


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

Send Tax Notice to:  
Ridge Crest Homes, LLC  
13f521 Shelby Co. Hwy 280 Suite 101  
Birmingham, AL 35242

STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

  
20160803000274020 1/4 \$25.00  
Shelby Cnty Judge of Probate, AL  
08/03/2016 11:04:49 AM FILED/CERT

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Fifty Five Thousand and NO/100 Dollars (\$55,000.00)** to the undersigned grantor, **BRADY RESIDENTIAL CONSTRUCTION, LLC**, an Alabama Limited Liability Company, in hand paid by Grantee named herein, the receipt of which is hereby acknowledged, the said **BRADY RESIDENTIAL CONSTRUCTION, LLC**, an Alabama Limited Liability Company, by these presents, grant, bargain, sell and convey unto **RIDGE CREST HOMES, 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 1-82, according to the Map and Survey of Chelsea Park, 1st Sector, Phase I & II, as recorded in Map Book 34, Page 21 A & B 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. 20041026000590790 (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

Mineral and mining rights excepted.

All of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

The above property is conveyed subject to:

- (1) Ad Valorem taxes due and payable October 1, 2016.
- (2) Building setback lines as shown by recorded plat.
- (3) Public utility easements as shown by recorded plat.
- (4) 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 1st Sector, as recorded in Instrument No. 20061108000263850, and Supplementary Declaration and Amendment to Declaration for First Sector, Phase 1 & II, as recorded in Instrument #20041026000590790, in the Probate Office of Shelby County, Alabama.
- (5) Easement to Alabama Power Company as recorded in Instrument No. 20051031000564090, Instrument No. 200510310005641000 and Instrument No. 20051031000564050, in the Probate Office of Shelby County, Alabama.
- (6) Colonial Pipeline Easement recorded in Volume 283, Page 716, Volume 223, Page 823, Volume 253, Page 324, and Volume 227, Page 637, in the Probate Office of Shelby County, Alabama.
- (7) Restrictions, limitations, conditions and other provisions as set out in Map Book 34, Page 21 A & B, in the Probate Office of Shelby County, Alabama.
- (9) Conservation Easement and Declaration of Restrictions and Covenants as recorded as Instrument No. 20041228000703990; Instrument No. 20031222000822880; Instrument No.



20041228000703980.

- (10) Articles of Incorporation of The Chelsea Park Improvement District One as recorded in Instrument No. 20041223000699620 and notice of final assessment of District One as recorded in Instrument No. 20050209000065520.
- (11) Covenants releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property,, as shown by instruments recorded in Instrument No. 20040922000521690, in Probate Office.
- (12) Distribution easement and grant of easement and restrictive covenants for underground utilities to Alabama Power Company as recorded in Instrument No. 20051031000564080, 20051031000564110, 20051031000564050, 2005103100564090, 20051031000564100 and 20050203000056210.
- (13) Declaration of Restrictive Covenants as recorded in Instrument No. 20030815000539670.
- (14) Easement to Town of Chelsea as recorded in Instrument No. 20040107000012460, in the Probate Office of Shelby County, Alabama.
- (15) Memorandum of Sewer Service Agreements regarding Chelsea Park with Double Oak Water Reclamation, LLC as recorded in Instrument No. 20121107000427750, in the Probate Office of Shelby County, Alabama.
- (16) Right of way easement recorded in Inst. No. 2000-4454.
- (17) Right of way to Bellsouth as recorded in Inst. No. 20050923000496730.

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.

TO HAVE AND TO HOLD to the said Grantees, its successors and assigns, forever

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand by its duly authorized member this 1<sup>st</sup> day of July, 2016.


