

20200924000429190
09/24/2020 09:09:53 AM
DEEDS 1/2

THIS INSTRUMENT PREPARED BY:
Courtney A. Moseley, Esq.
Estes Closings, LLC.
2188 Parkway Lake Drive, Ste. 101
Hoover, AL. 35244

SEND TAX NOTICE TO:
Portrait Homes BHM, LLC
196 Ghase Drive
Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of **Twenty-Four Thousand and 0/100 DOLLARS (\$24,000.00)** to the undersigned Grantor in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, I

Portrait Homes 17, LLC

(herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto

Portrait Homes BHM, LLC

(herein referred to as GRANTEE, whether one or more), the following described real estate situated in **SHELBY** County, Alabama, to-wit:

Lots 29, according to the Survey of Waterstone Phase 3, recorded in Map Book 44, Page 118, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted. Subject to: current taxes, easements, covenants, conditions and restrictions of record.

Zero (\$0.00) of the above purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, improvements, hereditaments and appurtenances thereto belonging or in anyway appertaining in fee simple unto the said Grantee, its successors and assigns forever.

And it 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 and clear 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 Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set their signature and seal, this the 23 day of September 2020.

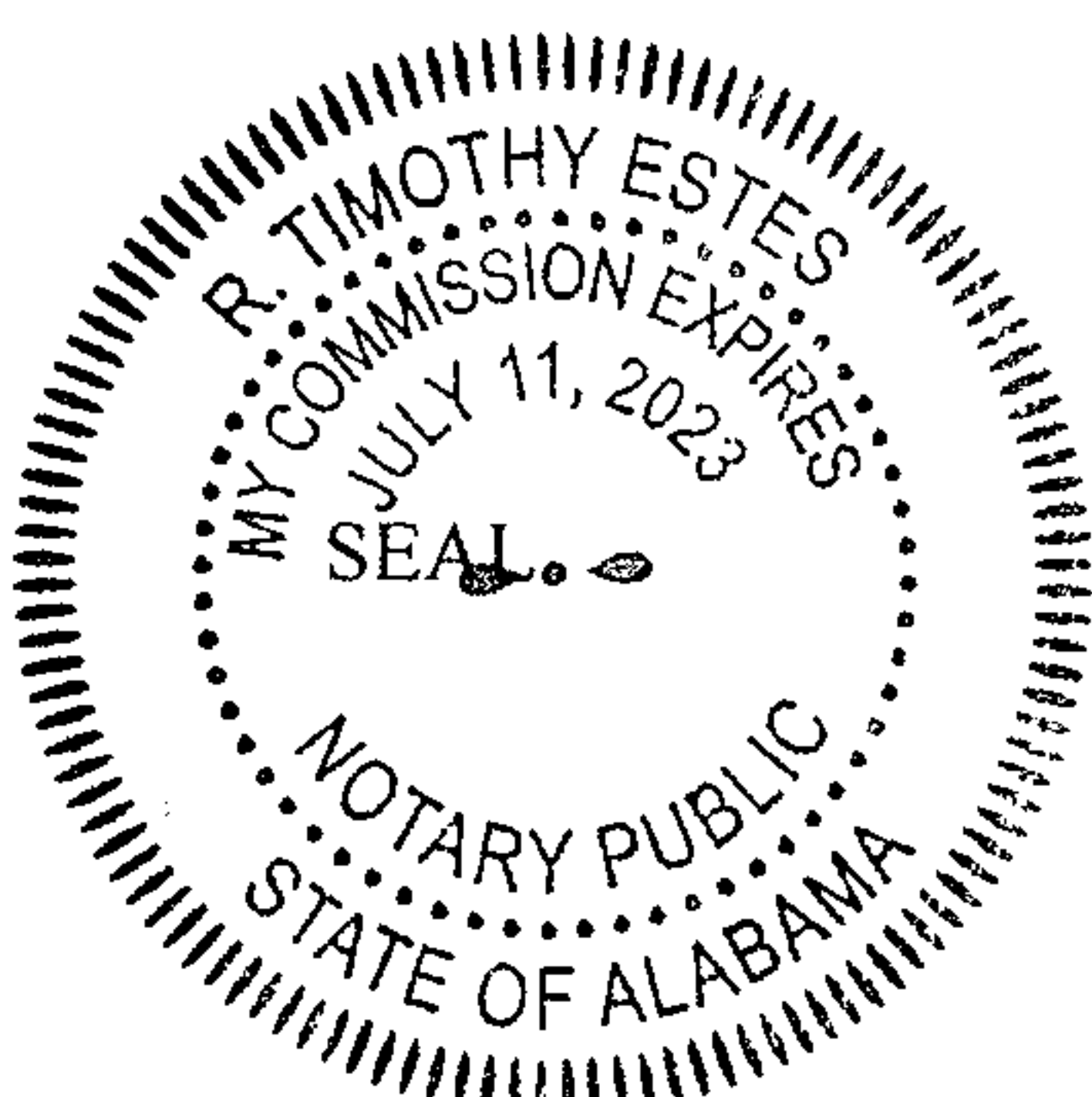



Portrait Homes 17, LLC
By: Robert L. Snider
Its: Managing Member

STATE OF ~~ALABAMA~~)
COUNTY OF ~~SHELBY~~)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Robert L. Snider**, whose name as Managing Member of Portrait Homes 17, 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, as such Managing Member and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, the 23 day of September 2020.




Notary Public
My Commission Expires: 07/11/23

Real Estate Sales Validation Form

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

Grantor's Name	<u>Portrait Homes 17, LLC</u>	Grantee's Name	<u>Portrait Homes BHM, LLC</u>
Mailing Address	<u>196 Chase Drive</u> <u>Pelham, AL 35124</u>	Mailing Address	<u>196 Chase Drive</u> <u>Pelham, AL 35124</u>
Property Address	<u>605 Waterstone Drive</u> <u>Montevallo, AL 35040</u>	Date of Sale	_____
		Total Purchase Price	_____
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other _____
<input type="checkbox"/> 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.

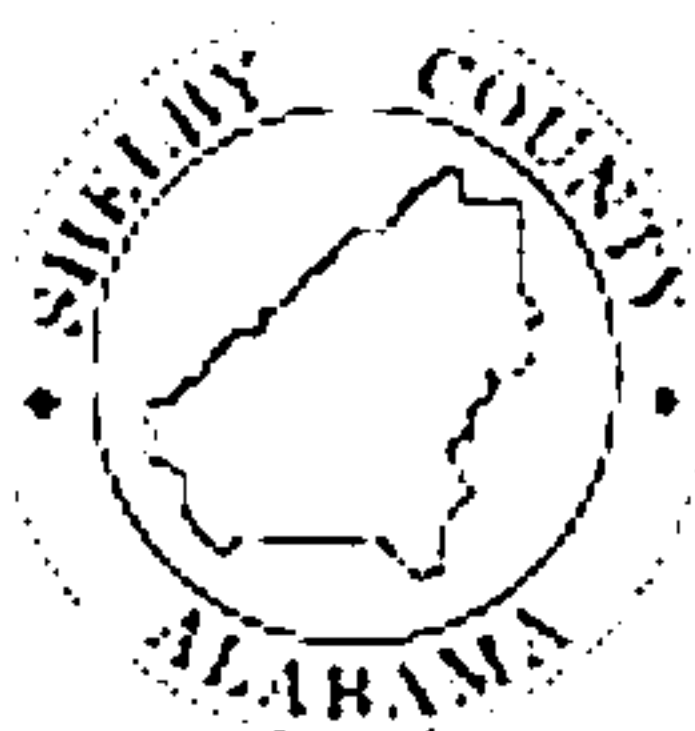
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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	_____	Print	<u>Portrait Homes BHM, LLC.</u>
Unattested	_____	Sign	<u>[Signature]</u>
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/24/2020 09:09:53 AM
\$49.00 CHARITY
20200924000429190

Allen S. Bayl