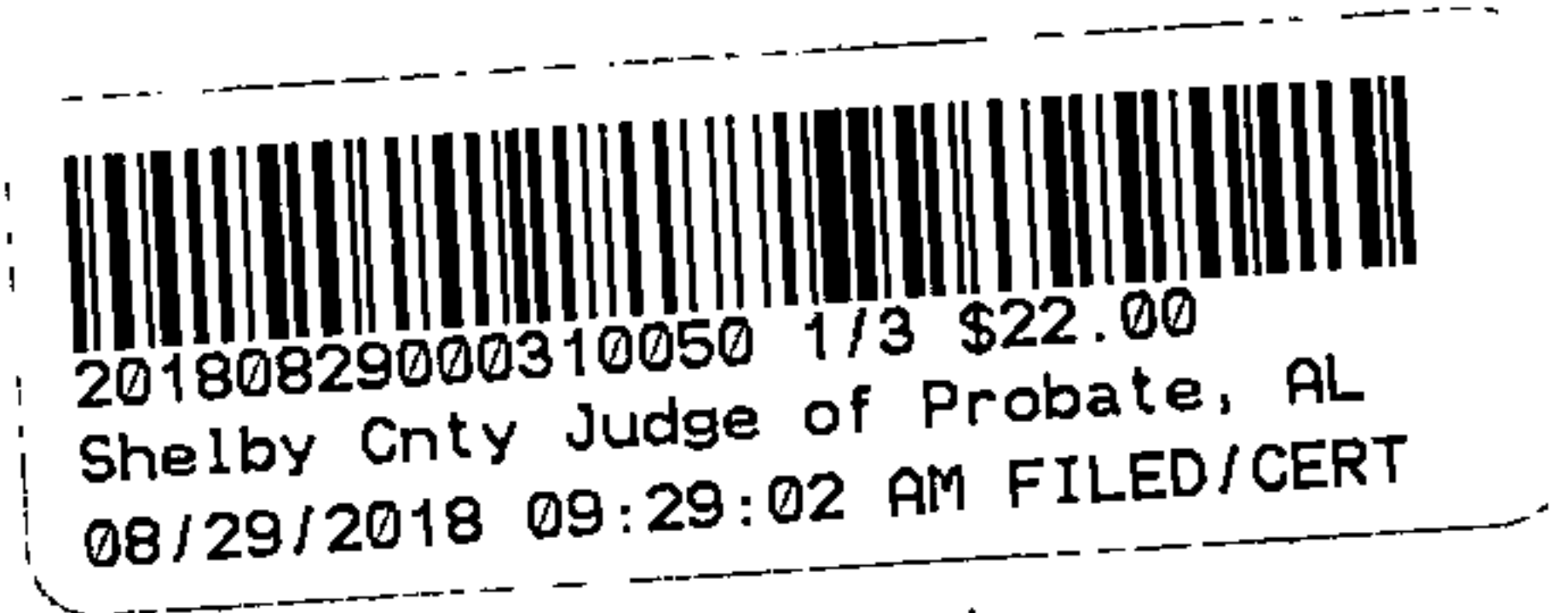


This instrument was prepared by:  
Clayton T. Sweeney, Esquire  
2700 Highway 280 East, Suite 160  
Birmingham, Alabama 35223

Send Tax Notice to:  
RIDGE CREST HOMES, LLC  
215 Narrows Parkway, Suite C  
Birmingham, AL 35242

STATE OF ALABAMA )  
COUNTY OF SHELBY )



STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Fifty Five Thousand No/100 Dollars (\$55,000.00) to the undersigned grantor, SB HOMES, LLC, an Alabama limited liability company, in hand paid by Grantee named herein, the receipt of which is hereby acknowledged, the said SB HOMES, 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:

Proposed Lot 1, according to the Survey of Adams Ridge Subdivision Second Addition, not recorded at time of Survey, lying in the Northeast 1/4 of the Northwest 1/4 of Section 26, Township 19 S, Range 1 W, being better described as follows:

COMMENCE at the northeast corner of Lot 21, according to the survey of Adams Ridge Subdivision First Addition, as recorded in Map Book 43, Page 95, in the Probate Office of Shelby County, Alabama; Thence run South 42°01'57" West along the north line of Lot 21 a distance of 113.79 feet to a point on the easterly right-of-way line of Adams Ridge Drive; Thence run South 26°07'39" West a distance of 52.58 feet to a point on the westerly right-of-way line of Adams Ridge Drive and the POINT OF BEGINNING; Thence run South 43°20'35" East along the westerly right-of-way line of Adams Ridge Drive a distance of 98.84 feet to a curve to the right with a radius of 25.00 feet, with a delta angle of 90°00'10", a chord bearing of South 01°39'30" West, and a chord length of 35.36 feet; Thence run along said curve a distance of 39.27 feet to a point on the north right-of-way line of Signal Valley Trail; Thence run South 46°39'36" West along the north right-of-way line of Signal Valley Trail a distance of 88.97 feet to a point; Thence leaving right-of-way run North 43°23'07" West a distance of 135.10 feet to a non-tangent curve to the left with a radius of 250.00 feet, with a delta angle of 18°53'49", a chord bearing of North 37°12'31" East, and a chord length of 82.08 feet; Thence run along said curve a distance of 82.45 feet to a reverse curve to the right with a radius of 25.00 feet, with a delta angle of 108°28'58", a chord bearing of North 82°00'06" East, and a chord length of 40.57 feet; Thence run along said curve a distance of 47.33 feet to a compound curve to the right with a radius of 175.00 feet, with a delta angle of 00°24'51", a chord bearing of South 43°33'00" East, and a chord length of 1.26 feet; Thence run along said curve a distance of 1.26 feet to the POINT OF BEGINNING.

