

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

Send Tax Notice To:
MICHAEL CASEY ATHERTON and
RACHEL ATHERTON

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

2037 ADAMS RIDGE DR.
CHELSEA, AL 35043

CORPORATION WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Five Hundred Forty-Eight Thousand Seven Hundred Forty and 00/100 Dollars (\$548,740.00)* to the undersigned Grantor, RIDGE CREST HOMES, LLC, (hereinafter referred to as Grantor, whose mailing address is 2037 ADAMS RIDGE DR., CHELSEA, AL 35043), in hand paid by the Grantees herein (whose mailing address is shown above), the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto MICHAEL CASEY ATHERTON and RACHEL ATHERTON (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 27, 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: 2037 ADAMS RIDGE DR., 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 said Grantor, for said Grantor, its successors, assigns, executors and administrators, covenant with said Grantees, their heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will, and its successors, assigns, 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, said Grantor has hereunto set its hand and seal this the 28th day of December, 2021.

RIDGE CREST HOMES, LLC

By: 

DOUG McANALLY,

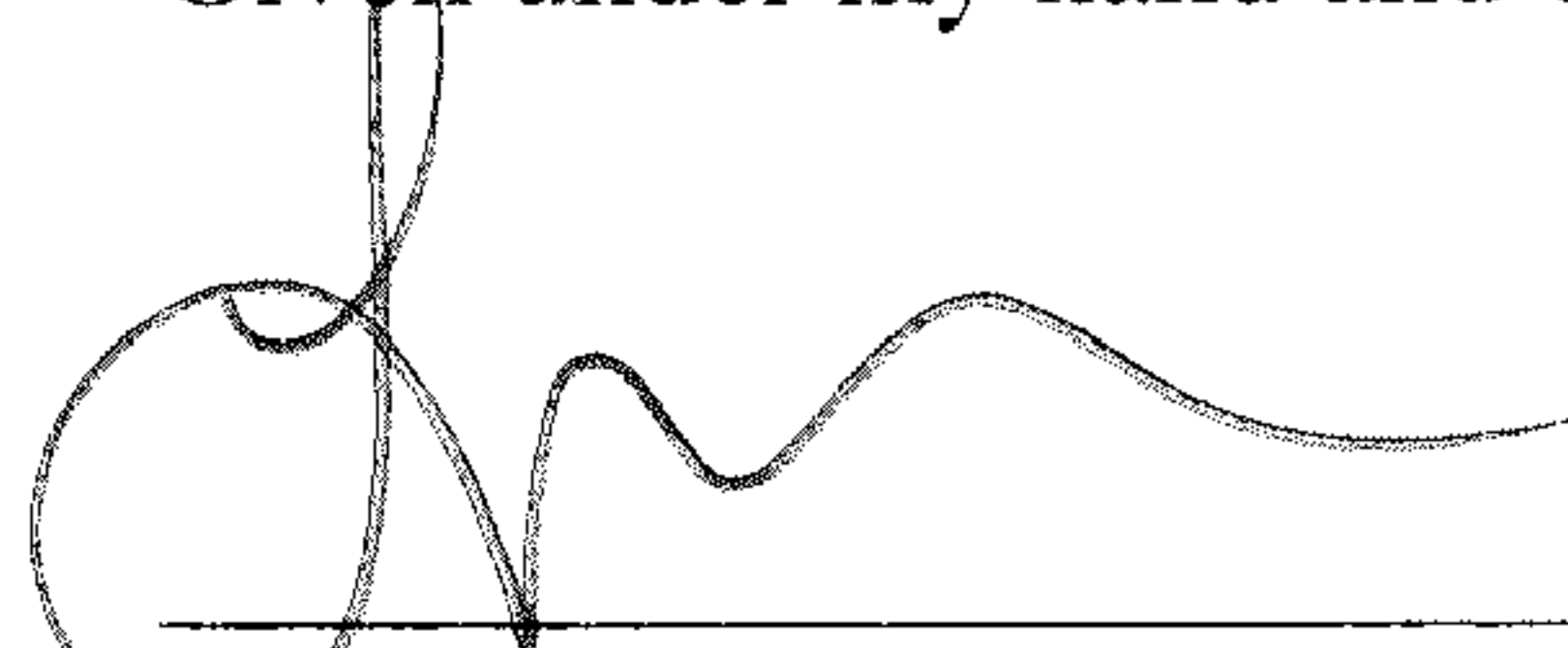
MANAGING MEMBER

Its: MANAGING MEMBER

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that DOUG McANALLY, whose name as MANAGING MEMBER of RIDGE CREST HOMES, LLC, 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, DOUG McANALLY, MANAGING MEMBER, in his/her capacity as such officer and with full authority, executed the same voluntarily for and as the act of said RIDGE CREST HOMES, LLC on the day the same bears date.

