

THIS INSTRUMENT PREPARED BY:  
BARNES & BARNES LAW FIRM, P.C.  
8107 PARKWAY DRIVE  
LEEDS, ALABAMA 35094  
(205) 699-5000

Send Tax Notice To:  
JOSHUA D. BOGGAN and  
MELYSSA J. BOGGAN  
2084 ADAMS RIDGE DRIVE  
CHELSEA, AL 35043

**CORPORATION WARRANTY DEED WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA  
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Three Hundred Thirty-Nine Thousand Five Hundred and 00/100 Dollars (\$339,500.00)\* to the undersigned Grantor, RIDGE CREST HOMES, LLC, (hereinafter referred to as Grantor, whose mailing address is 2084 ADAMS RIDGE DRIVE, CHELSEA, AL 35043), in hand paid by the Grantees herein (whose mailing address is shown above), the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto JOSHUA D. BOGGAN and MELYSSA J. BOGGAN (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 1, ACCORDING TO THE SURVEY OF ADAMS RIDGE SUBDIVISION SECOND ADDITION AS RECORDED IN MAP BOOK 49, PAGE 100, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property address: 2084 ADAMS RIDGE DRIVE, CHELSEA, AL 35043

\*The purchase price or actual value of this conveyance can be verified in the following documentary evidence:  
CLOSING STATEMENT

Subject to:

1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.
4. Easement to Alabama Gas Corporation, as recorded in Instrument 20140328000088520, in the Probate Office of Shelby County, Alabama.
5. Easement recorded in Deed Volume 311, page 18; Real 75, page 899 and Real 75, page 903 in the Probate Office of Shelby County, Alabama.
6. Easement to Alabama Power Company recorded in Instrument 20171103000400190, in the Probate Office of Shelby County, Alabama.
7. Declaration of Protective Covenants as recorded in Instrument 20181107000394460, in the Probate Office of Shelby County, Alabama.
8. Powers and provisions as set out in the Articles of Incorporation of Adams Ridge Residential Owners Association, Inc. as recorded in Instrument 20181106000394450, in the Probate Office of Shelby County,

Alabama, together with the By-Laws of said corporation as they currently exist and are from time to time amended.

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\$342,929.00 of the purchase price received above was paid from a purchase money mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

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

IN WITNESS WHEREOF, said Grantor has hereunto set its hand and seal this the 23rd day of October, 2019.

RIDGE CREST HOMES, LLC

By:

