

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 **Sixty Thousand No/100 Dollars (\$60,000.00)** 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:

Lot 2, according to the Survey of Adams Ridge Subdivision Second Addition, as recorded in Map Book 49, Page 100, in the Probate Office of Shelby County, Alabama.

Subject To:

1. Ad valorem taxes for 2020 and subsequent years not yet due and payable until October 1, 2020.
2. Existing covenants and restrictions, easements, building lines and limitations of record.
3. Declaration of Protective Covenants recorded in Instrument 20181107000394460.
4. Articles of Incorporation of Adams Ridge Residential Owners Association, Inc. recorded in Instrument 20181106000394450, together with the By-Laws thereof.

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.

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 14th day of November, 2019.

**SB HOMES, LLC**,  
an Alabama limited liability company

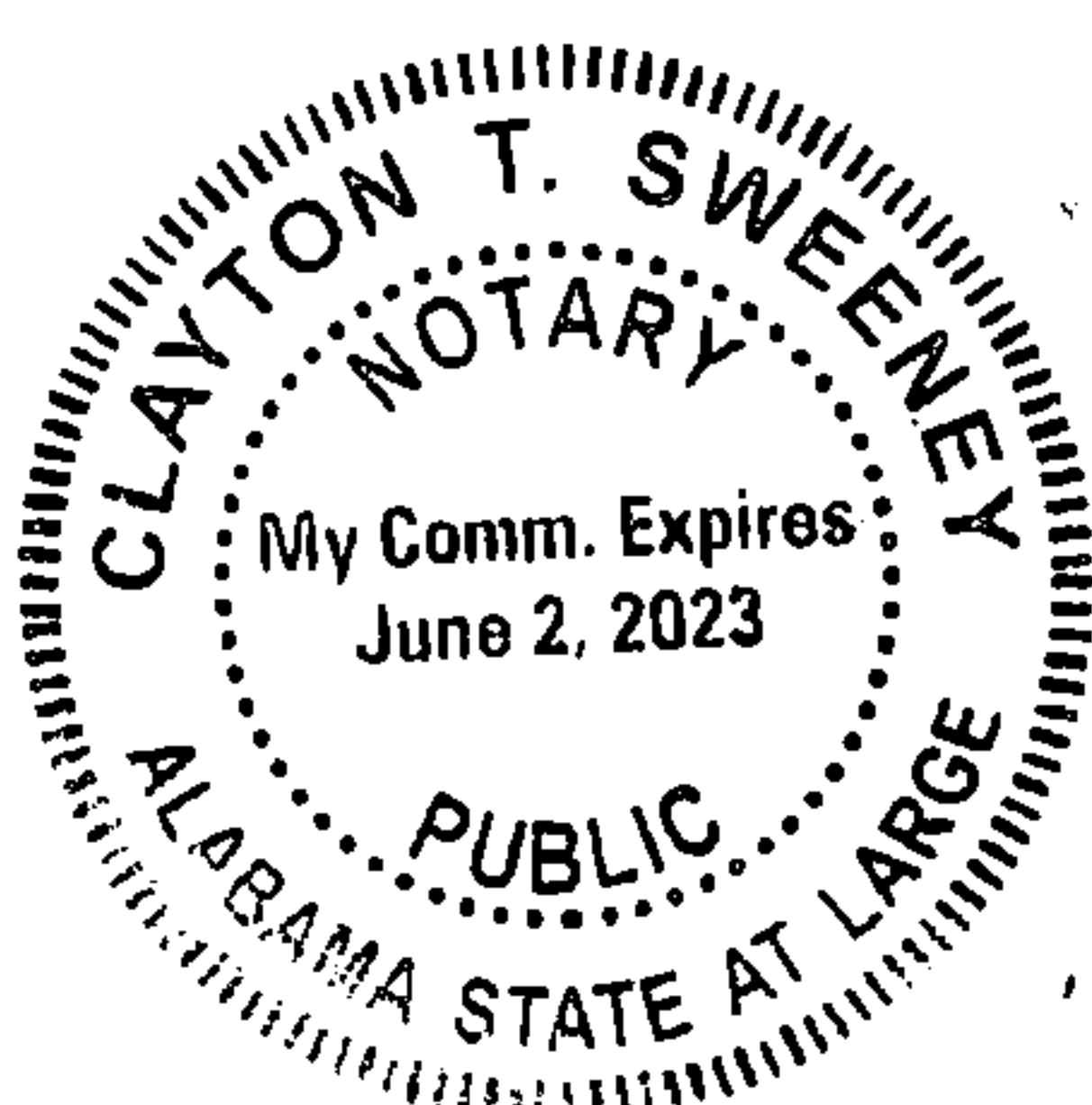
By:   
William David Brady  
Its: Member/Manager

