

THIS INSTRUMENT PREPARED BY:  
BARNES & BARNES LAW FIRM, P.C.

8107 PARKWAY DRIVE  
LEEDS, ALABAMA 35094  
(205) 699-5000

Send Tax Notice To:  
ROBERT N. MCRAE and MELISA  
O. MCRAE

2055 ADAMS RIDGE DRIVE  
CHELSEA , AL 35043

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

State of Alabama  
Shelby County

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Three Hundred Fifty-Six Thousand One Hundred Ten and 00/100 (\$356,110.00) to the undersigned Grantor, DOUG McANALLY as MANAGING MEMBER of the RIDGE CREST HOMES, LLC, (herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto ROBERT N. MCRAE and MELISA O. MCRAE (herein referred to as GRANTEEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 28, 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.

Property address: 2055 ADAMS RIDGE DRIVE, CHELSEA , AL 35043

\*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. Easement to Alabama Gas Corporation, as recorded in Instrument 20140328000088520, in the Probate Office of Shelby County, Alabama.
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. Declaration of Protective Covenants as recorded In Instrument 20181107000394460, In the Probate Office of Shelby County, Alabama.
8. Powers and provisions as set out in the Articles of Incorporation of Adams Ridge Residential Owner's Association Inc as recorded In Instrument 20181107000394450, in the Probate Office of Shelby County, Alabama, together with the By-Laws of said corporation as recorded in Instrument 20181107000394470 or as they currently exist and are from time to time amended.

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 I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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, the said Grantor MANAGING MEMBER DOUG McANALLY who is authorized to execute this conveyance, hereto set his/her signature and seal this the 31st day of March, 2021.

  
DOUG McANALLY as MANAGING  
MEMBER

of the RIDGE CREST HOMES, LLC

State Of Alabama  
Shelby County

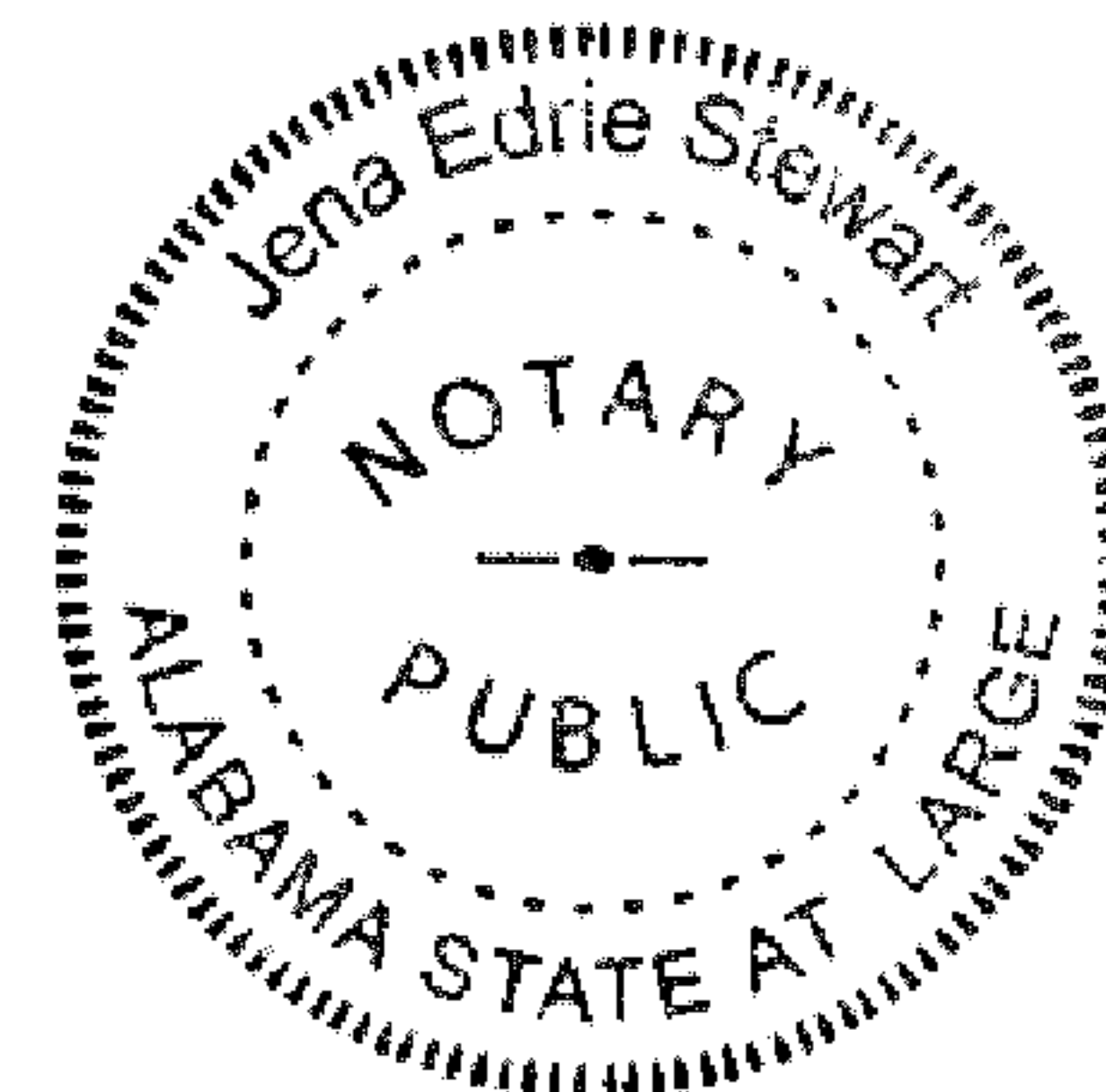
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that DOUG McANALLY, MANAGING MEMBER of RIDGE CREST HOMES, LLC, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of March, 2021.

  
Notary Public

My Commission Expires:

9/28/22



## 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:	ROBERT N. MCRAE and MELISA O. MCRAE
Mailing Address:	2055 ADAMS RIDGE DRIVE CHELSEA, AL 35043	Mailing Address:	2055 ADAMS RIDGE DRIVE CHELSEA, AL 35043
Property Address:	2055 ADAMS RIDGE DRIVE CHELSEA, AL 35043	Date of Sales	March 31st, 2021
		Total Purchase Price:	(\$356,110.00)
		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: March 31st, 2021

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  
04/05/2021 12:07:38 PM  
\$141.00 CHERRY  
20210405000167600

*Allen S. Bayl*