

Send Tax Notice To:
Robert Douglass and
LaClaire Douglass
1773 Coates Pass
Hoover, AL 35244

20220526000212940 1/3 \$57.00
Shelby Cnty Judge of Probate, AL
05/26/2022 09:04:38 AM FILED/CERT

)

)

Shelby County, AL 05/26/2022
State of Alabama
Deed Tax:\$29.00

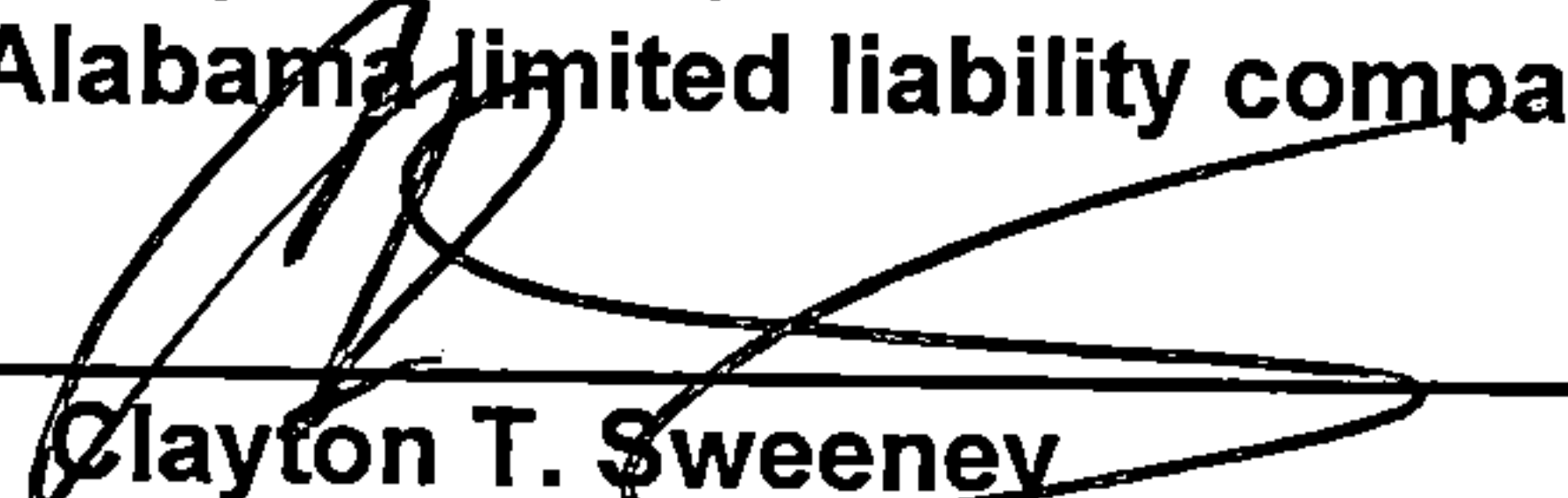
CLAYTON T. SWEENEY, ATTORNEY AT LAW

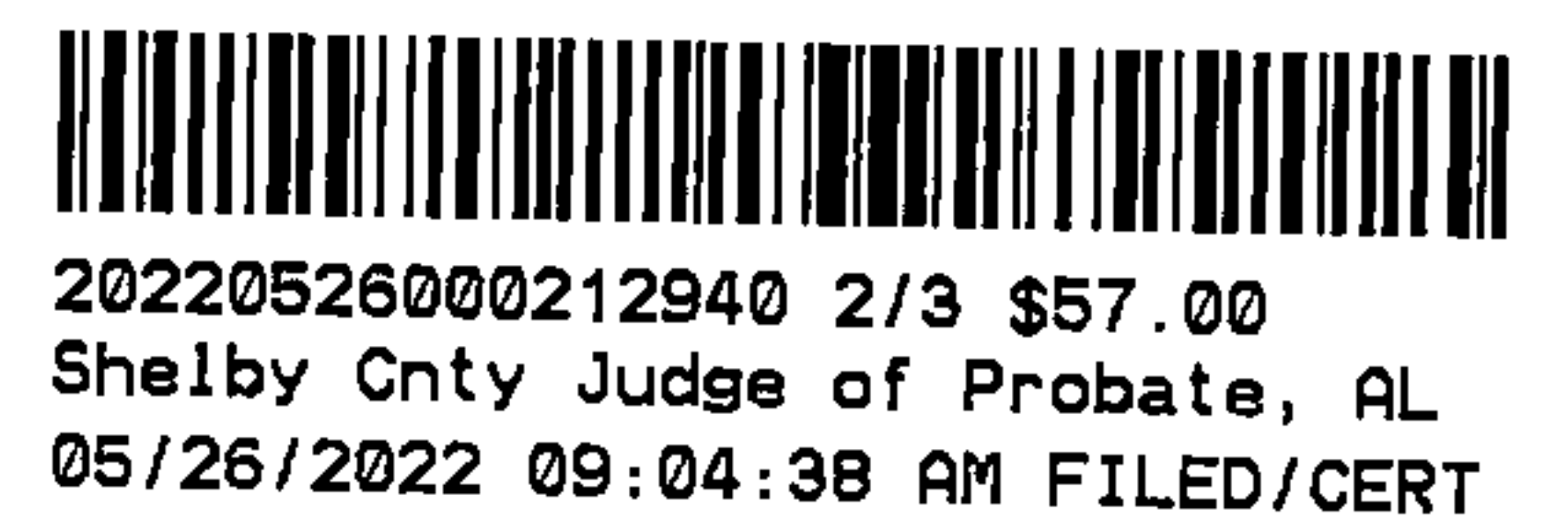
20. Right of way to Alabama Power Company as recorded in Volume 143 Page 353.
21. Mineral and mining rights recorded in Volume 205, Page 698.
22. Right of way to Alabama Power Company as recorded in Real Volume 26 page 773 Jefferson County.
23. Cable right of way easement agreement between CSX Transportation and US Sprint Communications as recorded in Real 323, Page 338.
24. Right of way to Alabama Power Company as recorded in Deed 239, Page 539.
25. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 4, Page 60; Volume 205, Page 698; Real 112, Page 876 as corrected by Real 328, Page 1; Book 180, Page 715; Real Book 247, Page 599; Real Book 247, Page 636 and Instrument #2002-22980.
26. Boundary line agreement as recorded in Deed Book 183, Page 39.
27. Easement to Bellsouth Telecommunications, LLC as recorded in Instrument #2020-10783.
28. Conditions, restrictions, easements and reservations as contained in that deed from U.S. Steel to P.R. Wilborn, LLC as recorded in Instrument #2016-5874.
29. Mineral and mining rights and rights incident thereto including release of damages as contained in that deed from U.S. Steel to P.R. Wilborn, LLC as recorded in Instrument #2016-5874.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto 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 of such survivor, forever.