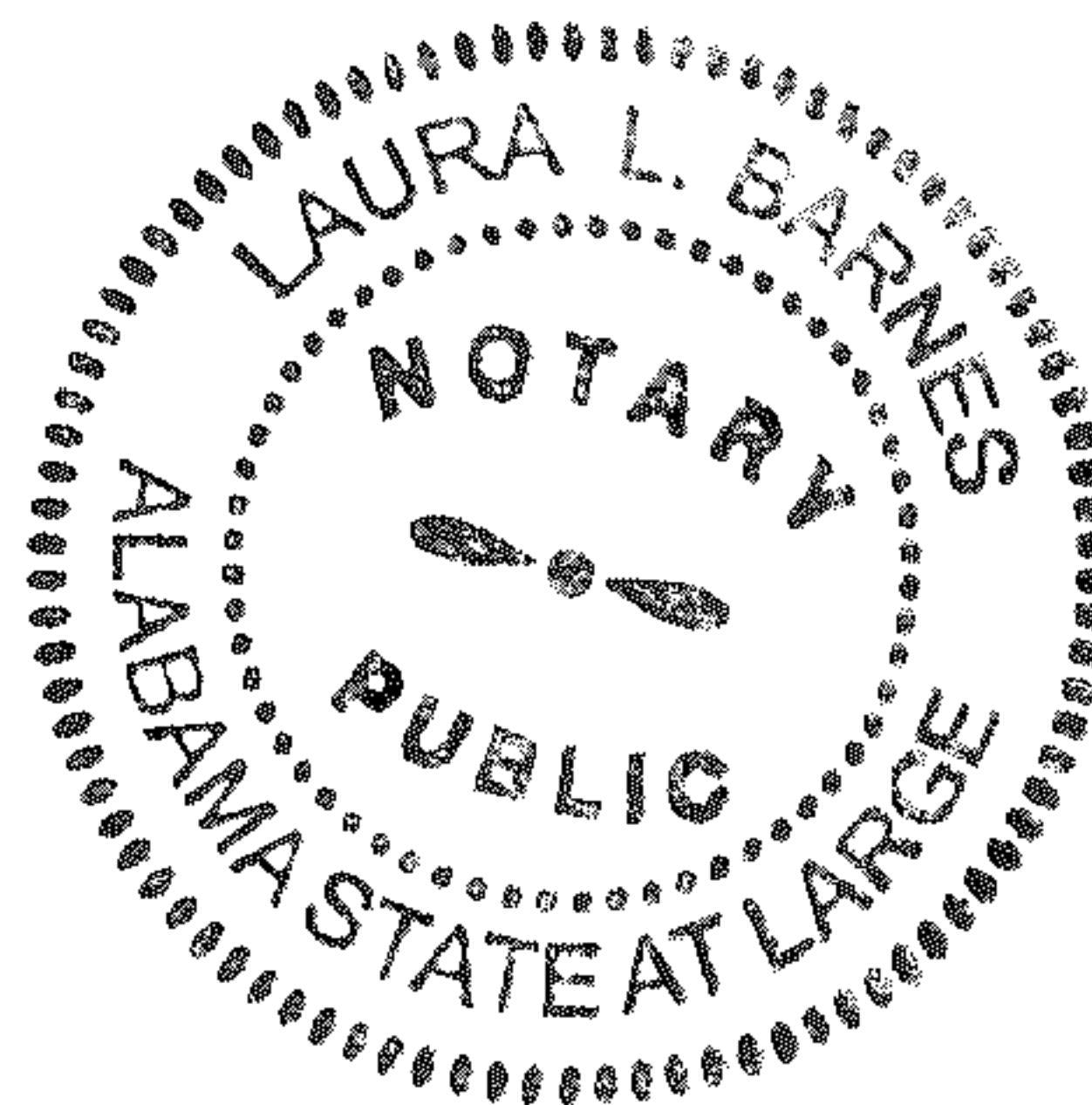
Given under my hand and official seal this 28th day of December, 2021.



NOTARY PUBLIC

My Commission Expires:

2/4/2024



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:	MICHAEL CASEY ATHERTON and RACHEL ATHERTON
Mailing Address:	2037 ADAMS RIDGE DR. CHELSEA, AL 35043	Mailing Address:	2037 ADAMS RIDGE DR. CHELSEA, AL 35043
Property Address:	2037 ADAMS RIDGE DR. CHELSEA, AL 35043	Date of Sales	December 28th, 2021
		Total Purchase Price:	(\$548,740.00)
		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
_____ Sales Contract
x _____ Closing Statement

_____ Tax Appra
_____ Other Tax



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/28/2021 03:33:54 PM
\$83.00 JOANN
20211228000610160

Allen S. Bayl

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: December 28th, 2021

Print Laura L. Barnes

Sign _____

(Grantor/Grantee/Owner/Agent) **circle one**

Unattested

(verified by)

MICHAEL CASEY ATHERTON
Michael Casey

Rachel Atherton
Rachel Atherton