By:   
Mark M. Snow  
Its: Member/Manager

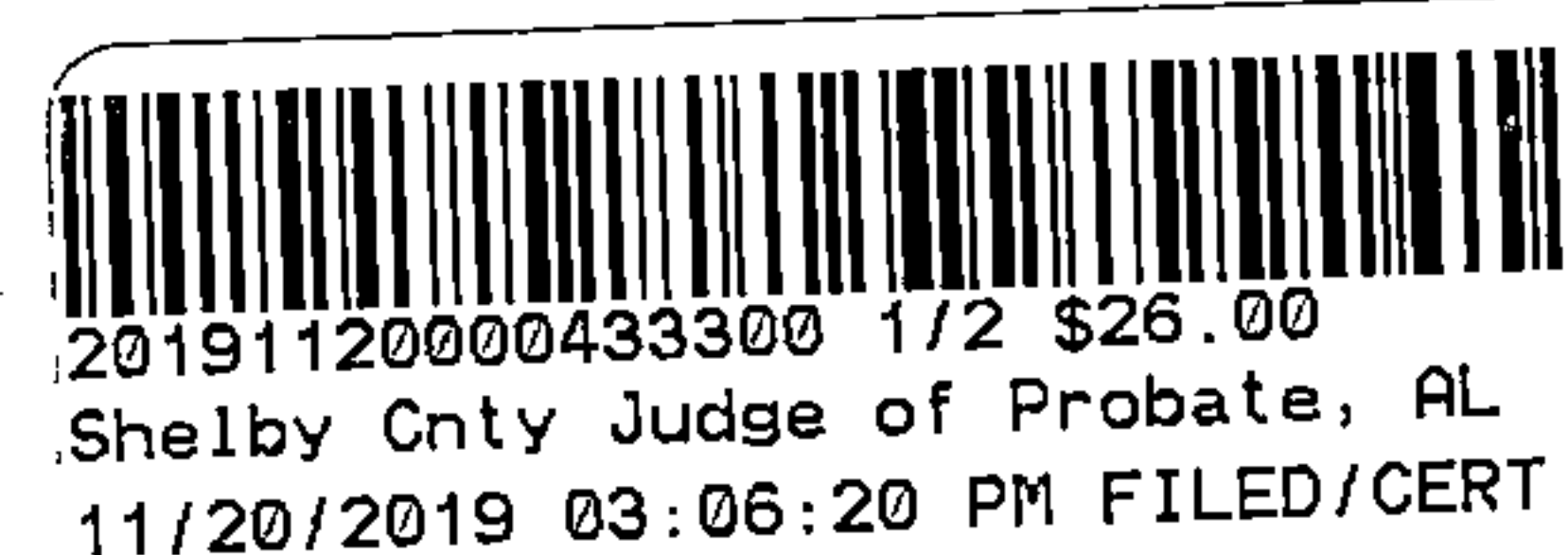
STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

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 14th day of November, 2019.



NOTARY PUBLIC  
My Commission expires: 06/02/2023



# 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 2080 Adams Ridge Drive  
Chelsea, AL 35043

Date of Sale November 14, 2019

Total Purchase Price \$ 60,000.00

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)

- |   |  |
|---|--|
| <input type="checkbox"/> Bill of Sale                 | <input type="checkbox"/> Appraisal                           |
| <input type="checkbox"/> Sales Contract               | <input type="checkbox"/> Other – Tax Assessor's Market Value |
| <input checked="" type="checkbox"/> Closing Statement | <input type="checkbox"/> 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 \_\_\_\_\_

Unattested \_\_\_\_\_

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

SB Homes, LLC  
By: William David Brady, Manager/Member  
Print By: Mark M. Snow, Manager/Member

Sign \_\_\_\_\_

(Grantor/Grantee/Owner/Agent) circle one



20191120000433300 2/2 \$26.00  
Shelby Cnty Judge of Probate, AL  
11/20/2019 03:06:20 PM FILED/CERT

CLAYTON T. SWEENEY, ATTORNEY AT LAW