

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)


20201020000476790 1/3 \$93.00
Shelby Cnty Judge of Probate, AL
10/20/2020 01:33:05 PM FILED/CERT

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Sixty Five Thousand No/100 Dollars (\$65,000.00)** 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 26, 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 2021 and subsequent years not yet due and payable until October 1, 2021.
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, in the Probate Office of Shelby County, Alabama, together with the By-Laws as recorded in Instrument 20181107000394470 or as they currently exist and are from time to time amended.
5. Easement recorded in Deed Volume 311, Page 18; Real 75; Page 899 and Real 75, Page 903 in the Probate Office of Shelby County, Alabama.
6. Easement to Alabama Power Company recorded in Instrument 20171103000400190, in the Probate Office of Shelby County, Alabama.
7. Easement to Alabama Gas Corporation, as recorded in Instrument 2014032800088520, in the Probate of Shelby County, Alabama.

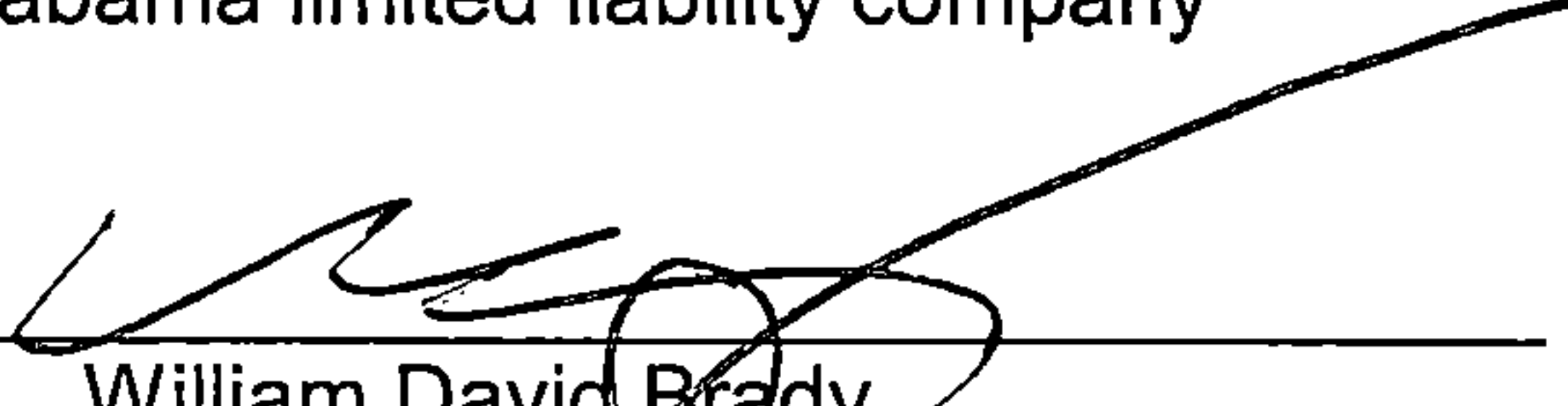
All of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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.

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.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand by its duly authorized members/managers this 15th day of October, 2020.

SB HOMES, LLC,
an Alabama limited liability company

By: 
William David Brady
Its: Member/Manager

By: 
Mark M. Snow
Its: Member/Manager

CLAYTON T. SWEENEY, ATTORNEY AT LAW

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 15th day of October, 2020.



NOTARY PUBLIC
My Commission expires: 06/02/2023



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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
215 Narrows Pkwy, Ste C
Mailing Address Birmingham, AL 35242

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

Property Address 2027 Adams Ridge Drive
Chelsea, AL 35043

Date of Sale October 15, 2020

Total Purchase Price \$ 65,000.00

or _____

Actual Value \$ _____

or _____

Assessor's Market Value \$ _____

Shelby County, AL 10/20/2020
State of Alabama
Deed Tax: \$65.00

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 | ☐ Appraisal |
| ☐ Sales Contract | ☐ Other – Tax Assessor's Market Value |
| ☒ Closing Statement | ☐ 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
By: William David Brady, Manager/Member
Print By: Mark M. Snow, Manager/Member

Unattested

(verified by)

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


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