

This instrument was prepared by:
Joshua L. Hartman
P. O. Box 846
Birmingham, Alabama 35201

Send Tax Notice To:
Matthew Joshua Hogan, Sr.
115 Perry Place
Birmingham, AL 35242

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

That in consideration of Seven Hundred Seventy-nine Thousand Nine Hundred and no/100 (\$779,900.00) Dollars to the undersigned grantor, **CENTENNIAL HOMES, LLC**, an Alabama limited liability company, (herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto MATTHEW JOSHUA HOGAN, SR. (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

\$662,915.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, his heirs and assigns forever.

And the Grantor does hereby covenant with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it shall warrant and defend the same against the lawful claims and demands of all persons claiming by, through, or under it, but against none other.

IN WITNESS WHEREOF, the said GRANTOR, by its Member, AJH PROPERTIES, LLC., by its Sole Member who is authorized to execute this conveyance, hereto set its signature and seal, this the 22nd day of November, 2019.

CENTENNIAL HOMES, LLC

By: AJH PROPERTIES, LLC, Member

By: Alan C. Howard
Its: Sole Member

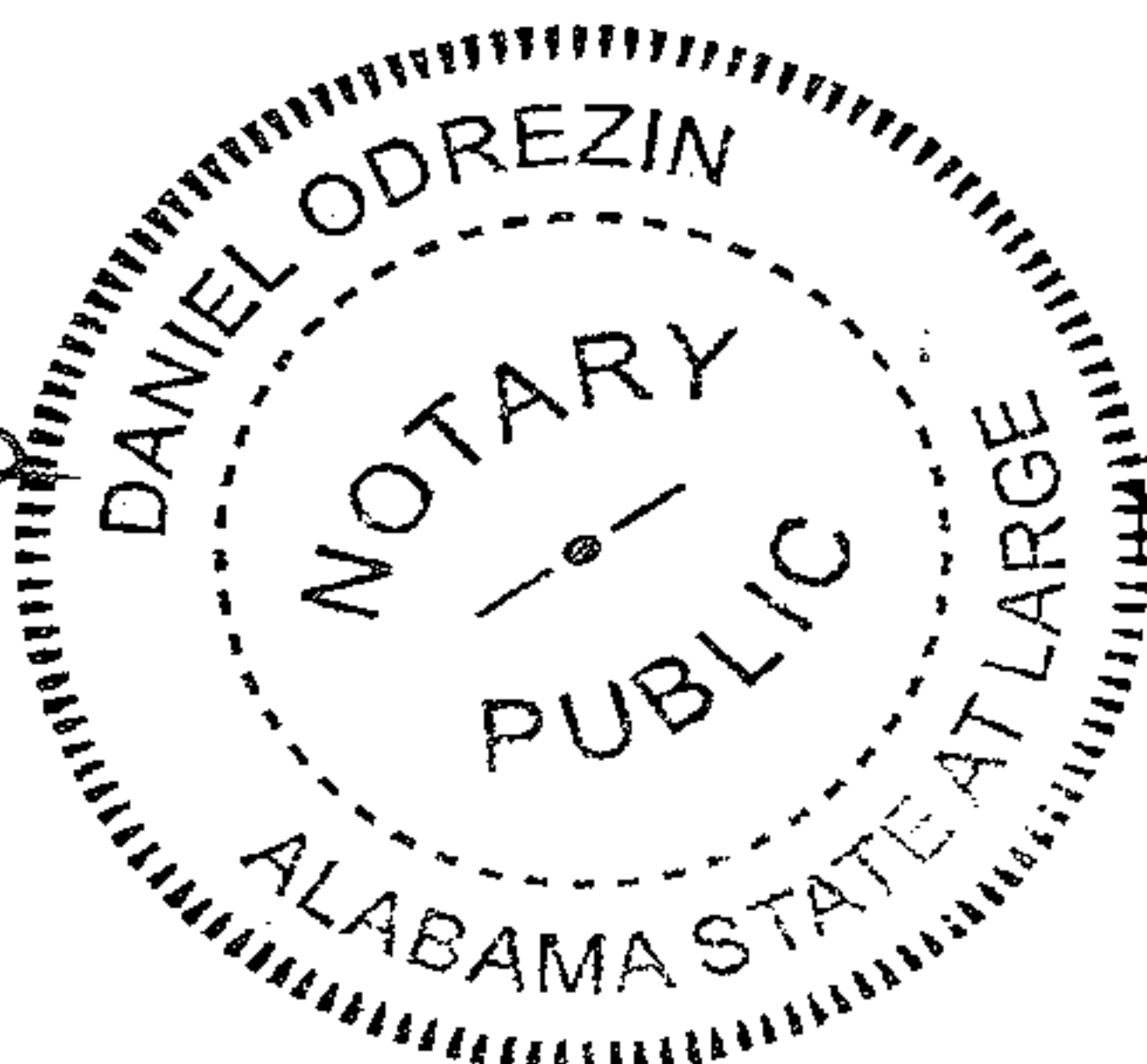
STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Alan C. Howard, whose name as Sole Member of AJH PROPERTIES, LLC., an Alabama limited liability company, Member of CENTENNIAL HOMES, LLC, an Alabama limited liability company, 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, as such Member 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 this 22nd day of November, 2019.

