



20211108000539390 1/3 \$54.00  
Shelby Cnty Judge of Probate, AL  
11/08/2021 01:43:20 PM FILED/CERT

Document Prepared By:  
Emily Morris, Office Manager  
P.O. Box 361405  
Hoover, AL 35236

Send Tax Notice To:  
Portrait Homes BHM, LLC  
P.O. Box 361405  
Hoover, AL 35236

## **CORPORATION WARRANTY DEED**

**STATE OF ALABAMA}**  
**COUNTY OF SHELBY}**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **twenty-six thousand and NO/100 Dollars (\$26,000.00)** to the undersigned grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, **Portrait Homes 17, LLC, a Delaware series LLC**, (herein referred to as **Grantor**), 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:

LOT 82, ACCORDING TO THE SURVEY OF WATERSTONE PHASE 3, RECORDED IN MAP BOOK 44, PAGE 118, IN THE JUDGE OF PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

### **LESS AND EXCEPT THE FOLLOWING PARCEL:**

Commence at the Northwest corner of Lot 82, according to the survey of Waterstone Phase 3, as the same appears of record in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 44, Page 118; thence N 87°41'26" E along the North line of said lot a distance of 93.63' to the Point of Beginning of the described parcel; thence continue along the North line of said lot, N 87°41'26" E a distance of 20.00'; thence leaving the North line of said lot, S 02°18'34" E a distance of 47.50'; thence S 87°41'26" W a distance of 20.00'; thence N 02°18'34" W a distance of 47.50' to the Point of Beginning.

The described parcel contains 950 square feet.

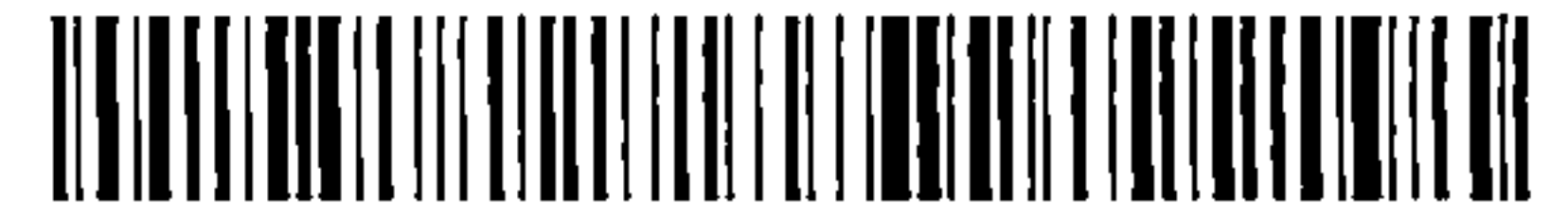
### **AND SUBJECT TO THE FOLLOWING INGRESS & EGRESS EASEMENT:**

Begin at the Northwest corner of Lot 82, according to the survey of Waterstone Phase 3, as the same appears of record in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 44, Page 118; thence N 87°41'26" E along the North line of said lot a distance of 93.63'; thence leaving the North line of said lot, S 02°18'34" E a distance of 5.00'; thence S 87°41'26" W a distance of 93.63' to a point on the West line of said lot; thence N 02°17'20" W along the West line of said lot a distance of 5.00' to the Point of Beginning.

The described easement contains 468 square feet.

**TO HAVE AND HOLD** to the said Grantee, its successor and assigns forever.

And said Grantor does for itself, 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.



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IN WITNESS WHEREOF, the said **GRANTOR**, by its President, **Robert L. Snider**, who is authorized to execute this conveyance, has hereto set its signature and seal, this 2 day of November, 2021.

Portrait Homes 17, LLC

By: **Robert L. Snider**

Its: **President**

**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 President of Portrait Homes 17, LLC, a Delaware series LLC, 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 officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal this 2 day of November, 2021.

Notary Public

My Commission Expires: April 18, 2023





20211108000539390 3/3 \$54.00  
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## Real Estate Sales Validation Form

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

Grantor's Name  
Mailing Address

Portrait Homes 17 LLC  
PO Box 361405  
Hoover, AL 35236

Grantee's Name  
Mailing Address

Portrait Homes BHM  
PO Box 361405  
Hoover, AL 35236 LLC

Property Address

256 Waterstone Ct  
Montevallo, AL  
35115

Date of Sale 11-2-2021

Total Purchase Price \$ 26,000

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  
☒ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☐ Other

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 11-8-2021

Unattested

(verified by)

Print

Emily Morris - Office Manager

Sign

Emily Morris

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1