

20200721000302340  
07/21/2020 08:20:13 AM  
DEEDS 1/2

This Instrument was prepared by:  
Gregory D. Harrelson, Esq  
The Harrelson Law Firm, LLC  
101 Riverchase Pkwy East  
Hoover, AL 35244

Send Tax Notice To:  
Craft Homes Construction, LLC  
281 Normandy Lane  
Chelsea, AL 35043

**WARRANTY DEED**

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

That in consideration of TEN and 00/100 DOLLARS (\$10.00) and other good and valuable consideration to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, BUILDER SYSTEMS, LLC, an Alabama limited liability company (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto CRAFT HOMES CONSTRUCTION, LLC, an Alabama limited liability company, (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:


**Lot 672, according to the Survey of Deer Ridge Lakes Sector 6 Phase 2, as recorded in Map Book 37, Page 59, in the Probate Office of Shelby County, Alabama.**

Subject to: (1) Ad valorem taxes due and payable October 1, 2020 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building set-back lines and any other matters of record; (4) Current Zoning and use restrictions.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, forever.  
And the Grantor does for itself and for 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.

IN WITNESS WHEREOF, the said grantor, by its duly authorized manager, has hereunto set its hand and seal this the 20th day of July, 2020.

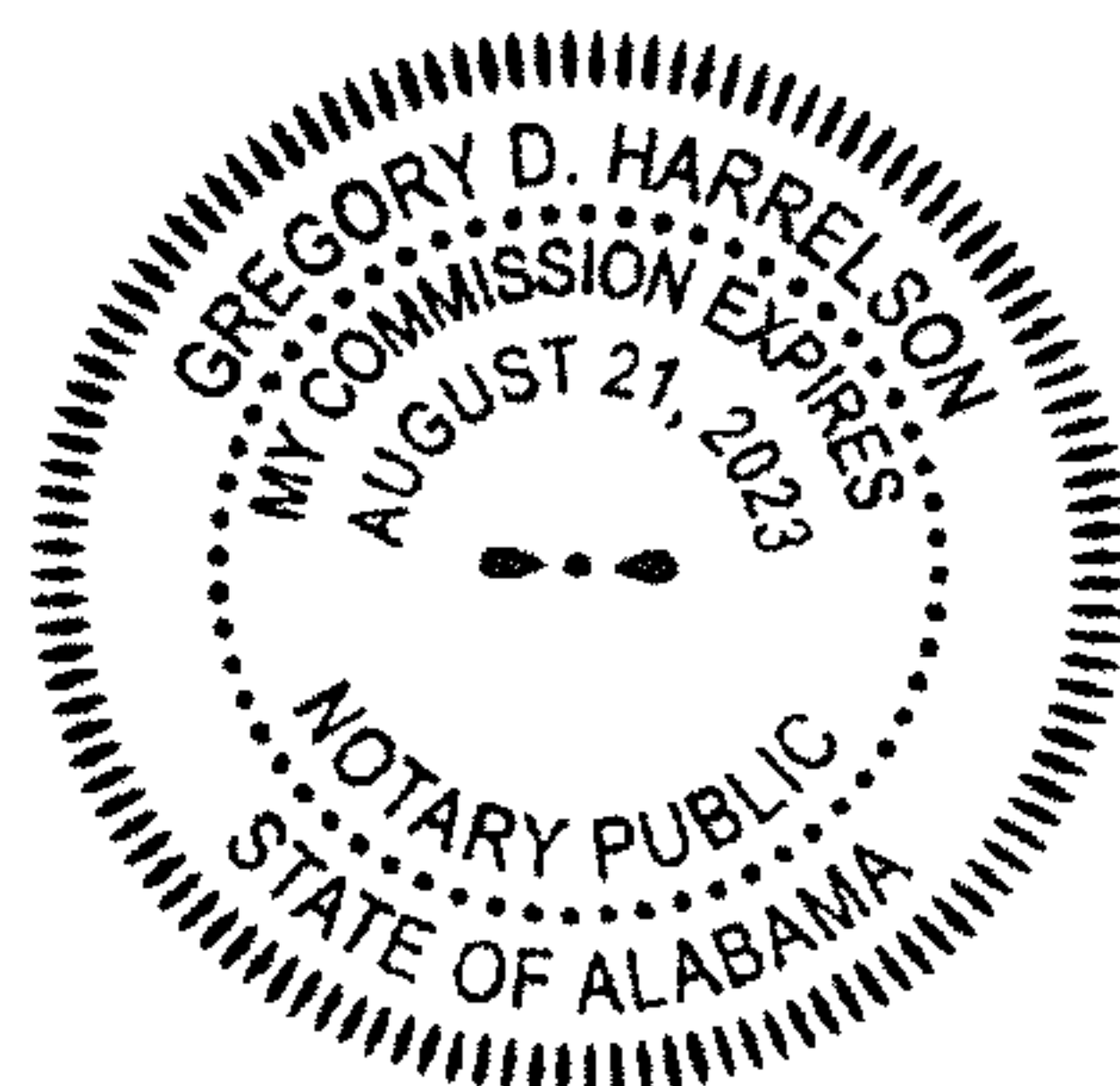
Builder Systems, LLC

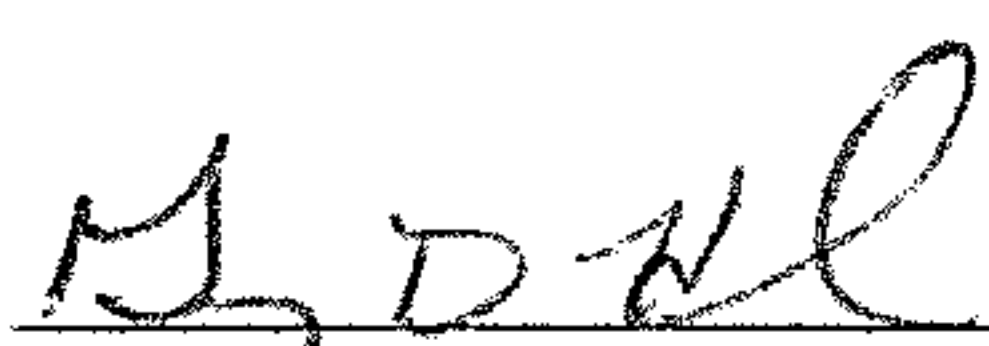
  
By: Charles M. Kitchen  
Its: Manager

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Charles M. Kitchen, whose names as Manager of Builder Systems, 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, he, as such Manager and with full authority executed the same voluntarily for and as the act of Builder Systems, LLC on the day the same bears date.

Given under my hand and official seal, this the 20th day of July, 2020.



  
NOTARY PUBLIC  
My Commission Expires 8-21-23



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/21/2020 08:20:13 AM  
\$67.00 JESSICA  
20200721000302340

20200721000302340 07/21/2020 08:20:13 AM DEEDS 2/2

*Allen S. Bayl*

### Real Estate Sales Validation Form

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

Grantor's Name Builder Systems, LLC  
Mailing Address 281 Normandy Lane  
Chelsea, AL 35043

Grantee's Name Craft Homes Construction, LLC  
Mailing Address 281 Normandy Lane  
Chelsea, AL 35043

Property Address 132 Deer Chase Drive  
Chelsea, AL 35043

Date of Sale 07/20/2020  
Total Purchase Price \$                     

or  
Actual Value \$                     

or  
Assessor's Market Value \$ 42,000.00

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 Assessor's Market Value

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 7-20-2020

Print Charles M Kitchen

           Unattested                                       
(verified by)

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

Form RT-1