My Commission Expires: 04/03/22



[Signature]
Notary Public

Exhibit "A"
Property Description

Lot 18-25, according to the Survey of Mt. Laurel - Phase III B, Sector 1, as recorded in Map Book 38, Page 26, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes and assessments for the year 2020 and subsequent years, which are not yet due and payable;
2. Covenants, restrictions, easements, rights of way and building set back lines as shown on the Survey of Mt. Laurel, Phase 3B, Sector 1, as recorded in Map Book 38, page 26, in the Probate Office of Shelby County, Alabama.
3. Subject to Master Deed Restrictions recorded in Instrument No. 2000-35579; First amendment in Instrument No. 2000-36270; re-recorded in Instrument No. 2000-38859; Second amendment in Instrument No. 2000-38860; Third amendment in Instrument No. 2001-03681; Fourth amendment in Instrument No. 20030213-000091860; Fifth amendment in Instrument No. 20030327000184530; Sixth amendment in Instrument No. 20030327000184540; Seventh amendment in Instrument No. 20030527000327720; Eighth amendment in Instrument No. 20040413000191810; Ninth amendment in Instrument No. 20040623000340720; Tenth amendment in Instrument No. 20041015000569110; Eleventh amendment in Instrument No. 20050714000352130; Twelfth amendment in Instrument No. 20061219000616320; Thirteenth amendment in Instrument No. 20071022000487350; Fourteenth amendment in Instrument No. 20080718000289820; Fifteenth amendment in Instrument No. 20081219000470230; Sixteenth amendment in Instrument No. 20091117000427120; Seventeenth amendment in Instrument No. 20131021000415550; Eighteenth amendment in Instrument No. 20140113000012710 & Nineteenth amendment in Instrument No. 20151002000346530, & any amendments thereto, in Probate Office of Shelby County, Alabama.
4. Restrictive covenants and Grant of Land Easement for Underground Facilities in subdivision in favor of Alabama Power Company as set forth in Instrument No. 2004091000504440, in Probate Office of Shelby County, Alabama.
5. Covenant & Agreement for Water Service as set forth in Book 235, Page 611, in Probate Office of Shelby County, Alabama.
6. Ratification & Confirmation Agreement as set forth in Instrument No. 2000-41410, in Probate Office of Shelby County, Alabama.
7. Sewer Service Agreement between Double Oak Water Reclamation, LLC and EBSCO Development Company, Inc. as set forth in Instrument No. 1999-35429, in Probate Office of Shelby County, Alabama.
8. Memorandum of Sewer Service Agreement as set forth in Instrument No. 20121107000427740, in Probate Office of Shelby County, Alabama.
9. Grant of Land Easement to Marcus Cable Associates, LLC as set forth in Instrument No. 20101221000428650, in Probate Office of Shelby County, Alabama.
10. Mt Laurel Town Center Covenants as set forth in Instrument No. 20030327000184510 First amendment in Instrument No. 20040623000340730 & Second amendment in Instrument No. 20070405000154820, in Probate Office of Shelby County, Alabama.
11. Declaration of Charter, Easements, Covenants & Restrictions as set out in Instrument No. 2000-35580.
12. Resolutions as set out in Instrument No. 20000113000015781 & Instrument No. 20150304000066370.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name Centennial Homes, LLC
Mailing Address _____Grantee's Name Matthew Joshua Hogan, Sr.
Mailing Address _____Property Address 115 Perry Pl.
Birmingham, AL 35242Date of Sale November 22, 2019Total Purchase Price \$779,900.00

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☐ Appraisal
☐ Other: _____☐ 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 22, 2019

Joshua L. Hartman

☐ Unattested

(verified by) _____

Sign _____
(Grantor/Grantee/ Owner/Agent) circle one

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/25/2019 04:02:02 PM
\$145.00 CHARITY
20191125000438610

Allen S. Bayl