENERAL WARRANTY DEED**  
**With Right of Survivorship**

**STATE OF ALABAMA**

}

**COUNTY OF Shelby**

}

**KNOW ALL MEN BY THESE PRESENTS:**

THAT IN CONSIDERATION OF Ten Dollars and NO/100 (\$10.00) to the undersigned grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, **Portrait Homes BHM, LLC, a Delaware Limited Liability Company**, (herein referred to as **Grantor**), grant, sell, bargain and convey unto, **Portrait Homes, LLC, a Delaware Series Limited Liability Company** (herein referred to as **Grantee** whether one or more), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in **Shelby** County, Alabama to wit:

**Lot 31, 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.

None of the above consideration was secured by and through the purchase money mortgage closed herewith.

TO HAVE AND HOLD to the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I do for myself, and my heirs executors and administrators covenant with the said Grantee(s), their heirs and assigns, that I am lawfully seized in fee simple of said premises; 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 **GRANTEES**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned GRANTOR has hereunto set his/her hand and seal,  
this 30<sup>th</sup> day of August, 2018.

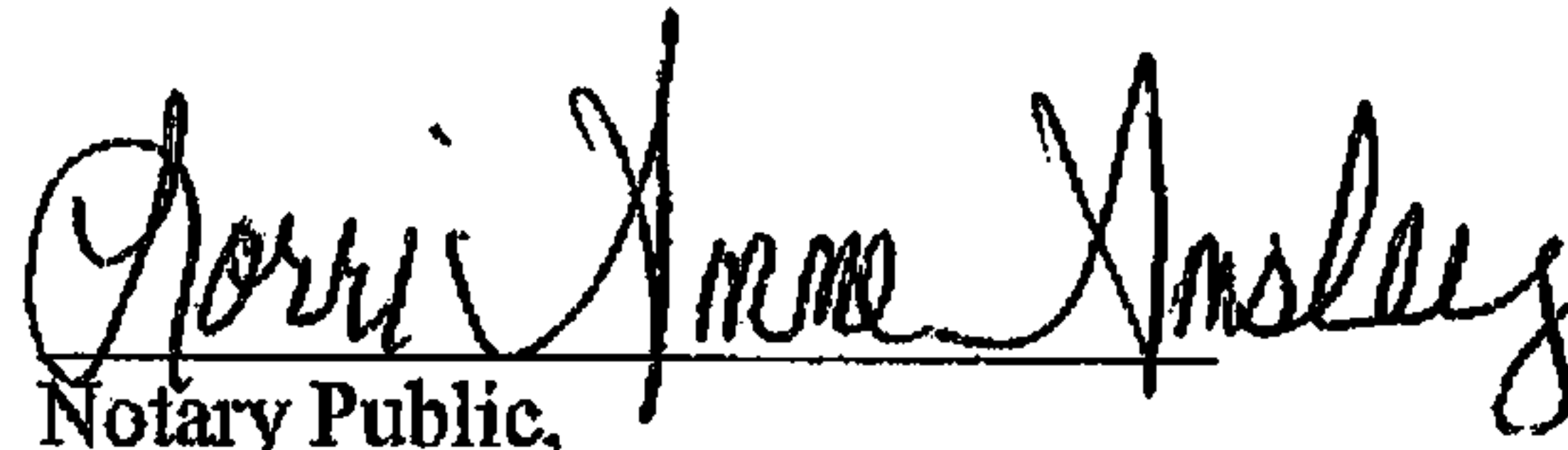
  
Portrait Homes BHM, LLC, a Delaware Limited Liability  
Company  
By: Robert L. Snider  
Its: Sole Member

