

This instrument was prepared by:
Clayton T. Sweeney, Esquire
2700 Highway 280 East, Suite 160
Birmingham, Alabama 35223

Send Tax Notice to:
RIDGE CREST PROPERTIES, LLC
13521 Shelby Co. Hwy 280 Suite 101
Birmingham, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and No/100 Dollars (\$10.00) to the undersigned grantor, **SB HOMES, LLC**, an Alabama Limited Liability Company, in hand paid by Grantee named herein, the receipt of which is hereby acknowledged, the said **SB HOMES, LLC**, an Alabama Limited Liability Company, by these presents, grant, bargain, sell and convey unto **RIDGE CREST PROPERTIES, LLC**, an Alabama Limited Liability Company (hereinafter referred to as "Grantee", whether one or more), its successors and assigns, the following described real estate (the "property"), situated in Shelby County, Alabama, to-wit:

Lot 1-106, according to the Survey of Chelsea Park, First Sector, Phase IV, as recorded in Map Book 36, Page 24, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to the use the Common Areas as more particularly described in the Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, filed for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions, and Restrictions for Chelsea Park First Sector, executed by Grantor and Chelsea Park Residential Association, Inc. and as recorded as Instrument No. 200410260000590790 (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

Mineral and mining rights excepted.

The above Property is conveyed subject to:

- (1) Ad Valorem taxes due and payable October 1, 2015 and all subsequent years thereafter.
- (2) Easement(s), building line(s) and restriction(s) of record.
- (3) Notice of Final Assessment of Real Property by the Chelsea Park Improvement District One, as recorded in Instrument No. 20050209000065520 in said Probate Office.
- (4) Covenants, conditions, restrictions, liens and assessments set forth in the Chelsea Park Improvement District One Articles of Incorporation as recorded in Instrument No. 20041223000699620 in said Probate Office.
- (5) Declaration of Easements and Master Protective Covenants for Chelsea Park, a Residential Subdivision, as set out in Instrument recorded in Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama, along with Articles of Incorporation of Chelsea Park Residential Association, Inc., as recorded in Instrument No. 200413 at page 8336, in the Probate Office of Jefferson County, Alabama and By-Laws thereof, along with Declaration of Covenants, Conditions and Restrictions for Chelsea Park First Sector, Phase I and II, as recorded in Instrument No. 200410260000590790, Supplemental Declaration and Amendment to Declaration of Covenants for Chelsea Park, First Sector, Phase 3 and 4, as recorded in Instrument No. 20060605000253850 and covenants recorded in and Instrument No. 2005-56408, Instrument No. 2004-56695, Instrument No. 2005-56411 and Instrument No. 20050425000195430 and all covenants, conditions, restrictions and liens for assessments contained therein, all being recorded in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns, in fee simple, forever.

This instrument is executed as required by the Articles of Organization and operational agreement of said LLC and same have not been modified or amended.

Shelby County, AL 07/27/2015
State of Alabama
Deed Tax: \$54.00

20150727000256440 1/3 \$74.00
Shelby Cnty Judge of Probate: AL
07/27/2015 02:27:26 PM FILED/CERT

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand by its duly authorized officer
this 17th day of July, 2015.

SELLER:
SB HOMES, LLC,
an Alabama Limited Liability Company

By: [Signature]
William David Brady
Its: Member/Manager

By: [Signature]
Mark M. Snow
Its: Member/Manager

LOT 1-106 – Ridge Crest Properties, LLC

STATE OF ALABAMA)
COUNTY OF JEFFERSON)


I, the undersigned, a Notary Public in and for said County in said State hereby certify that William David Brady and Mark M. Snow, whose names as Members/Managers of SB HOMES, LLC, an Alabama Limited Liability Company, 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 above and foregoing Deed, they, as such Members/Managers, and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal of office this the 17th day of July, 2015.

NOTARY PUBLIC
My Commission expires: 6/2/2019

[Signature]

CLAYTON T. SWEENEY
NOTARY
My Comm. Expires
June 2, 2019
PUBLIC
ALABAMA STATE AT LARGE


20150727000256440 2/3 \$74.00
Shelby Cnty Judge of Probate, AL
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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 SB HOMES, LLC
Mailing Address 13521 Hwy. 280, Ste. 101
Birmingham, AL 35242

Grantee's Name Ridge Crest Properties, LLC
Mailing Address 13521 Hwy. 280, Ste. 101
Birmingham, AL 35242

Property Address 1083 Dunsmore Drive
Chelsea, AL 35043

Date of Sale July 17, 2015

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 53,590.00

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
☐ Sales Contract
☐ Closing Statement

- ☐ Appraisal
☒ Other – Tax Assessor's Market Value
☐ Deed

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

Ridge Crest Properties, LLC
Print by: William David Brady, member

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one



20150727000256440 3/3 \$74.00
Shelby Cnty Judge of Probate, AL
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