SELLER:

**Brady Residential Construction, LLC,**  
an Alabama Limited Liability Company

By: \_\_\_\_\_

William David Brady  
Its Member

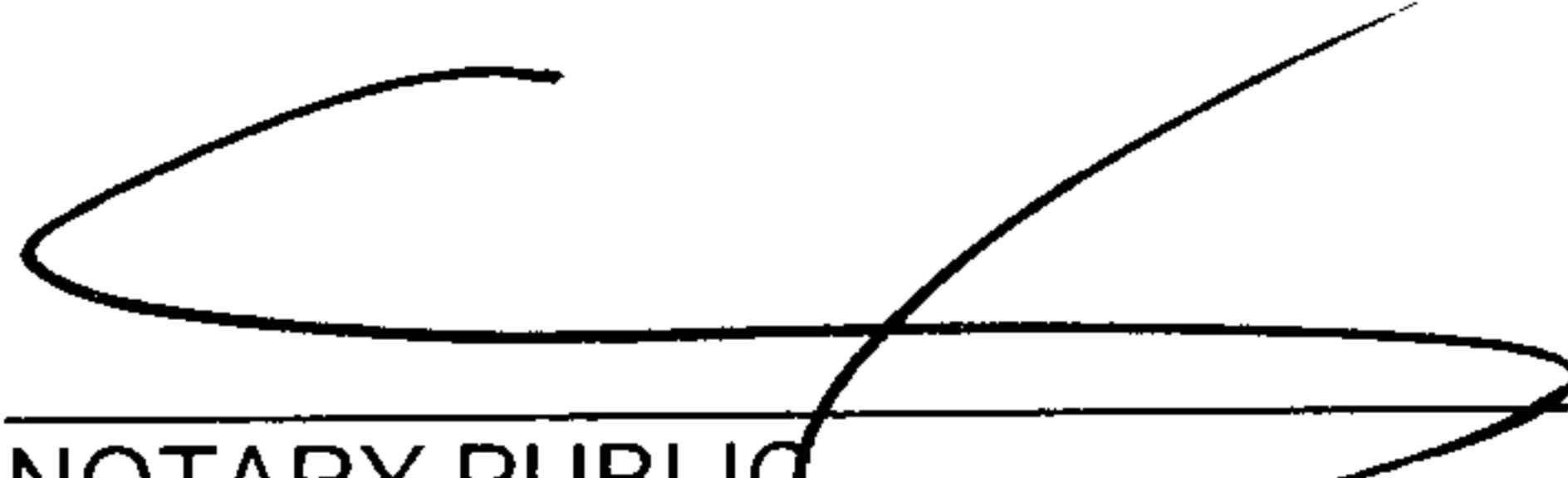
Ridge Crest Homes, LLC  
Lot 1-82 Chelsea Park 1<sup>st</sup> Sector

