

Send Tax Notice To:
Kendall Janorschke and
Steven Janorschke
4215 Roy Ford Circle
Hoover, AL 35244

COUNTY OF SHELBY

Shelby County, AL 06/01/2021
State of Alabama
Deed Tax:\$117.00

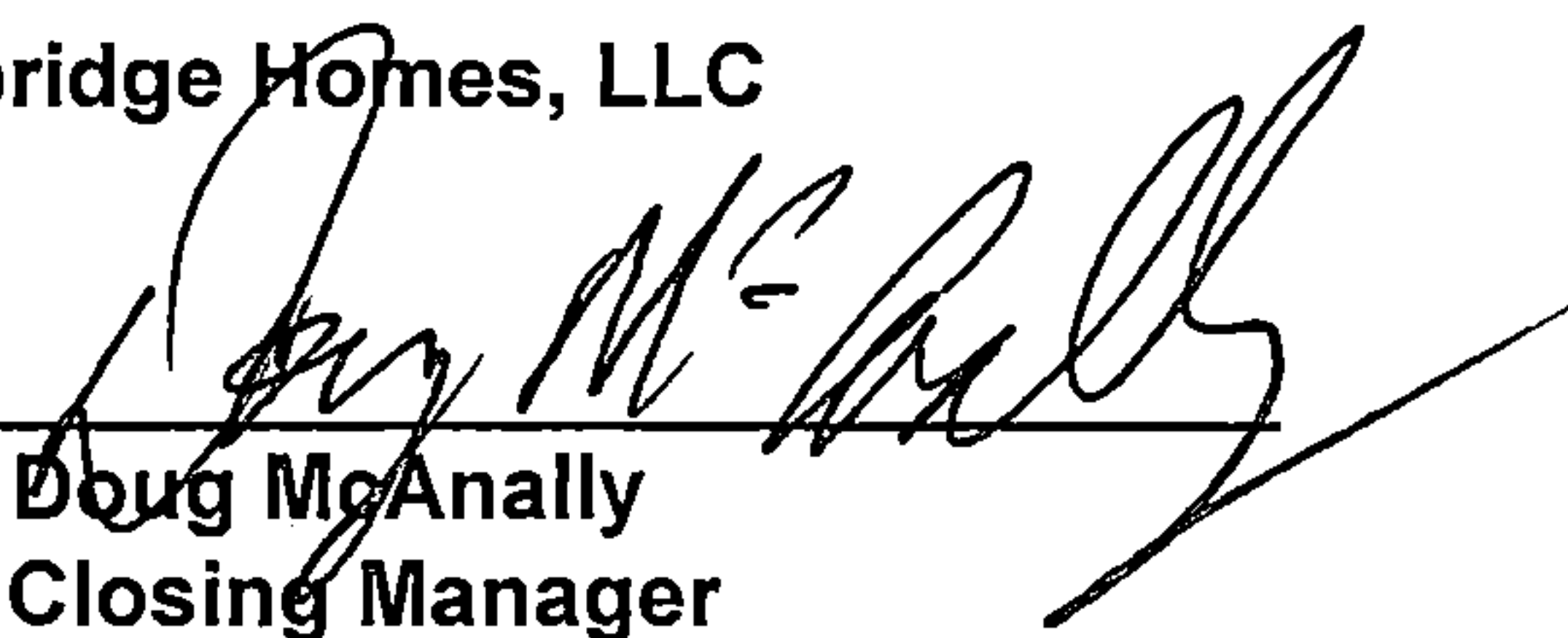
CLAYTON T. SWEENEY, ATTORNEY AT LAW

18. A 250 foot transmission line right of way to Alabama Power Company as referenced in deed recorded in Instrument #2002-4257 and in condemnation proceedings filed in Case No. 27-254 and Case No. 28-57.
19. Condemnation Case styled Alabama Power Company v. C.C. Wilborn et al in Probate Case No. 56719.
20. Right of way from USX Corporation to Alabama Power Company recorded in Instrument #200013-7924.
21. Sanitary Sewer pipeline from Auburn University Foundation to Jefferson County as recorded in Instrument #9962-1659.
22. Permanent Sanitary Sewer Easement in favor of Jefferson County as recorded in Instrument #9863-911.
23. Storm water drainage easement agreement between USX and City of Hoover as recorded in Instrument #9961-2379 and Instrument #9961-2380.
24. Right of way to Alabama Power Company recorded at Birmingham Volume 730, Page 383.
25. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Bessemer Volume 326, Page 101.
26. Intentionally deleted.
27. Transmission Line Permit granted to Alabama Power Company as set forth in Deed Book 138 page 91, Deed Book 138 page 96, and Deed Book 238 Page 137.
28. Right of way to Alabama Power Company as recorded in Instrument 200013-7924.
29. Right of way to Alabama Power Company as recorded in Volume 143 Page 353.
30. Mineral and mining rights recorded in Volume 205, Page 698.
31. Sanitary Sewer Easement in favor of Jefferson County referred to as the Fleming Sewer Extension Easement as recorded in LR200662 Pg: 25279 Jefferson County and Instrument 2006-18051 Shelby County.
