


Shelby County, AL 07/06/2017
State of Alabama
Deed Tax: \$.50

This instrument prepared without benefit of title evidence by:
William R. Justice
Ellis, Head, Owens & Justice
P. O. Box 587
Columbiana, AL 35051

STATE OF ALABAMA)
COUNTY OF SHELBY)


20170706000240540 1/3 \$22.50
Shelby Cnty Judge of Probate, AL
07/06/2017 02:58:03 PM FILED/CERT

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Jeffrey R. Albright, unmarried, and Steve B. Hewett, married, as successors in interest and former members of Ahead Development, LLC, an Alabama limited liability company dissolved on December 29, 2010 (hereafter referred to as GRANTOR, whether one or more), in hand paid by the Southfield Gardens Homeowners Association, Inc., an Alabama nonprofit corporation (hereafter referred to as GRANTEE), the receipt and sufficiency of which are hereby acknowledged, GRANTOR does by these presents grant, bargain, sell, and convey to GRANTEE the following described real property situated in Shelby County, Alabama (the "Property"), to-wit:

All common areas designated or defined in the Declaration of Protective Covenants for Real Property at Southfield Gardens Subdivision recorded as Instrument # 20071128000540340 in the Probate Office of Shelby County, Alabama (hereafter referred to as Declaration); and as shown on the map of Southfield Gardens recorded in Map Book 38, Page 100, in the Probate Office of Shelby County, Alabama.

Also, the easement described in Instrument # 20070425000190930 in the Probate Office of Shelby County, Alabama.

In compliance with the provisions of the Declaration, GRANTOR also conveys to GRANTEE any personal property and any other improved or unimproved personal property, leasehold, easement, or other property interest of GRANTOR which is or may be subjected to the terms of the Declaration.


TO HAVE AND TO HOLD to GRANTEE and to GRANTEE's successors and assigns, in fee simple forever.

The real property herein conveyed is NOT now the homestead of either of the GRANTOR's or their spouses.

This deed constitutes notice under Article XII, Section 1 of the Declaration of termination of Declarant's rights, obligations, and responsibilities reserved or imposed upon Declarant under the Declaration or those which exist by virtue of Declarant's ownership of any property subject to the Declaration.

IN WITNESS WHEREOF, GRANTOR has hereto set GRANTOR's hand and seal on this the 23rd day of June, 2017.



Jeffrey R. Albright


Steve B. Hewett

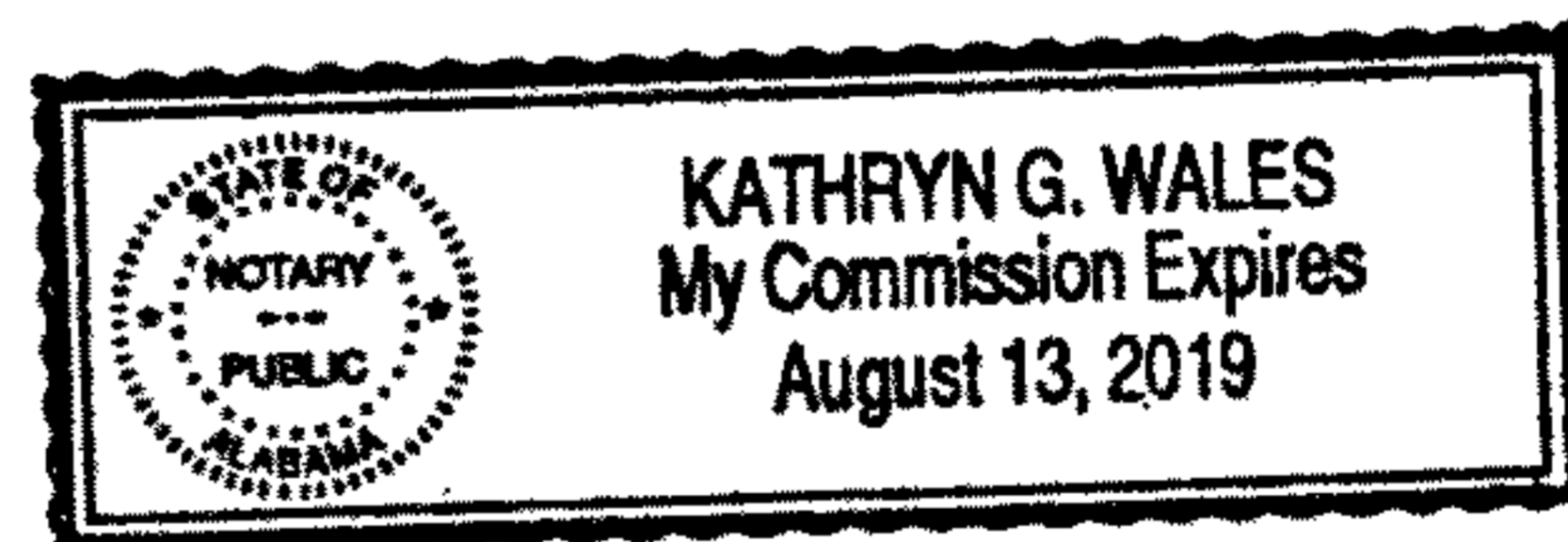
STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeffrey R. Albright, 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 the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23 day of June, 2017.



