

20211230000613080
12/30/2021 09:35:15 AM
DEEDS 1/3

This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

Vertical Ascent, LLC
340 Stonegate Drive
Birmingham, Alabama 35242

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

On this December 23, 2021, That for and in consideration of **TWENTY FOUR THOUSAND NINE HUNDRED AND NO/100 (\$24,900.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR **STONEGATE FARMS, LLC, an Alabama limited liability company**, (herein referred to as "Grantor"), in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the GRANTEE, **VERTICAL ASCENT, LLC**, (herein referred to as "Grantee"), Grantee's heirs and assigns, any and all of the respective Grantor's interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Lot 63, according to the Survey of Stonegate Realty, Phase Three, recorded in Map Book 33, Page 122, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for the year 2022 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantor.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 33, Page 122.

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 Grantee, Grantee's heirs and assigns forever.

AND SAID GRANTORS, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of December 23, 2021.

GRANTOR:

Stonegate Farms, LLC,
an Alabama limited liability company
By Its Member: New Century Development Company, LLC, a
Delaware Limited liability company
By Its Manager: Stonegate SRC, LLC, a Delaware limited liability
company

Mark D. Elgin, by Lynn Elgin, as his attorney-in-fact
By: Mark D. Elgin, by Lynn Elgin, as his attorney-in-fact,
Its: Manager

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Mark D. Elgin, by Lynn Elgin, as his attorney-in-fact, in his capacity as Manager of Stonegate SRC, LLC, a Delaware limited liability company, acting in its capacity as Manager of New Century Development Company, LLC, a Delaware limited liability company, acting in its capacity as Member of Stonegate Farms, LLC, an Alabama limited liability company, whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he, in his capacity as such Manager executed the same voluntarily with full authority as acting Manager of said limited liability company, on the day the same bears date.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of December 23, 2021.

[Signature]
C. Ryan Sparks, Notary Public

My Commission Expires: December 10, 2023





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/30/2021 09:35:15 AM
 \$53.00 KIMBERLY
 20211230000613080

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name Stonegate Farms, LLC
 Mailing Address _____
P.O. Box 130878
Chelsea, Alabama 35043

Grantee's Name Vertical Ascent, LLC
 Mailing Address _____
505 20th Street North, Ste 1215
Birmingham, AL 35206

Property Address Lot 63 Stonegate MB 33 Page 122
Chelsea, Alabama 35043

Date of Sale 12/28/21
 Total Purchase Price \$ 24,900.00
 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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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 12/28/21

Print C. Ryan Sparks

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1