


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)


20211007000490540 1/3 \$788.00
Shelby Cnty Judge of Probate, AL
10/07/2021 03:18:32 PM FILED/CERT

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

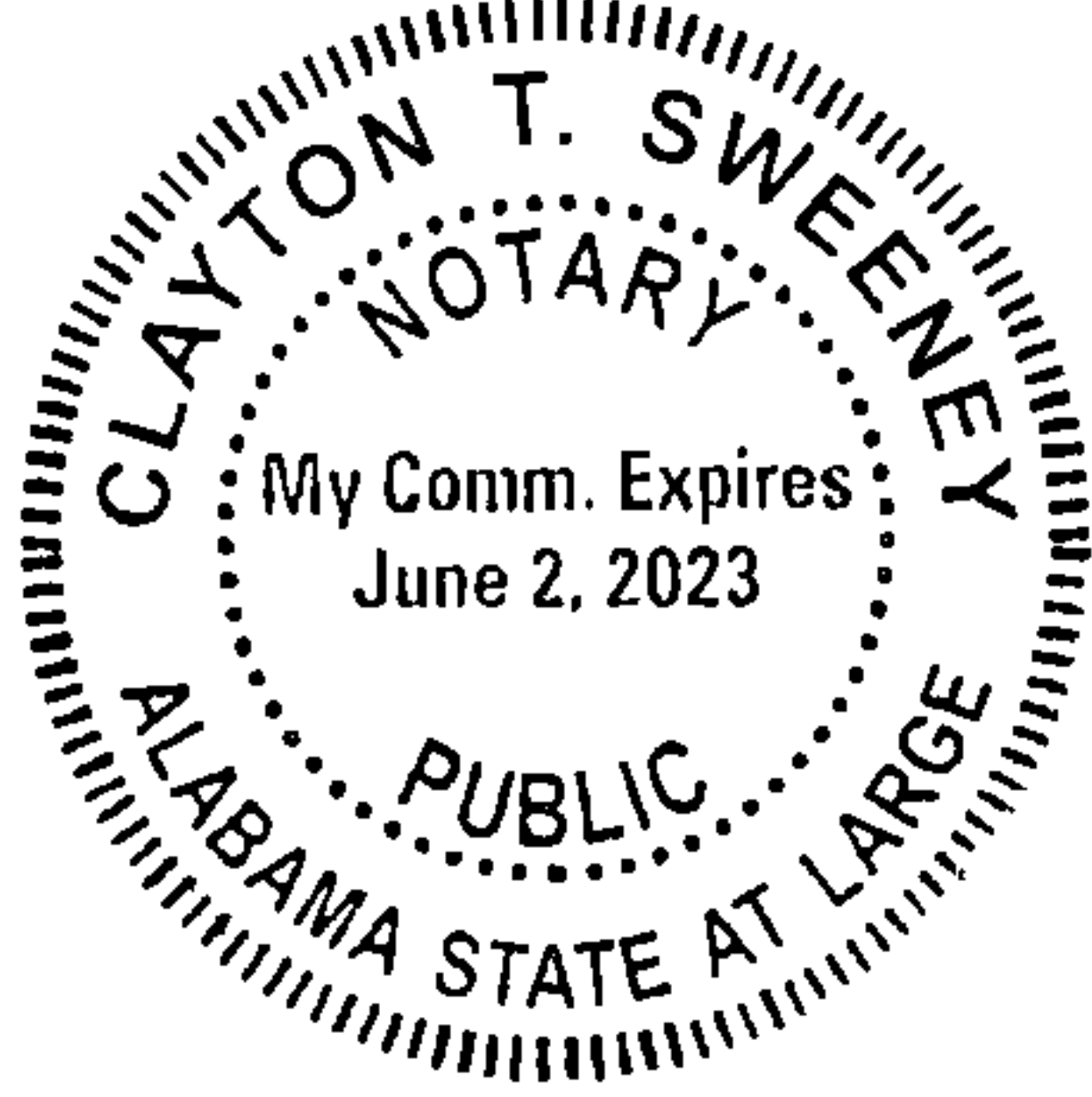
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

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

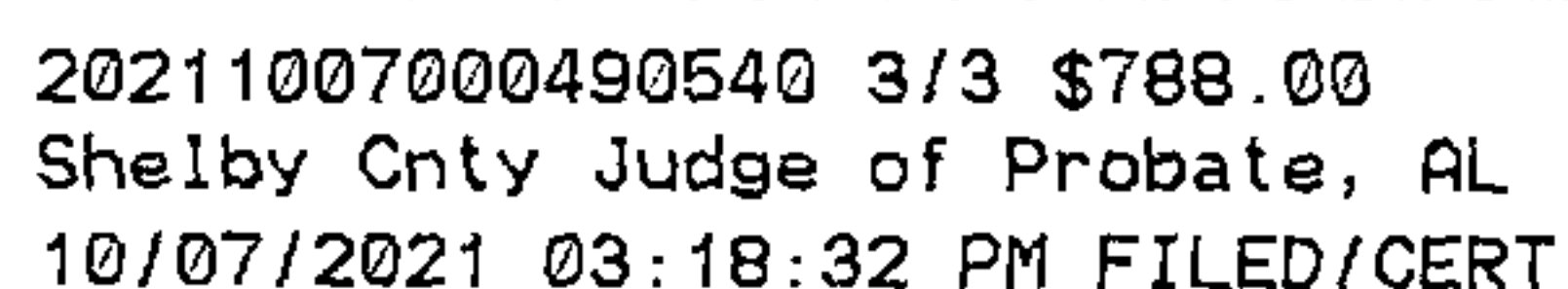


This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

S & C Family Partnership, Ltd.

Date of Sale September 30, 2021

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.

Sign *Barry H. Kurlak*
(Grantor/Grantee/Owner/Agent) circle one