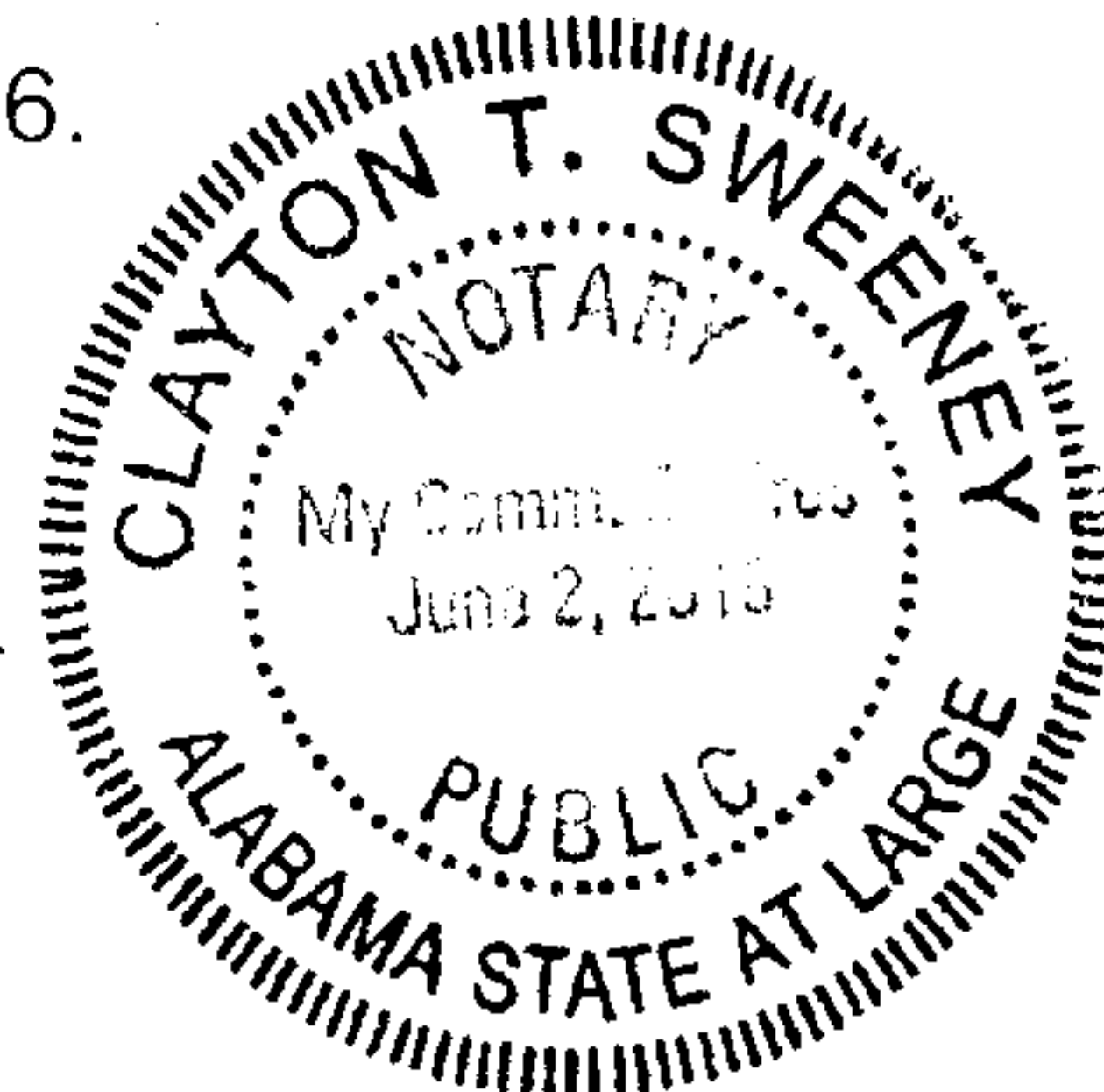
  
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Shelby Cnty Judge of Probate, AL  
08/03/2016 11:04:49 AM FILED/CERT

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, whose name as Member of Brady Residential Construction, 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, he, as such member, and with full authority, executed the same voluntarily for and as the act of said limited liability company.

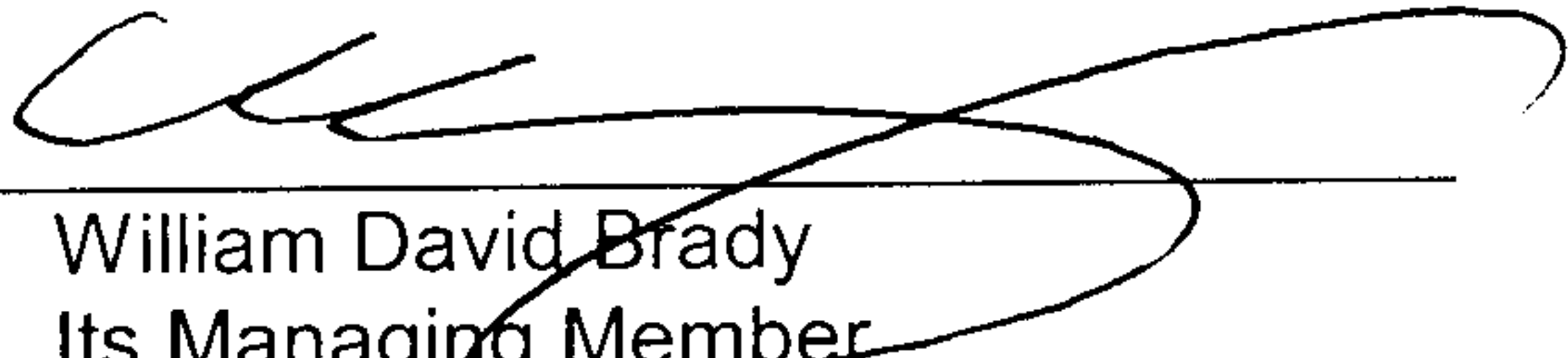
Given under my hand and official seal of office this the 11<sup>th</sup> day of July, 2016.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission expires: 06/02/2019



The Grantees execute this deed only to acknowledge and accept all covenants and restrictions contained hereinabove and Grantees, their successors and assigns, agree and understand that the property conveyed herein is subject to the foregoing covenants and restrictions.

