

REAL ESTATE VALIDATION FORM

The following information is provided pursuant to Code of Alabama §40-22-1 (1975). The undersigned Grantor does attest, to the best of the Grantor's knowledge and belief, that the information in this document is true and accurate. The Grantor understands that any false statement claimed on this form may result in in imposition of the penalties indicated in Code of Alabama § 40-22-1 (h) (1975).

Grantor's Name:
Portrait Homes BHM, LLC

Grantee's Name:
Trevor Hodges
Erica Hodges

Mailing Address:
P.O. Box 361405
Birmingham, Alabama 35236

Mailing Address:
369 Farmingdale Lane
Harpersville, Alabama 35650

Property Address:
369 Farmingdale Lane
Harpersville, Alabama 35650

Date of Sale: 1/30/26

Total Purchase Price: \$269,870.00

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; _____ Appraisal; X Sales Contract; _____ Closing Statement; _____ Other _____.

This instrument prepared by:
Melissa Kessler Smith
Smith Kessler Smith, LLC
2223 Graymoor Lane
Waverly, Alabama 36879

GENERAL WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of **Two Hundred Sixty-Nine Thousand Eight Hundred Seventy and 00/100 Dollars (\$269,870.00)** paid by the grantee herein, the receipt of which is hereby acknowledged, **Portrait Homes BHM, LLC, a Delaware limited liability company** (hereinafter Grantor, whether one or more), do grant, bargain, sell and convey unto **Trevor Hodges and Erica Hodges** as joint tenants with rights of survivorship (hereinafter Grantees), all our right, title and interest in the following described real estate, situated in SHELBY COUNTY, ALABAMA:

Lot 89, 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.

NOTE: \$256,376.00 of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation, and those of record in the Office of the Judge of Probate for Shelby County, Alabama including the following:

1. Easements, restrictions, conditions, setback lines, and all other matters as shown in recorded plat of subdivision as recorded in Map Book 53, Page 55 in the Office of the Judge of Probate for Shelby County, Alabama.
2. Right of way granted to Alabama Power Company by instrument recorded in Book 99, Page 387; Book 99, Page 391; Book 99, Page 393; Book 99, Page 394; Book 129, Page 348; Book 146, Page 315; Book 241, Page 386; and Real Volume 157, Page 527 in the Office of the Judge of Probate for Shelby County, Alabama.
3. Right of way to Shelby County, recorded in Book 114, Page 561; Book 226, Page 501; Book 226, Page 503; Book 226, Page 504; Book 281, Page 9; and Instrument 1997-33570 in the Office of the Judge of Probate for Shelby County, Alabama.
4. Declaration of Protective Covenants of Tanyard Branch Estates as recorded in Instrument 20021113000564690 in the Office of the Judge of Probate for Shelby County, Alabama.
5. Farmingdale Estates Protective Covenants Sector Five as recorded in Instrument 20210817000401310 in the Office of the Judge of Probate for Shelby County, Alabama.
6. Grant of Land Easement with Restrictive Covenants as recorded in Instrument 20220606000225590 in the Office of the Judge of Probate for Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's successors and or assigns covenant with the said Grantees, their heirs, executors, and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's successors and or assigns shall warrant and defend the same to the said Grantees, and their heirs, executors, and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 30th day of Jan. 2026.

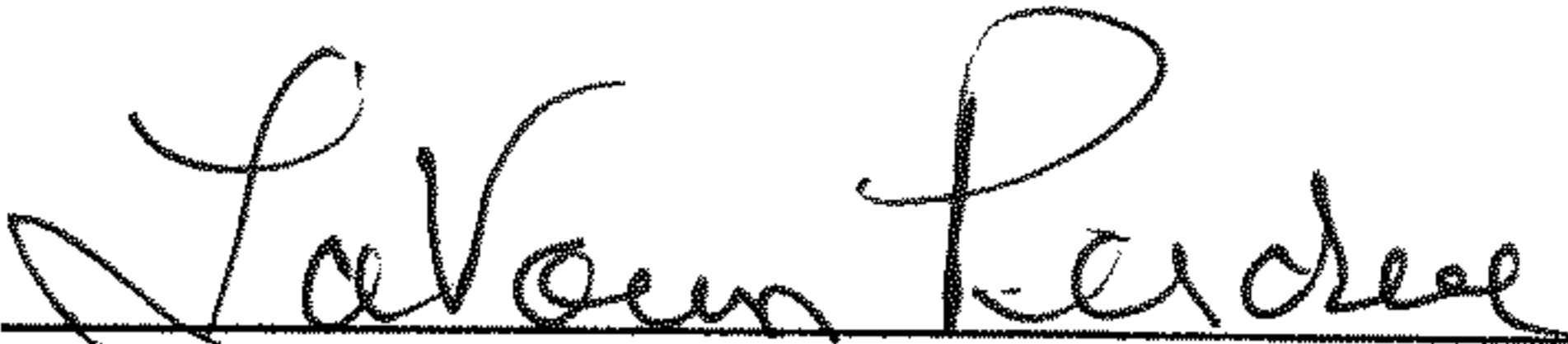
Portrait Homes BHM, LLC
A Delaware limited liability company

