

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

20180904000316520
09/04/2018 11:48:59 AM
DEEDS 1/3

Send Tax Notice To:
Joshua Roland
613 Waterstone Dr
Montevallo, AL 35115

GENERAL WARRANTY DEED
With Right of Survivorship

STATE OF ALABAMA }
COUNTY OF SHELBY } **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **One Hundred Ninety-Five Thousand and NO/100 Dollars (\$195,000.00)** to the undersigned grantor,

Portrait Homes, LLC, a Delaware Series Limited Liability Company,

(herein referred to as **Grantor**), in hand paid by the Grantees herein, the receipt and sufficiency whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto

Joshua Weyman Roland and Valerie Ann Roland,

(herein referred to as **Grantees**), 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.

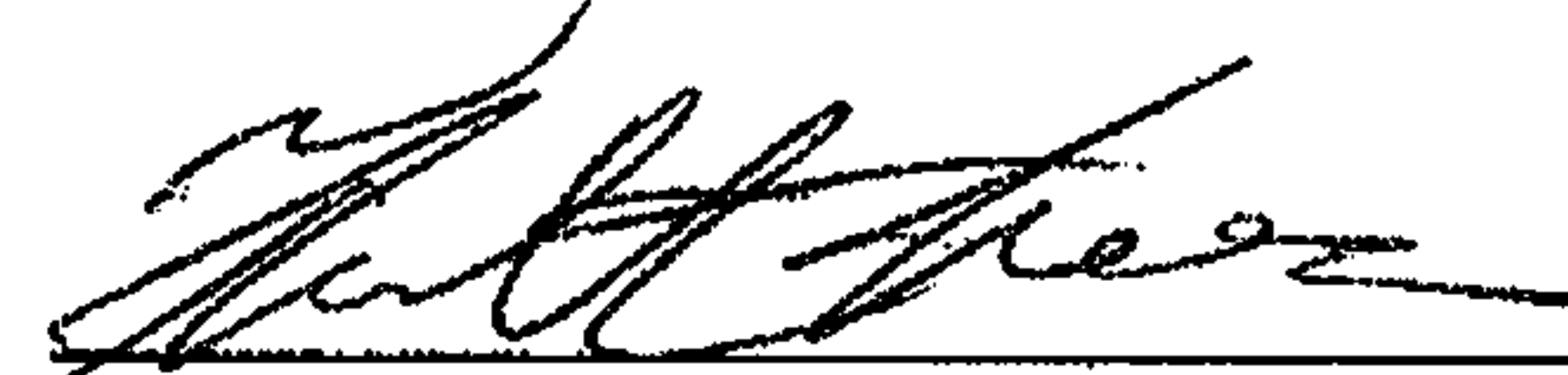
\$199,192 of the above consideration was secured by and through the purchase money mortgage closed and recorded herewith.

TO HAVE AND TO HOLD the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the Grantee, his/her heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with the said Grantees, his/her/their heirs 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**, his/her/their heirs and assigns forever, against the lawful claims of all persons.

M180906

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 30th day of August, 2018.

 (SEAL)
**Portrait Homes, LLC, a Delaware Series
Limited Liability Company**
By: **Robert L. Snider**
Its: **Member**

