

This instrument was prepared by:  
Halbrooks & Allen, LLC  
1 Independence Plaza - Suite 704  
Birmingham, AL 35209

Send Tax Notice To:  
William T. Baker  
204 Oaklyn Hills Drive  
Chelsea, AL 35043

Corporation Form Warranty Deed

STATE OF ALABAMA )  
COUNTY OF SHELBY ) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three Hundred Fifty-Nine Thousand and No/100 ---  
----- (\$359,000.00) Dollars

the undersigned grantor, Builder Systems, LLC, a limited liability company  
(whose address is: 201 Normandy Ln, Chelsea AL 35043)  
(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is  
hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and  
convey unto William T. Baker  
(whose address is the property address)  
(herein referred to as GRANTEE, whether one or more), the following described real estate,  
situated in Shelby County, Alabama to-wit:

Lot 82, according to the Survey of Final Plat of Oaklyn Hills Phase 2, as recorded in  
Map Book 30, Page 17, in the Probate Office of Shelby County, Alabama.


Subject to: current taxes, easements, restrictions, rights-of-way and liens of record.

\$ 287,200.00 of the purchase price recited above was paid from a mortgage loan  
closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR, does for itself, its successors and assigns, covenant with said  
GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said  
premises, that they are free from all encumbrances, 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 said GRANTEE, his, her or their heirs, executors and assigns forever, against the  
lawful claims of all persons.

In WITNESS WHEREOF, the said GRANTOR by its member who is authorized to execute  
this conveyance, hereto set its signature and seal, this the 8th day of June, 2020.

ATTEST:  Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/09/2020 12:53:31 PM  
\$94.00 CHERRY  
20200609000233100  
Builder Systems, LLC  
Chuck Kitchen, Member

STATE OF ALABAMA )  
COUNTY OF JEFFERSON ) Limited Liability Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify  
that Chuck Kitchen whose name(s) as Member for/of  
Builder Systems, LLC, an Alabama limited liability company, is/are signed to the  
foregoing conveyance, and who is/are known to me, acknowledged before me on this day that,  
being informed of the contents of the conveyance, he/she/they, as such officer(s) and with full  
authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal, this the 8th day of June, 2020.  
My Commission Expires: 4/21/24  
William H. Halbrooks, Notary Public