Notary Public
My commission expires: 8.13.19

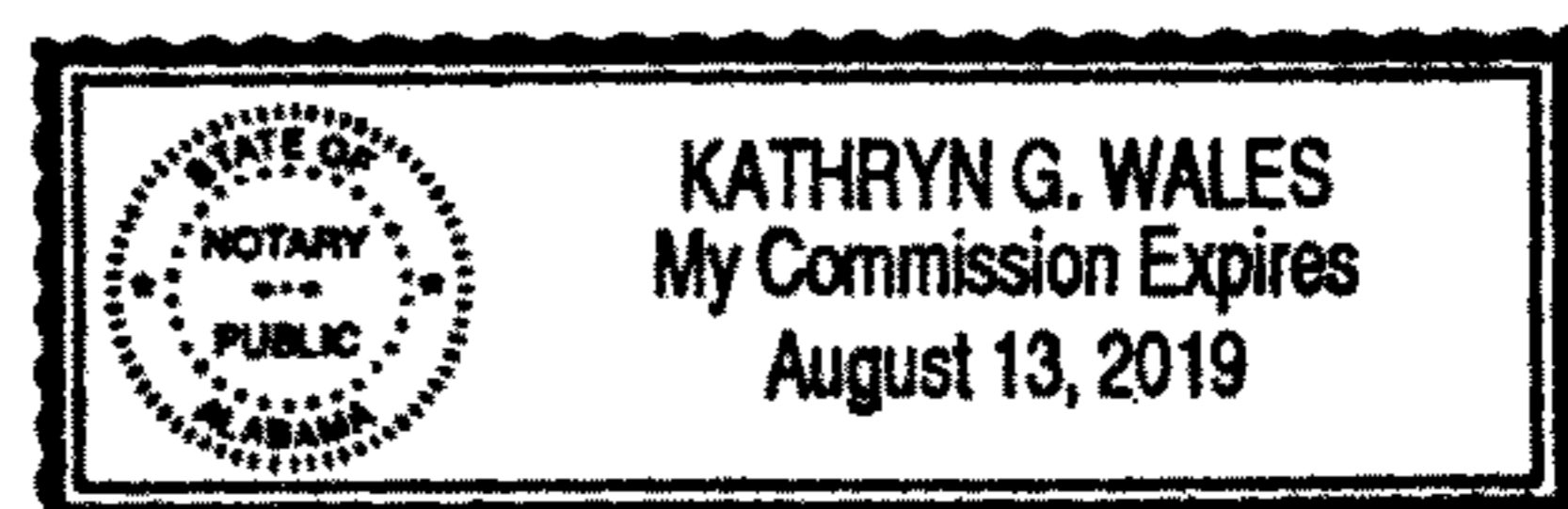
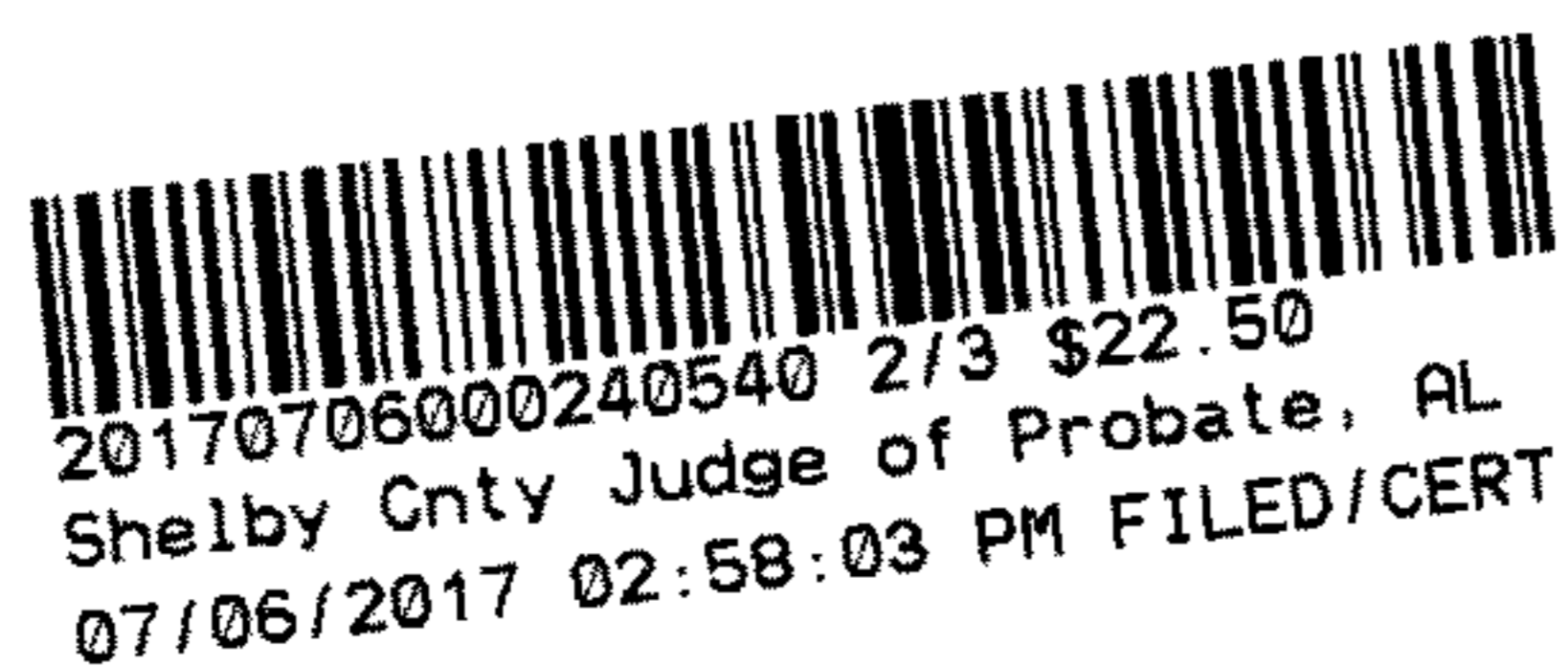
STATE OF ALABAMA
COUNTY OF Jefferson



I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Steve B. Hewett, 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 the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23 day of June, 2017.


Notary Public
My commission expires: 8.13.19



Real Estate Sales Validation Form

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

Grantor's Name Jeffrey R. Albright +
Mailing Address Steve B. Hewitt
1000 Urban Center Dr. Suite 625
Birmingham, AL 35242

Grantee's Name Southfield Gardens Homeowners Assoc.
Mailing Address 309 Vincent St.
Alabaster, AL 35007

Property Address Southfield Gardens
Alabaster, AL

Date of Sale 6-23-17
Total Purchase Price \$ _____
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 - Common Areas \$500.00

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 6-23-17

Print William R. Justice

☐ Unattested

Sign William R. Justice
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1

