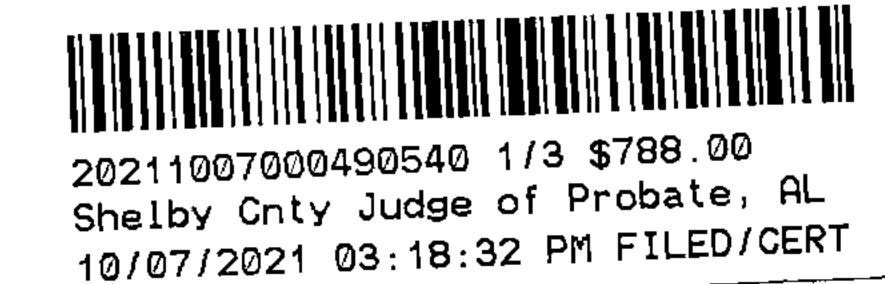
This instrument was prepared by: Clayton T. Sweeney, Esquire 2700 Highway 280 East, Suite 160 Birmingham, Alabama 35223

Send Tax Notice to: S & C Family Partnership, Ltd. 5494 Broken Bow Drive Birmingham, Alabama 35242



STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Seven Hundred Sixty Thousand and No/100 Dollars** (\$760,000.00) to the undersigned grantor, **Kurtts Management**, **LLC**, an Alabama limited liability company, (herein referred to as "Grantor"), in hand paid by Grantee named herein, the receipt of which is hereby acknowledged, the said **Kurtts Management**, **LLC**, an Alabama limited liability company, does by these presents, grant, bargain, sell and convey unto **S & C Family Partnership**, **Ltd.**, an Alabama limited partnership, (hereinafter referred to as "Grantee"), its successors and assigns, the following described real estate (the "property"), situated in Shelby County, Alabama, to-wit:

Lots 16, 17 and 18, according to the Map of Buckhorn Valley Estates, a Private Gated Subdivision, originally recorded in Map Book 53, Pages 67 A, B, and C, as amended and corrected by Final Plat recorded in Map Book 53, Pages 87 A, B, and C, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

The above property is conveyed subject to:

- (1) Ad Valorem taxes due and payable October 1, 2022, and all subsequent years thereafter, including any "roll-back taxes."
- (2) Reservation of water line as more particularly described in Deed Book 180, Page 267, in the Office of the Judge of Probate of Shelby County, Alabama.
- (3) Ingress and Egress easement reserved in Book 186, Page 441, in the Office of the Judge of Probate of Shelby County, Alabama.
- (4) Sixty foot easement conveyed to Kurtts Management, LLC as recorded in Instrument No. 20191113000420580, in the Office of the Judge of Probate of Shelby County, Alabama.
- (5) Covenants, Conditions, Reservations, Easements, Architectural requirements and liens for assessments as set forth in the Declaration of Covenants, Conditions and Restrictions for Buckhorn Valley Estates as recorded in Instrument No. 20100125000040300, in the Office of the Judge of Probate of Shelby County, Alabama.
- (6) Certificate of Formation of Buckhorn Valley Estates Owners' Association, Inc., an Alabama non-profit corporation and Bylaws thereof, as recorded in the Office of the Secretary of State of Alabama.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand by its duly authorized officer this 30th day of September, 2021.

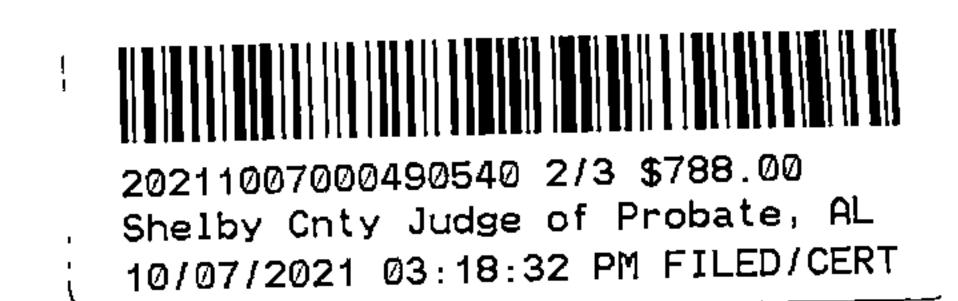
GRANTOR

Kurtts Management, LLC

an Alabama limited liability company

By: Sammylie D. Kurtts

Its: Sole Member



STATE OF ALABAMA) COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State hereby certify that Sammylie D. Kurtts, whose name as Sole Member of Kurtts Management, 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, she, as such Sole Member and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this the 30th day of September, 2021.

Notary Public

My Commission Expires: 06/02/2023

My Comm. Expires June 2, 2023

A STATE AND

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Kurtts Management, LLC	Grantee's Name	S & C Family Partnership, Ltd.
Mailing Address	5494 Broken Bow Drive Birmingham, AL 35242	Mailing Address	5494 Broken Bow Drive Birmingham, AL 35242
Property Address	Lots 16, 17 & 18 Buckhorn Valley Drive, Birmingham, AL 35242	Date of Sale	September 30, 2021
		Total Purchase Price	\$
		or	<u> </u>
		Actual Value	\$ 760,000.00
		or	
Shelby Cnty	490540 3/3 \$788.00 Judge of Probate, AL 03:18:32 PM FILED/CERT	Assessor's Market Value	<u>\$</u>
•	actual value claimed on this form can be ation of documentary evidence is not requ		ntary evidence:
☐ Bill of Sale☐ Sales Contract☐ Closing Statement		☐ Appraisal/ Assessor's Appra☐ Other —	aised Value
If the conveyance doci is not required.	ument presented for recordation contains	all of the required information re	ferenced above, the filing of this form
	· · · ·	structions	
Grantor's name and remailing address.	mailing address - provide the name of the	ne person or persons conveyin	g interest to property and their current
Grantee's name and n	nailing address - provide the name of the	person or persons to whom inter	est 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.			
the property as detern	and the value must be determined, the control of the local official charged with the period period pursuant to Code of Alabama	e responsibility of valuing proper	<u> </u>
•	my knowledge and belief that the informatents claimed on this form may result in the		
Date		Kurtts Management, LL Print <u>By: Sammylie D. Kurtts</u>	
↑ ↓		Sim Lannell.	0 d. 1/2
Unattested	(verified by)	Sign annyhie (Grantor/Grantee/C	Owner/Agent) circle one

1/2574676.1 Form RT-1