

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

SEND TAX NOTICE TO:
Latissus Andrade
256 Waterstone Court
Montevallo, AL 35115

WARRANTY DEED

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

That in consideration of the sum of **Two Hundred Sixty-Eight Thousand Nine Hundred and 00/100 DOLLARS (\$268,900.00)** to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, I

Portrait Homes BHM, LLC

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

Latissus Andrade

(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.

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

\$268,900.00 of the above purchase price was paid from the proceeds of a mortgage loan recorded 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 any way appertaining in fee simple unto the said Grantee, her heirs and assigns forever.

And it does for itself and for its successors and assigns covenant with the said Grantee, her heirs 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, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set his signature and seal, this the 4th day of November 2021.

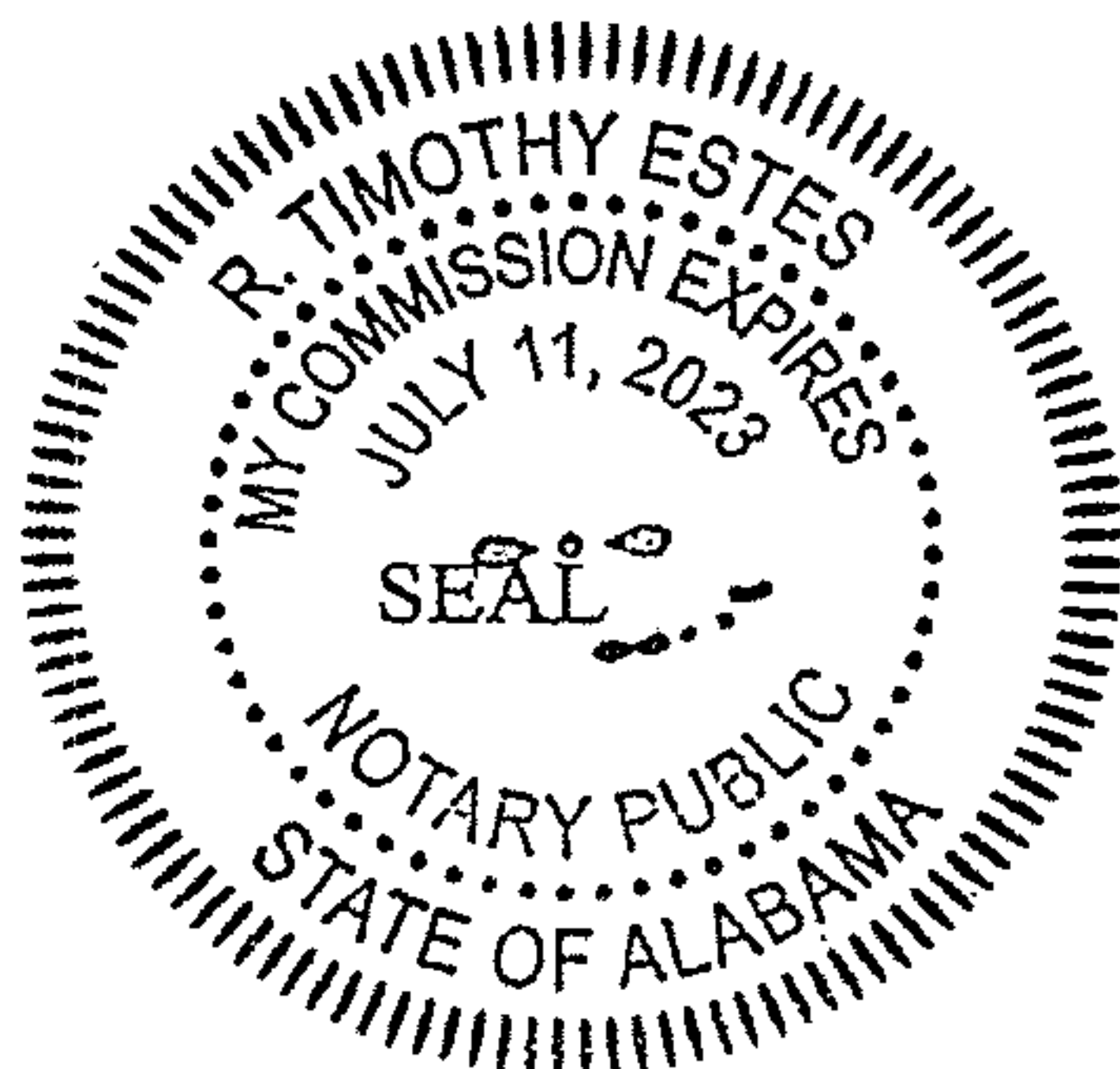


Portrait Homes BHM, LLC
By: Robert L. Snider
Its: Managing Member

STATE OF ALABAMA)
COUNTY OF)

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 BHM, 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 4th day of November 2021.



Notary Public

My Commission Expires: 7/11/23

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 BHM, LLC</u>	Grantee's Name	<u>Latissus Andrade</u>
Mailing Address	<u>196 Chase Drive</u> <u>Pelham, AL 35124</u>	Mailing Address	<u>256 Waterstone Court</u> <u>Montevallo, AL 35115</u>
Property Address	<u>256 Waterstone Court</u> <u>Montevallo, AL 35115</u>	Date of Sale	_____
		Total Purchase Price	<u>\$268,900.00</u>
		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).

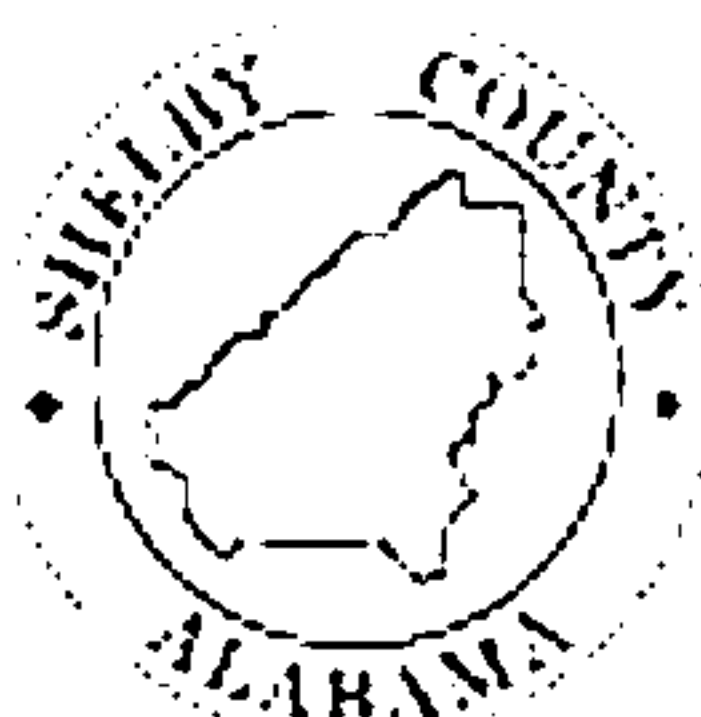
Date _____

Print Portrait Homes BHM, LLC_____
Unattested

(verified by)

Sign _____

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/12/2021 08:29:07 AM
 \$29.00 JOANN
 20211112000544590

Allen S. Bayl