Subject To:  
Ad valorem taxes for 2018 and subsequent years not yet due and payable until October 1, 2018.

Existing covenants and restrictions, easements, building lines and limitations of record.

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

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 GRANTEE, its successors and assigns, in fee simple, forever.

CLAYTON T. SWEENEY, ATTORNEY AT LAW

This instrument is executed as required by the Articles of Organization and Operational Agreement of said limited liability company and same have not been modified or amended.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand by its duly authorized members/managers this 17th day of August, 2018.

SELLER:

SB HOMES, LLC,

an Alabama limited liability company

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

William David Brady

Its: Member/Manager

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

Mark M. Snow

Its: Member/Manager

STATE OF ALABAMA )

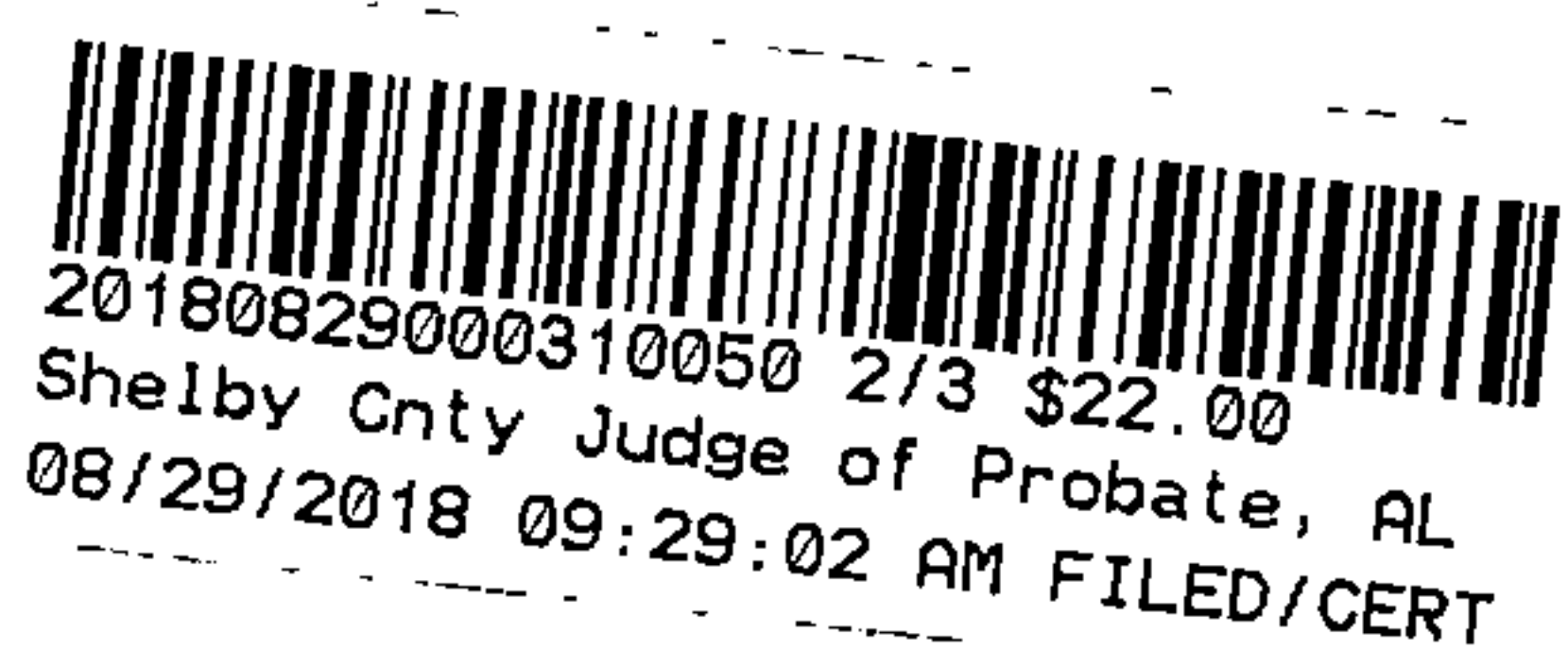
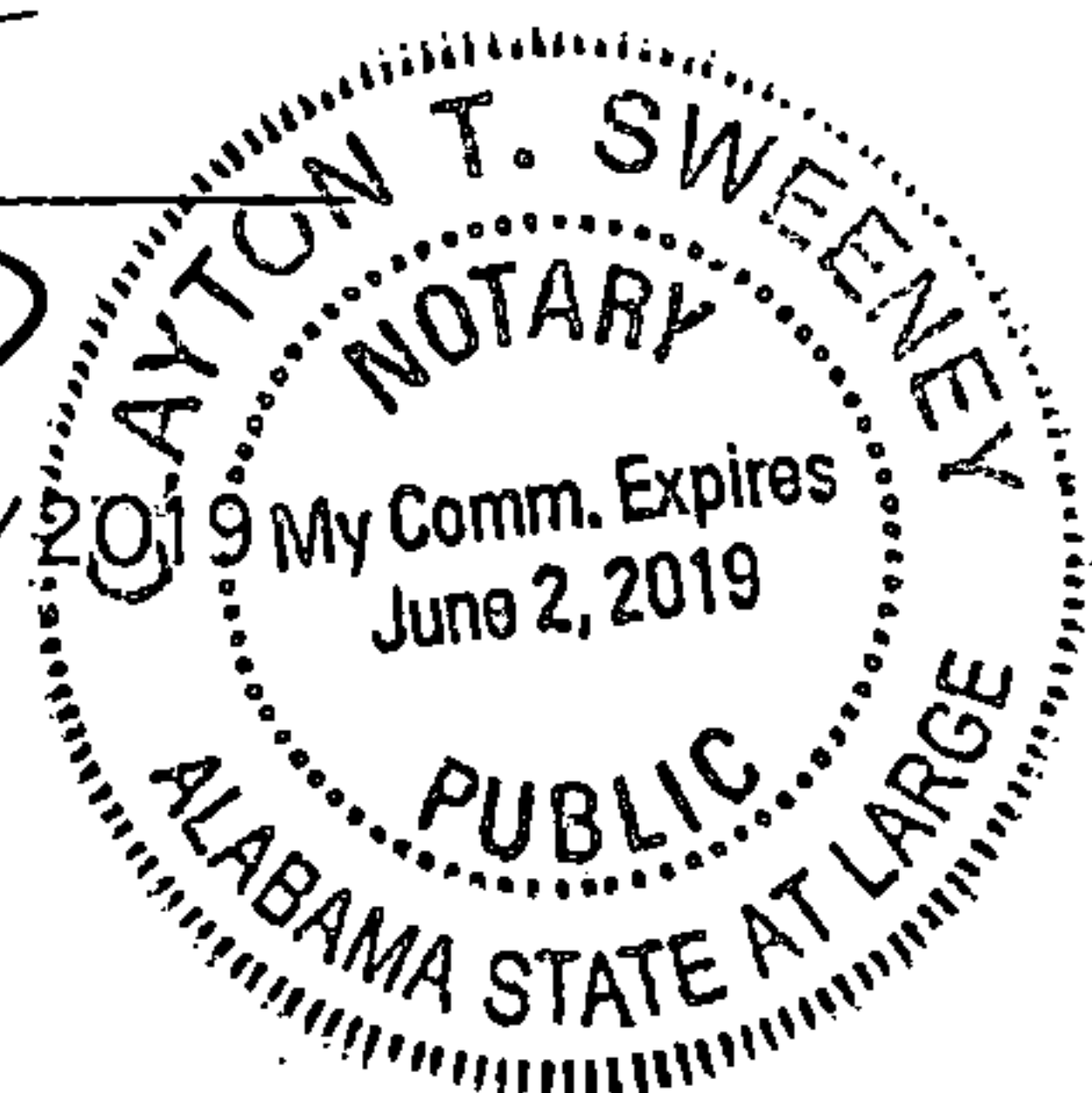
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County in said State hereby certify that William David Brady and Mark M. Snow, whose names as Members/Managers of SB 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, they, as such Members/Managers, 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 17th day of August, 2018.

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 SB Homes, LLC  
Mailing Address 215 Narrows Pkwy, Ste C  
Birmingham, AL 35242

Grantee's Name Ridge Crest Homes, LLC  
Mailing Address 215 Narrows Pkwy, Ste C  
Birmingham, AL 35242

Property Address 2084 Adams Ridge Drive  
Chelsea, AL 35043

Date of Sale August 17, 2018

Total Purchase Price \$ 55,000.00

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 – Tax Assessor's Market Value  
☐ 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 \_\_\_\_\_

SB Homes, LLC  
Print By: William David Brady and Mark M. Snow, Members

\_\_\_\_\_  
Unattested

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

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

20180829000310050 3/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
08/29/2018 09:29:02 AM FILED/CERT