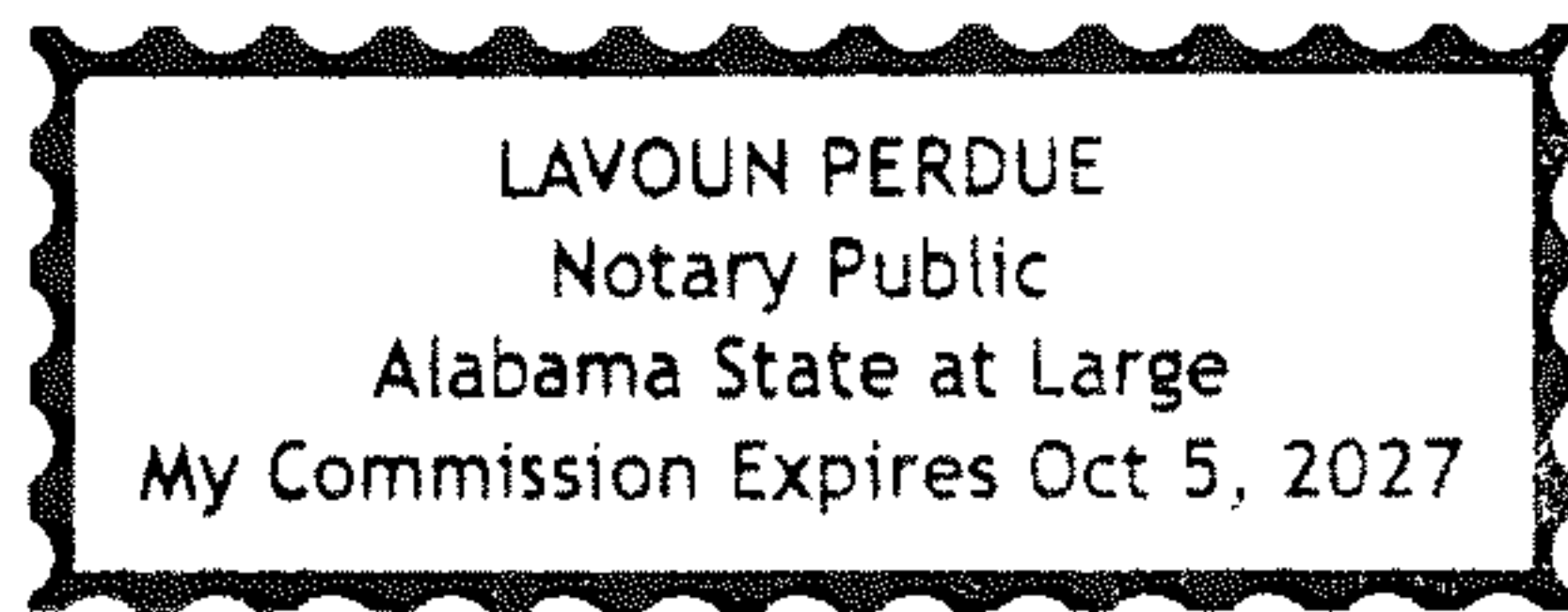

By: Robin Hayes
Title: Authorized Signatory

STATE OF ALABAMA

COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Robin Hayes, Authorized Signatory for Portrait Homes BHM, LLC, a Delaware limited liability company, is signed to the foregoing conveyance and who is known to me and after being duly sworn, acknowledged before me on this day that, being informed of the contents, she, as such Authorized Signatory and with full authority, executed the same voluntarily for and as the act of said limited liability company. Given on this the 30th day of Jan., 2026.


Notary Public
Printed Name:
My Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/02/2026 02:01:04 PM
\$41.50 JOANN
20260202000030380

