

This instrument prepared by:
R. Timothy Estes, Esq.
Estes Closings, LLC
2188 Parkway Lake Drive
Hoover, AL. 35244

Send Tax Notice To:
Portrait Homes BHM, LLC.

PO Box 361405
Hoover AL 35236

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of **Two Hundred Twenty Eight Thousand and 00/100 Dollars (\$228,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, I,
Clayssic Home Innovations, LLC.

(herein referred to as GRANTOR) does grant, bargain, sell and convey unto
Portrait Homes BHM, LLC.

(herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

LOTS 83, 84, 85, 86, 87, AND 88, ACCORDING TO THE MAP OF FARMINGDALE ESTATES, SECTOR 5, AS RECORDED IN MAP BOOK 53, PAGE 55, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BEING SITUATED IN SHELBY COUNTY, ALABAMA
Subject to: All Easements, Restrictions, covenants, conditions and Rights of Way of record.
\$0.00 (zero) of the consideration was paid from a mortgage loan.

TO HAVE AND TO HOLD unto the said GRANTEE, its successors and assigns, forever.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining in fee simple.
And 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 Grantor 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 by its President who is authorized to execute this conveyance, hereto set his/her signature and seal this the 29th day of April, 2022.

CLAYSSIC HOME INNOVATIONS, INC.



By: Clayton L. Branum
Its: President

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, R. Timothy Estes, the undersigned, a Notary Public in and for said County in said State, hereby certify that Clayton L. Branum, whose name as President of Clayssic Home Innovations, Inc. a corporation, 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 officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, the 29th day of April, 2022.




Notary Public - R. TIMOTHY ESTES
My Commission Expires: July 11, 2023

Real Estate Sales Validation Form

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

Grantor's Name: Clayssic Home Innovations, Inc. Grantee's Name: Portrait Homes BHM, LLC

Mailing Address: 1716 LAKE HARDWY DRIVE BIRMINGHAM, AL 35242 Mailing Address: PO Box 361405 Hoover AL 35236

Property Address: Lots 83 - 88, Farmingdale Lane, Harpersville, AL.

Date of Sale: April 29, 2022 Total Purchase Price: \$ 228,000.00
OR Actual Value: \$
OR 1/2 Assessor's Value: \$

The Purchase Price or Actual Value claimed on this form can be verified in the following documentary evidence: (Recordation of evidence is not required)

Bill of Sale X 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 is 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 an 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 § 40-22-1 (h).

Date: April 29, 2022 Print Name: CLAYSSIC HOME INNOVATIONS, INC.

Signature: X Grantor Grantee Owner Agent

Unattested

(Verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/29/2022 02:56:53 PM
\$253.00 PAYGE
20220429000176370

Allen S. Bayl