

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

Send Tax Notice To:  
TIFFANY D. WEBSTER and  
JAMES WEBSTER  
1090 DUNSMORE DRIVE  
CHELSEA, AL 35243

**CORPORATION WARRANTY DEED WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA  
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Four Hundred Twenty Thousand and 00/100 Dollars (\$420,000.00)\* to the undersigned Grantor, RIDGE CREST HOMES, LLC, (hereinafter referred to as Grantor, whose mailing address is 1090 DUNSMORE DRIVE, CHELSEA, AL 35243), 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 TIFFANY D. WEBSTER and JAMES WEBSTER (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

PLEASE SEE THE ATTACHED EXHIBIT "A."

Property address: 1090 DUNSMORE DRIVE, CHELSEA, AL 35243

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

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. Any and all continuing liens encumbering the subject property which may be created by potential future assessments of Chelsea Park Improvement District One. Such potential assessments constitute a super-priority lien on subject property pursuant to Chapter 99A of Title 11 of Code of Alabama 1975 (the "Alabama Improvement District Act") and any accompanying resolution and/or assessment report being filed with the City of Chelsea.
5. Any and all continuing liens encumbering the subject property which may be created by potential future amounts owed to The Chelsea Park Cooperative District.
6. Articles of Incorporation of The Chelsea Park Improvement District One, recorded in Instrument 20041223000699620, in the Probate Office of Shelby County, Alabama.
7. Certificate of Incorporation of The Chelsea Park Cooperative District, recorded in Instrument 20050714000353260, in the Probate Office of Shelby County, Alabama.
8. Easement to Level 3 Communications, LLC, recorded in Instrument 2000-0007 and Instrument 2000-0671, in the Probate Office of Shelby County, Alabama.
9. Easement to Colonial Pipeline Company recorded in Deed Book 283, page 716; Deed Book 223, page 823; Deed Book 253, page 324 and Deed book 227, page 637, in the Probate Office of Shelby County, Alabama.
10. Mineral and mining rights and rights incident thereto recorded in Instrument 1997-9552; Instrument 2000-4450 and Instrument 2001-27341, in the Probate Office of Shelby County, Alabama.
11. Easement to U.S. Alliance for road, as set out in Instrument 2000-4454, in the Probate Office of Shelby County, Alabama.
12. Permanent Easement for water mains and/or Sanitary Sewer Main to the City of Chelsea as recorded in Instrument 20040120000033550, in the Probate Office of Shelby County, Alabama.
13. Restrictions or Covenants recorded in Instrument 20030815000539670, in the Probate Office of Shelby County, Alabama.
14. Declaration of Covenants, Conditions and Restrictions for Chelsea Park 1st Sector Phase I & II as recorded in Instrument 20041026000590790; Supplement to Declaration of Covenants, Conditions and Restrictions for Chelsea Park 1st Sector Phase 3 & 4 as recorded in Instrument 20060605000263850, in the Probate Office of Shelby County, Alabama.
15. Declaration of Easement and Master Protective Covenants as recorded in Instrument 20041014000566950, in the Probate Office of Shelby County, Alabama.
16. Easement to Alabama Power Company recorded in Instrument 20051031000564090; Instrument 20060828000422650; Instrument 2005020300005621 O; Instrument 20050802000390130; Instrument 20051031000564110; Instrument 20050203000056190 and Instrument 20051031000564050, in the Probate Office of Shelby County, Alabama.
17. Mineral and mining rights and rights incident thereto and Release of Damages recorded in Instrument 20060424000189000, in the

Probate Office of Shelby County, Alabama.

