

20210204000058590  
02/04/2021 08:34:42 AM  
DEEDS 1/3

SEND TAX NOTICE TO:

Stone Pointe Builders, LLC

905 Forestdale Blvd  
Birmingham AL 35214

This instrument was prepared by:

Edward Reisinger  
Kudulis, Reisinger & Price, LLC  
P. O. Box 653  
Birmingham, AL 35201

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten dollars & no cents (\$10.00)

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Wayne Sanford**, a Single man (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Stone Pointe Builders, LLC** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 214, ACCORDING TO THE SURVEY OF FINAL PLAT FOREST RIDGE PHASE 2, AS RECORDED IN MAP BOOK 32, PAGE 62, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.  
CHAIN OF TITLE:

This property does not constitute the homestead of the Grantor(s).

Subject to:

Taxes for the year 2021 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 32, Page 62.

Right of Way granted to Alabama Power Company by instrument recorded in Instrument 20040206000061910, amended in Instrument 2003/64610 and further amended in Instrument 2003/807600 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEES**, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, 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, Grantors have hereunto set his/her/their hand(s) and seal(s), this 2<sup>nd</sup> day of February, 2021 .

Wayne Sanford (Seal)

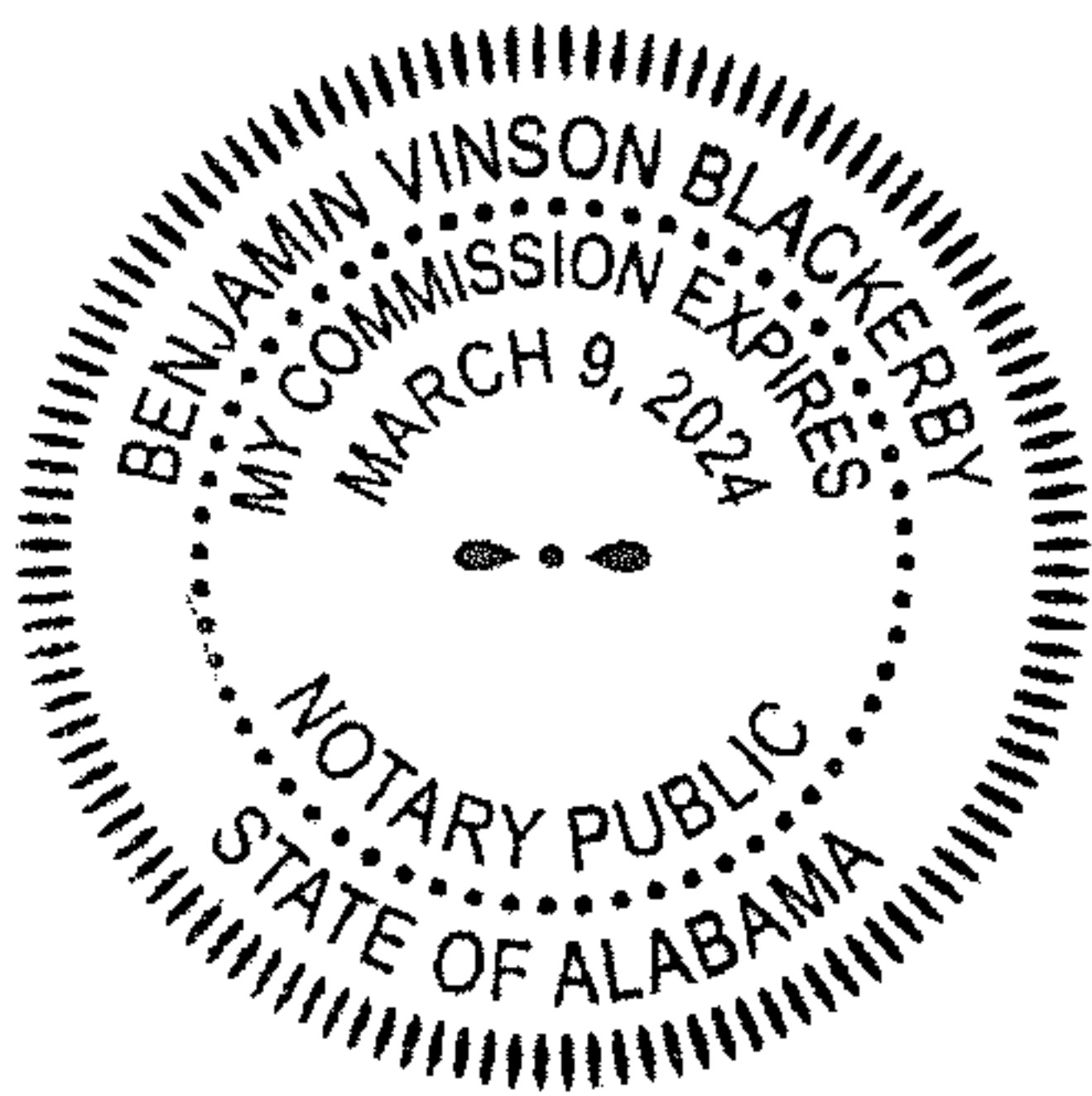
STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Wayne Sanford**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2<sup>nd</sup> day of February, 2021



Benjamin Vinson Blackerby  
Notary Public.  
(Seal)  
My Commission Expires: 3-9-24

Real Estate Sales Validation Form

*This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)*

Grantor's Name Wayne Stanley

Grantee's Name Stone Pointe Builders, LLC

Mailing Address \_\_\_\_\_

Mailing Address 905 Forestdale Blvd  
Birmingham, AL 35214

Property Address 317 Timber Ridge Trail  
Alabaster, Alabama 35007

Date of Sale \_\_\_\_\_

Total Purchase Price \$0.00

or

Actual Value \_\_\_\_\_

or

Assessor's Market Value \$42,000.00

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  
☐ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☒ Other ☐ Assessor's Market Value \_\_\_\_\_

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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 responsibiliy of valuing proeprty 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 \_\_\_\_\_

Print Stone Point Builders, LLC

☐ 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  
02/04/2021 08:34:42 AM  
\$70.00 JESSICA  
20210204000058590

*Allen S. Bayal*