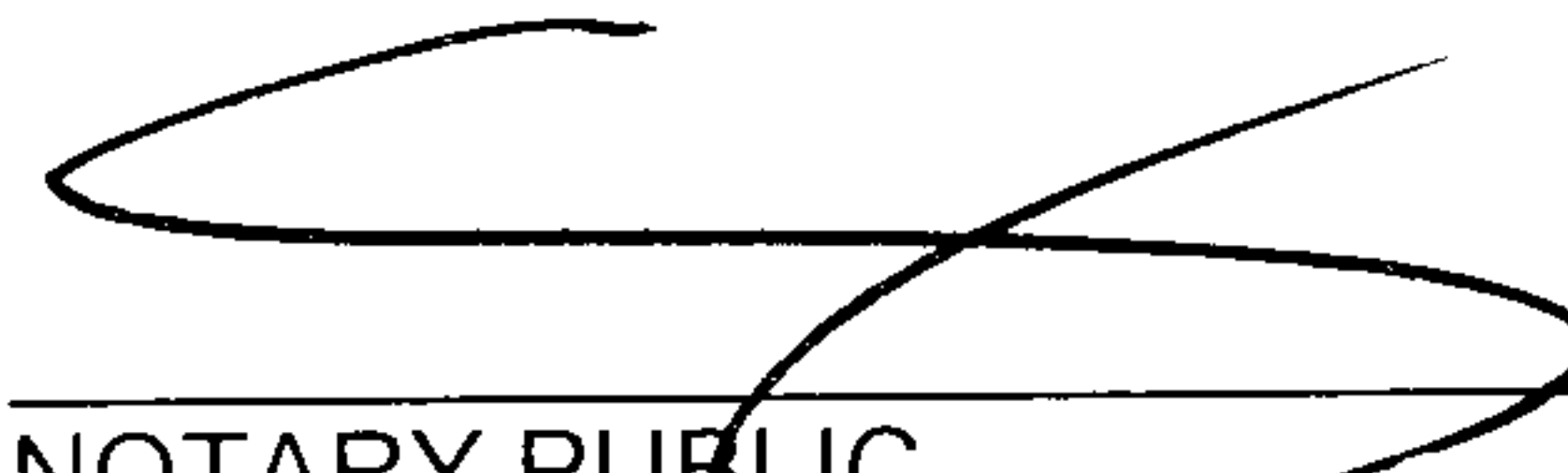
**RIDGE CREST HOMES, LLC,**  
an Alabama Limited Liability Company