32. Right of way to Alabama Power Company as recorded in Real Volume 26 page 773 Jefferson County.
33. Right of way to Water Works Board of the City of Birmingham as recorded in Instrument 2017-338660.
34. Covenants contained in deed to Embridge Homes LLC recorded in Instrument #2018-369050.

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 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 of such survivor, forever.

IN WITNESS WHEREOF, said GRANTOR has through its duly authorized representative hereunto set its hand and seal this the **26th** day of **May**, **2021**.

Embridge Homes, LLC

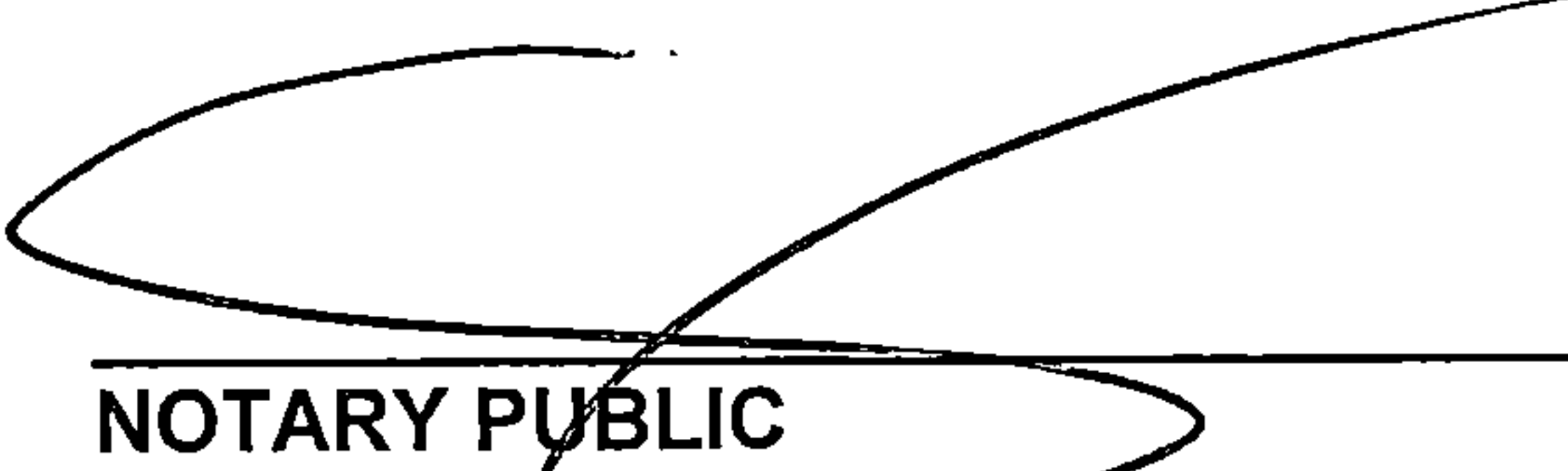
By: 
Doug McAnally
Its: Closing Manager

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Doug McAnally, whose name as Closing Manager of Embridge Homes, LLC, an Alabama limited liability company is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he as such Closing Manager and with full authority, signed the same voluntarily for and as the act of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 26th day of May, 2021.


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	Embridge Homes, LLC	Grantee's Name	Kendall Janorschke and Steven Janorschke
Mailing Address	5406 Highway 280, Ste. C101 Birmingham, AL 35242	Mailing Address	4215 Roy Ford Circle Hoover, AL 35244
Property Address	4215 Roy Ford Circle Hoover, AL 35244	Date of Sale	May 26, 2021
		Total Purchase Price	\$ 583,674.00
		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 | ☐ Appraisal |
| ☐ Sales Contract | ☐ Other |
| ☒ 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 _____

Embridge Homes, LLC
Print By: Doug McNally, Closing Manager

Unattested
(verified by)

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