

**SPECIAL WARRANTY DEED**

This instrument was prepared by:  
B. Christopher Battles  
3150 Highway 52 West  
Pelham, AL 35124

Send tax notice to:  
Ridge Crest Properties, LLC  
13521 Shelby County 280  
Suite 101  
Birmingham, AL 35242

**STATE OF ALABAMA  
COUNTY OF SHELBY**

Know All Men by These Presents: That for and in consideration of **Fifty three thousand and no/100 (\$53,000.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, **Kerry Detwiler, a married man** (herein referred to as grantor, whether one or more), does hereby grant, bargain, sell and convey unto **Ridge Crest Properties, LLC** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, the addresses of which are 216 Stoneykirk Way, Pelham, AL 35124 and 220 Stoneykirk Way, Pelham, AL 35124, to-wit:

**Lots 1707 and 1708, according to the Survey of Stoneykirk at Ballantrae, Phase V, as recorded in Map Book 38, Page 136, in the Probate Office of Shelby County, Alabama, Bessemer Division.**

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

\$540,320.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

This property is being sold on an AS IS, WHERE IS basis, and with all faults. This property is also being sold subject to any easements, encumbrances, and exceptions reflected in the records of the office of the Judge of Probate of the county in which the above described property is located. This property is being sold without warrant of recourse, expressed or implied as to title, use and/or enjoyment and is being sold subject to the right of redemption of all parties entitled thereto.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever, together with every contingent remainder and right of reversion.

In Witness Whereof, I have hereunto set my hand and seal this 20<sup>th</sup> day of May, 2013.

\_\_\_\_\_

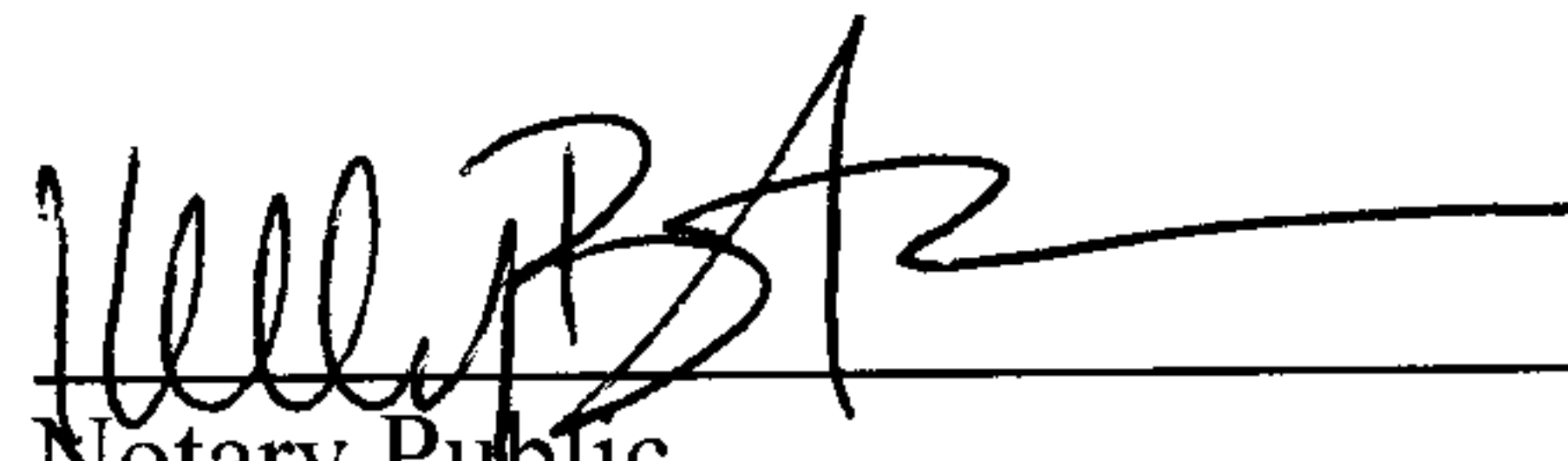
  
Kerry Detwiler

**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, Kelly B. Furgerson, a Notary Public in and for said County, in said State, hereby certify that **Kerry Detwiler, a married man**, whose name 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 this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 20<sup>th</sup> day of May, 2013.

KELLY B. FURGERSON  
Notary Public, State of Alabama  
Alabama State At Large  
My Commission Expires  
October 20, 2014

  
Notary Public  
My Commission Expires: 10-20-2014



# Real Estate Sales Validation Form

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

Grantor's Name Kerry Detwiler  
Mailing Address 3746 Chapel Creek Circle  
Birmingham, AL 35226

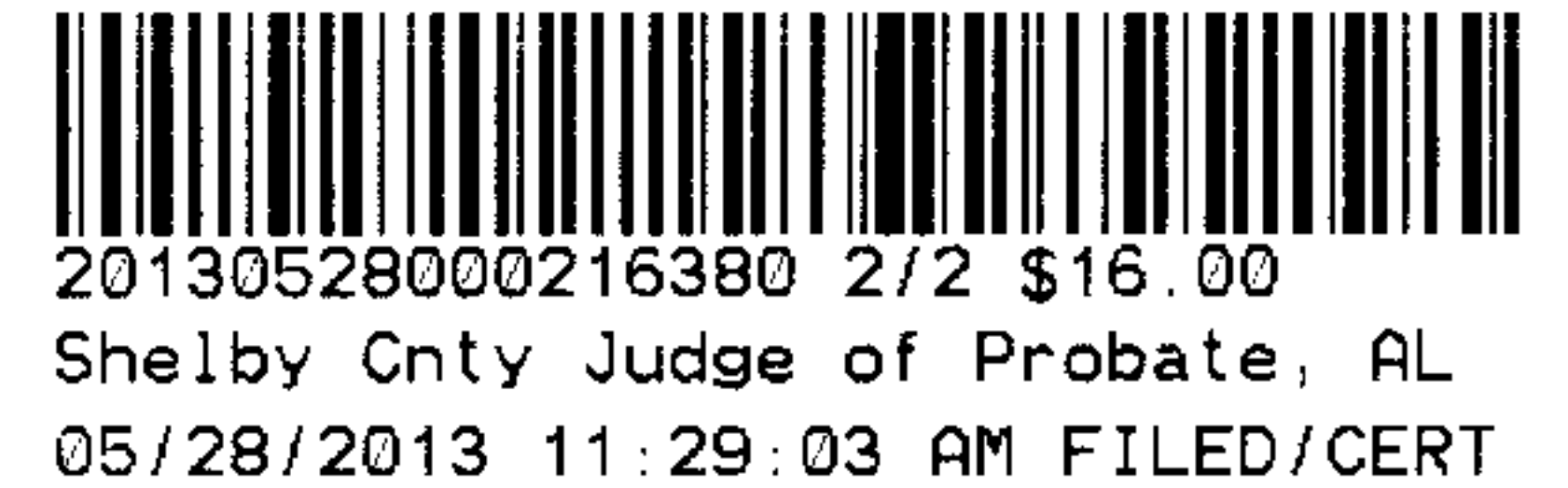
Grantee's Name Ridge Crest Properties, LLC  
Mailing Address 13521 Shelby County 280  
Suite 101  
Birmingham, AL 35242

Property Address 216 and 220 Stoneykirk Way  
Pelham, AL 35124

Date of Sale 05/20/2013  
Total Purchase Price \$ 53,000.00

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 \_\_\_\_\_

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 5/20/13

Print Kelly B. Furgerson

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Print Form

Form RT-1