18. Conservation Easement and Declaration of Restrictions and Covenants recorded in Instrument 20041228000703990; Instrument 20031222000822880; 20041228000703980 and in Instrument 20041228000703970, in the Probate Office of Shelby County, Alabama.
19. Easement to Bellsouth Mobility as recorded in Instrument 20060630000315710 and Instrument 20050923000496730, in the Probate Office of Shelby County, Alabama.
20. Easement Agreement between Chelsea Park Investments Ltd, Chelsea Park Inc, and Chelsea Park Properties Ltd as set out in Instrument 20040816000457750, in the Probate Office of Shelby County, Alabama.
21. Articles of Incorporation of Chelsea Park Residential Association, Inc. as recorded in Real 194, Page 281 and By-Laws of Association, Inc, as recorded in Real 194, page 287, in the Probate Office of Shelby County, Alabama.
22. Transmission Line Permit to Alabama Power Company as recorded in Deed Volume 112, page 111, in the Probate Office of Shelby County, Alabama.
23. Memorandum of Sewer Service Agreements Regarding Chelsea Park with Double Oak Water Reclamation LLC as recorded in Instrument 20121107000427750, in the Probate Office of Shelby County

\$378,000.00 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 9th day of November, 2018.

RIDGE CREST HOMES, LLC

By: 