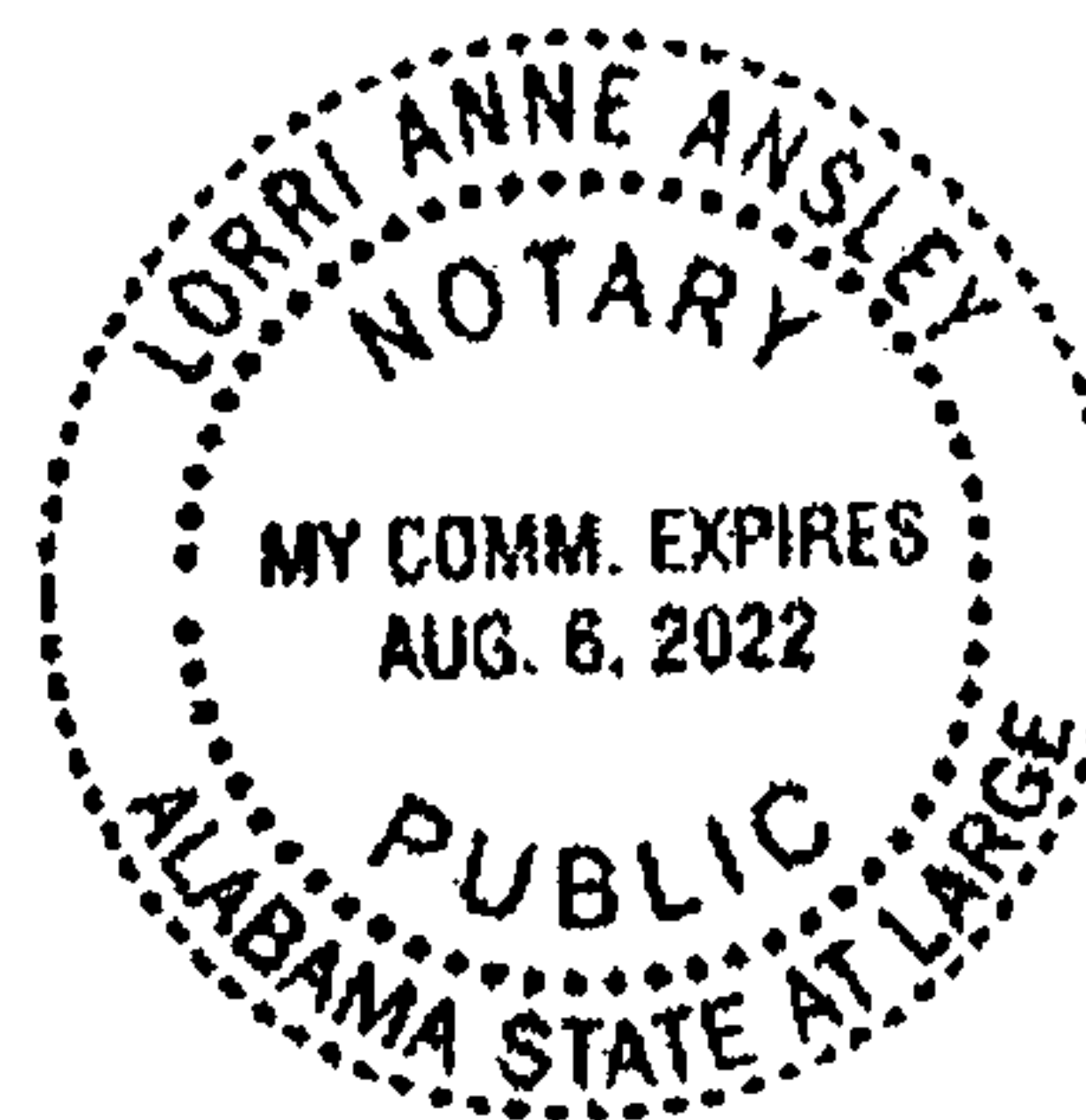
**STATE OF ALABAMA  
COUNTY OF JEFFERSON**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Robert L. Snider**, whose name as Sole Member of Portrait Homes BHM, LLC, a Delaware 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, as such Sole 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 30 day of August, 2018.

Notary Seal

  
Notary Public,  
My commission expires:  
August, 6, 2022



# 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 BHM LLC Grantee's Name Portrait Homes LLC  
Mailing Address PO BOX 361405 Mailing Address PO BOX 361405  
Hoover, AL 35236 Hoover, AL 35236

Property Address 613 Waterstone Dr. Date of Sale 8-31-18  
Montevallo, AL Total Purchase Price \$ \_\_\_\_\_  
35115 or  
Actual Value \$ \_\_\_\_\_  
20180904000316510 09/04/2018 11:48:58 AM DEEDS 3/3 or  
Assessor's Market Value \$ 35,000

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 Assessor's Market Value  
☐ 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 8-31-18

Print James Gonta

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/04/2018 11:48:58 AM  
\$56.00 CHERRY  
20180904000316510



Dee S. Byrd

Form RT-1