  
DOUG McANALLY

Its: MANAGING MEMBER

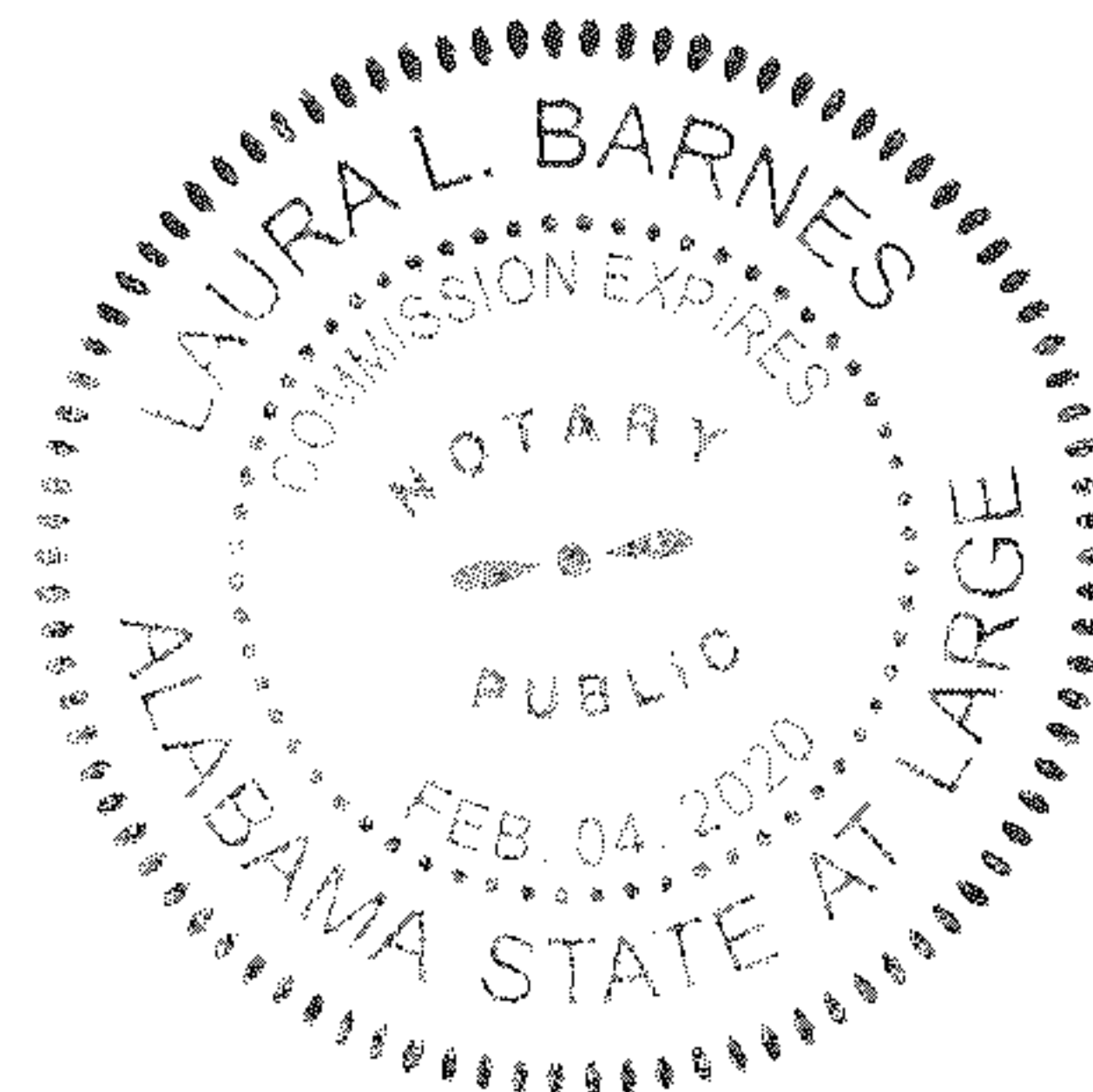
STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that DOUG McANALLY, whose name as MANAGING MEMBER of RIDGE CREST HOMES, 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, DOUG McANALLY, in his/her capacity as such officer and with full authority, executed the same voluntarily for and as the act of said RIDGE CREST HOMES, LLC on the day the same bears date.

Given under my hand and official seal this 23rd day of October, 2019.

  
NOTARY PUBLIC

My Commission Expires: 2/4/20





**Real Estate Sales Validation Form**  
*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name: RIDGE CREST HOMES, LLC	Grantee's Name: JOSHUA D. BOGGAN and MELYSSA J. BOGGAN
Mailing Address: 2084 ADAMS RIDGE DRIVE CHELSEA, AL 35043	Mailing Address: 2084 ADAMS RIDGE DRIVE CHELSEA, AL 35043
Property Address: 2084 ADAMS RIDGE DRIVE CHELSEA, AL 35043	Date of Sales: October 23rd, 2019
	Total Purchase Price: (\$339,500.00)
	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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Tax Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other Tax Assessment
<input checked="" type="checkbox"/> 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.

**20191024000391620 10/24/2019 08:51:45 AM DEEDS 3/3**

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: October 23rd, 2019

Print Laura L. Barnes

Sign \_\_\_\_\_

(Grantor/Grantee/Owner/Agent) **circle one**

\_\_\_\_ Unattested

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



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/24/2019 08:51:45 AM  
\$29.00 CHERRY  
20191024000391620

*Allen S. Bayl*