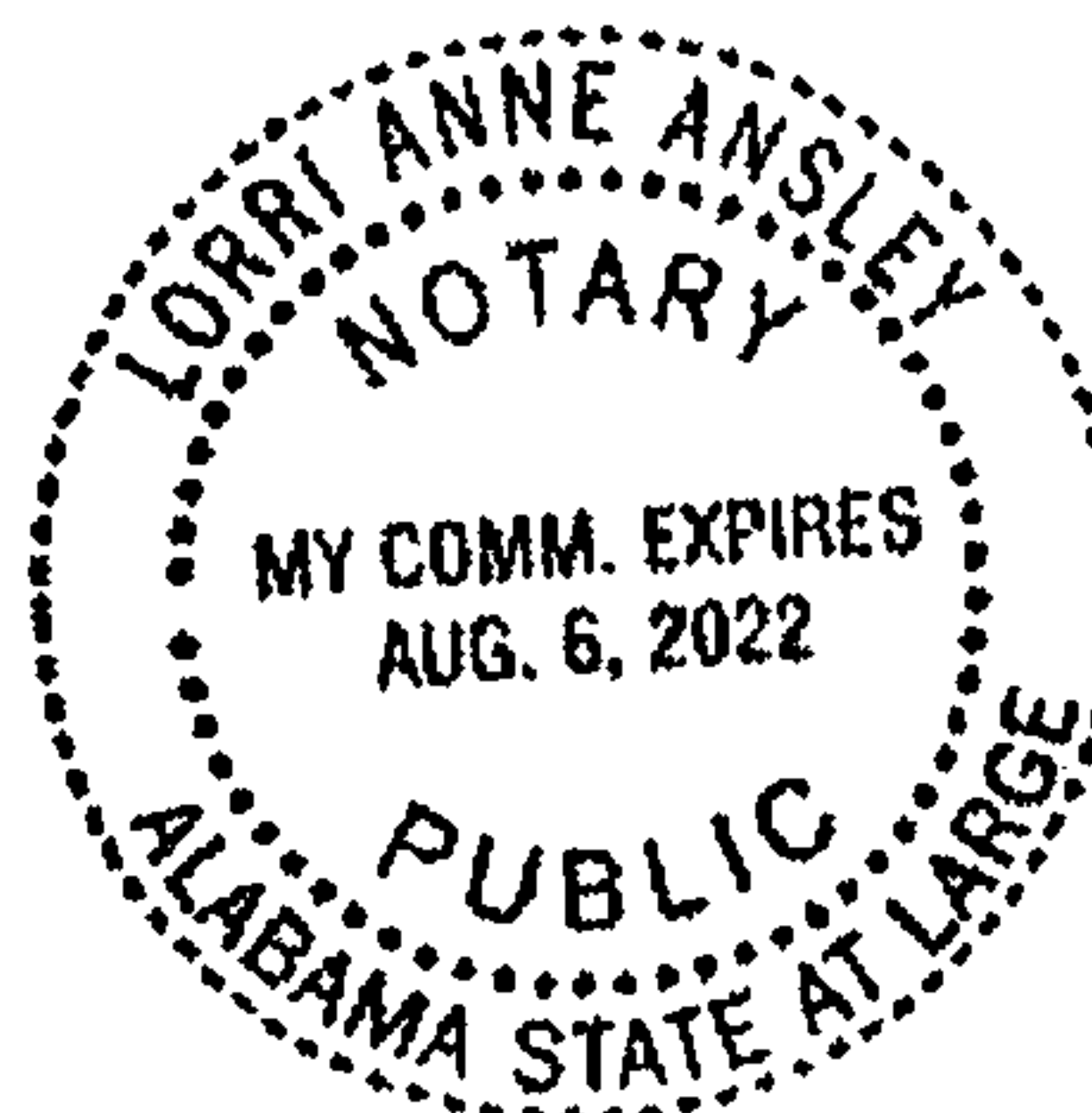
**STATE OF ALABAMA
COUNTY OF JEFFERSON**

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 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 LLC Grantee's Name Joshua Roland
 Mailing Address PO BOX 361405 Mailing Address 613 Waterstone Dr
Hoover, AL Montevallo, AL
35236 35115

Property Address 613 Waterstone Dr. Date of Sale 8-31-18
Montevallo, AL Total Purchase Price \$ 195,000
35115 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 ☐ 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 8-31-18Print James Yonta

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/04/2018 11:48:59 AM
 \$22.00 CHERRY
 20180904000316520

(verified by)

Alli S. Byrd



Form RT-1