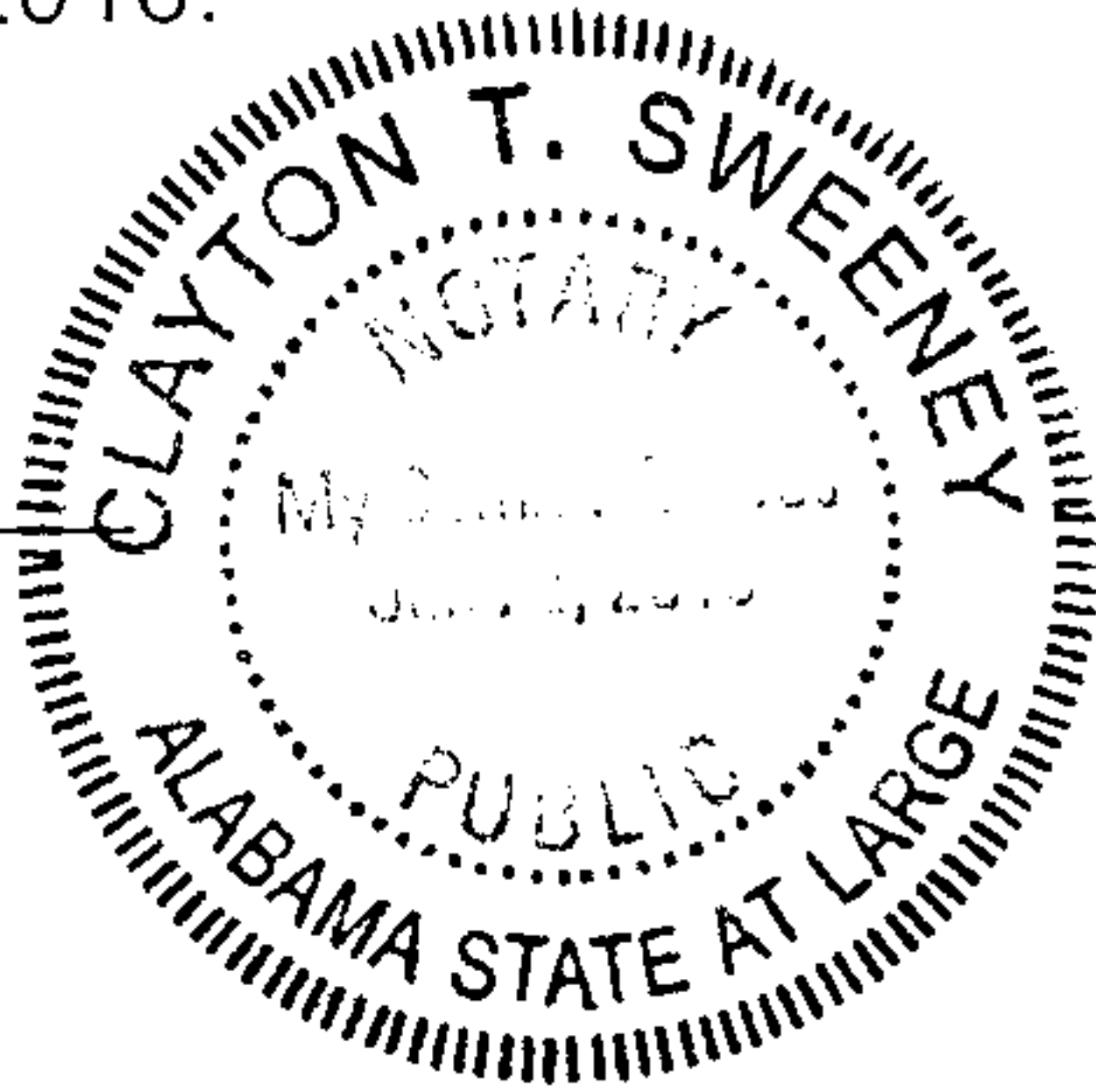
By:   
\_\_\_\_\_  
William David Brady  
Its Managing Member

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, whose name as Managing Member of Ridge Crest 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, he, as such Managing member, 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 11<sup>th</sup> day of July, 2016.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission expires: 06/02/2019





# Real Estate Sales Validation Form

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

Grantor's Name Brady Residential Construction, LLC  
Mailing Address 13521 Hwy. 280 Ste. 101  
Birmingham, AL 35242

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

Property Address 1065 Dunsmore Drive or  
1026 Parkmont Way  
Chelsea, AL 35043

Date of Sale July 11, 2016

Total Purchase Price \$ 55,000.00

or

Actual Value \$

or

Assessor's Market Value \$



20160803000274020 4/4 \$25.00  
Shelby Cnty Judge of Probate, AL  
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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)

- |   |  |
|---|--|
| <input type="checkbox"/> Bill of Sale                 | <input type="checkbox"/> Appraisal                           |
| <input type="checkbox"/> Sales Contract               | <input type="checkbox"/> Other – Tax Assessor's Market Value |
| <input checked="" type="checkbox"/> Closing Statement | <input type="checkbox"/> 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 \_\_\_\_\_

Brady Residential Construction, LLC  
Print By: William David Brady, President

Unattested  
(verified by) \_\_\_\_\_

Sign \_\_\_\_\_  
(Grantor/Grantee/Owner/Agent) circle one