IN WITNESS WHEREOF, said GRANTOR has through its duly authorized representative hereunto set its hand and seal this the 12th day of May, 2022.

Embridge Homes, LLC
an Alabama limited liability company

By: 
Its: Clayton T. Sweeney
Closing Manager

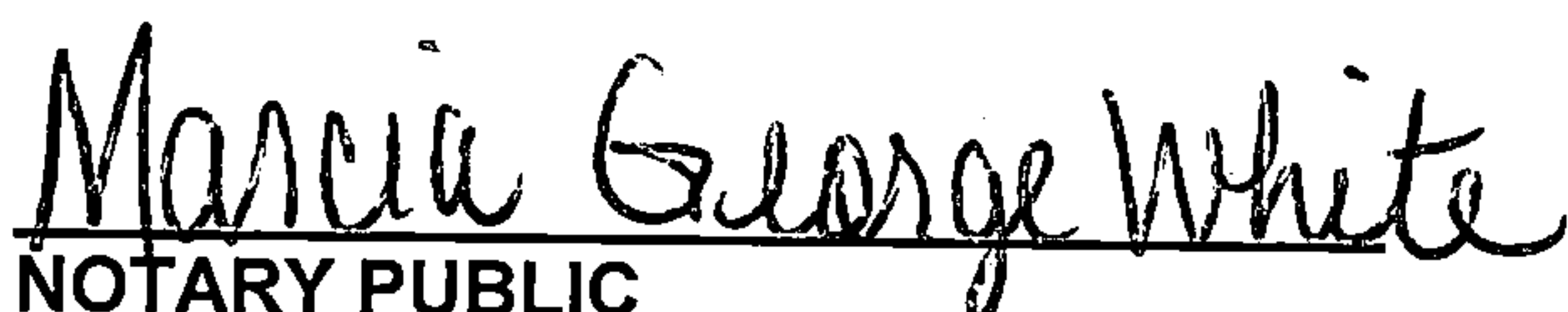


STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Clayton T. Sweeney, whose name as Closing Manager of Embridge Homes, LLC, an Alabama limited liability company is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he as such Closing Manager and with full authority, signed the same voluntarily for and as the act of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 12th day of May, 2022.


NOTARY PUBLIC
My Commission Expires: 09/21/2024



Real Estate Sales Validation Form

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

Grantor's Name Embridge Homes, LLC

Grantee's Name Robert Douglass and

Mailing Address 5406 Highway 280, Ste. C101
Birmingham, AL 35242

Mailing Address 1773 Coates Pass
Hoover, AL 35244

Property Address 1773 Coates Pass
Hoover, AL 35244

Date of Sale March 12, 2022



20220526000212940 3/3 \$57.00
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Total Purchase Price \$ 570,008.00

or

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)

- ☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

- ☐ Appraisal
☐ Other
☐ 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 _____

Embridge Homes, LLC
Print By: Clayton T. Sweeney, Closing Manager

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one