DOUG McANALLY

Its: MANAGING MEMBER

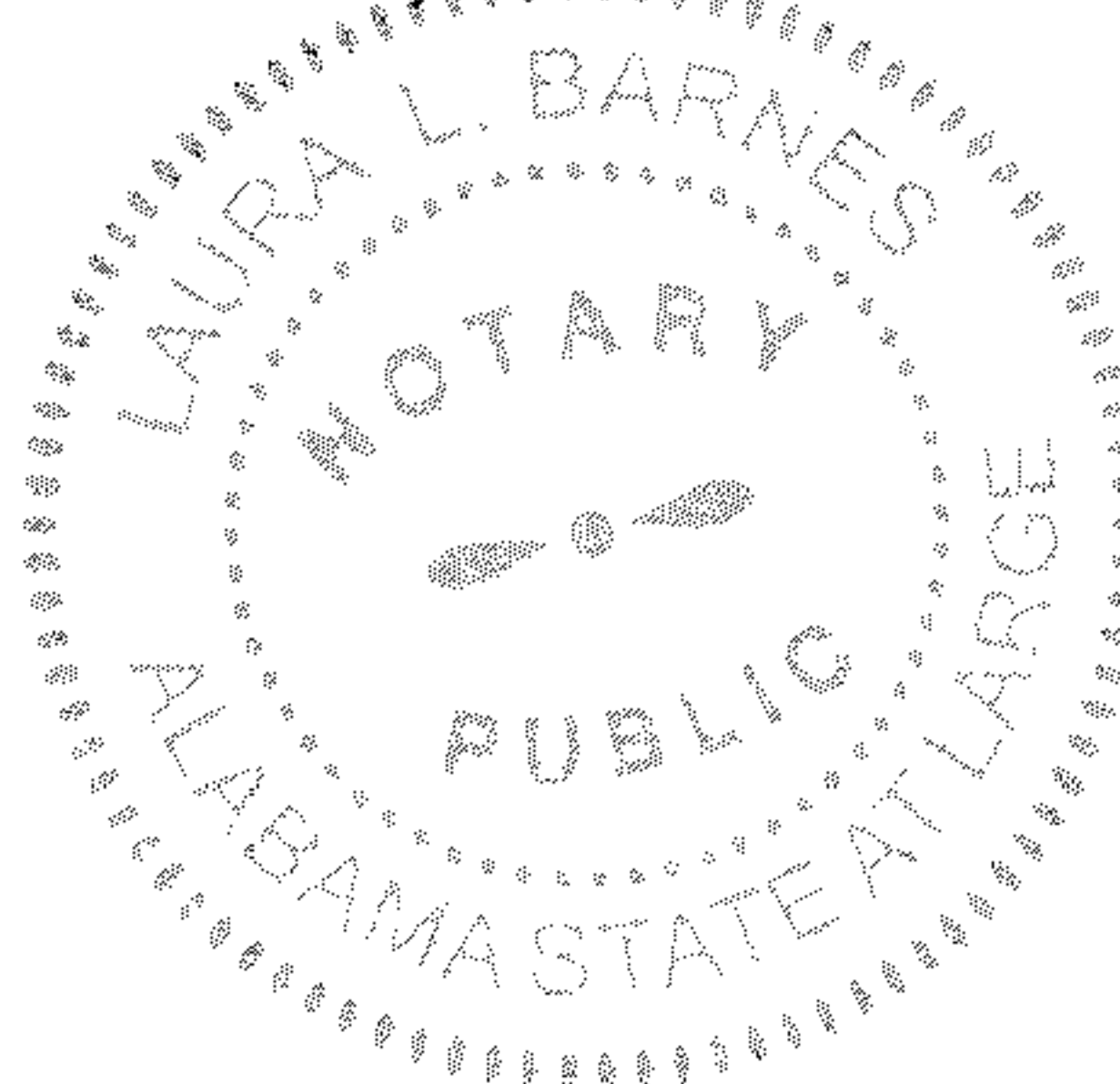
STATE OF ALABAMA  
JEFFERSON COUNTY

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 9th day of November, 2018.

  
NOTARY PUBLIC

My Commission Expires: 2/4/20





**EXHIBIT "A"**  
Legal Description

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Lot 1-137, according to the Survey of Chelsea Park First Sector, Phase IV as recorded in Map Book 36, Page 24, in the Probate Office of Shelby County, Alabama.

Together with the non-exclusive easement to use the Common Areas as more particularly described in the Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed by the Grantor and filed for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and the Declaration of Covenants, Conditions, and Restrictions for Chelsea Park, First Sector executed by Grantor and Chelsea Park Residential Association, Inc., and recorded as Instrument No. 20041026000590790; Supplement to Declaration of Covenants, Conditions and Restrictions for Chelsea Park First Sector Phase 3 and 4 as recorded in Instrument 20060605000263850, Supplementary Declaration and Amendment as recorded in Instrument 20151230000442830 (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

## 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:	TIFFANY D. WEBSTER and JAMES WEBSTER
Mailing Address:	1090 DUNSMORE DRIVE CHELSEA, AL 35243	Mailing Address:	1090 DUNSMORE DRIVE CHELSEA, AL 35243
Property Address:	1090 DUNSMORE DRIVE CHELSEA, AL 35243	Date of Sales	November 9th, 2018
		Total Purchase Price:	(\$420,000.00)
		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)

_____ Bill of Sale	_____ Tax Appraisal
_____ Sales Contract	_____ Other Tax Assessment
<u>x</u> _____ 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.

## 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: November 9th, 2018

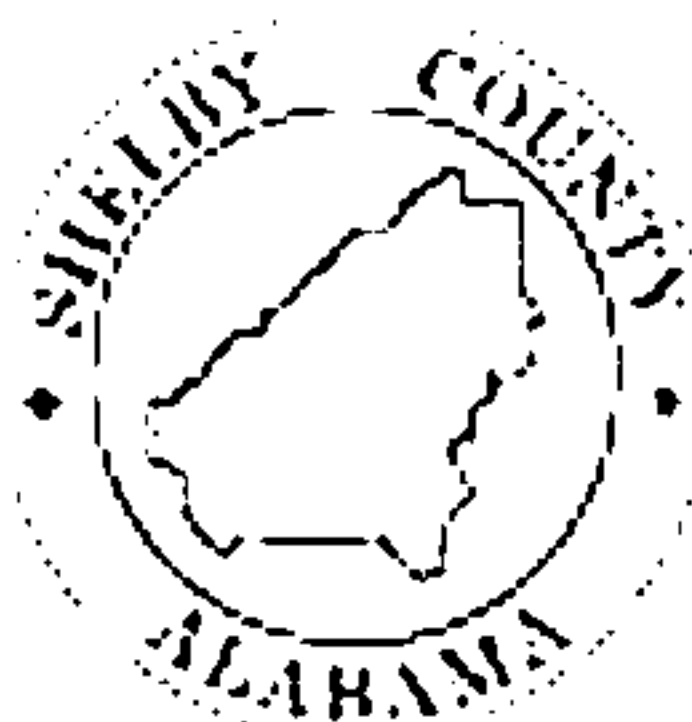
Print Laura L. Barnes

\_\_\_\_\_ Unattested

Sign

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

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



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/09/2018 02:19:24 PM  
\$66.00 JESSICA  
20181109000398710

*Allen S. Bayl*