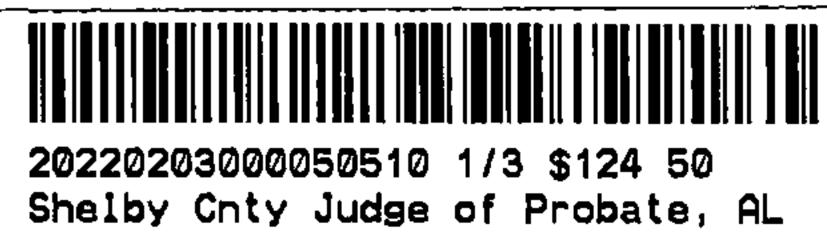
This instrument was prepared by Clayton T Sweeney, Attorney 2700 Highway 280 East Suite 160 Birmingham, AL 35223

Send Tax Notice To Grant D Smith and Madeline P Smith 1789 Coates Pass Hoover, AL 35244



STATE OF **ALABAMA**)

STATUTORY WARRANTY DEED

COUNTY OF SHELBY
)

KNOW ALL MEN BY THESE PRESENTS That, for and in consideration of Four Hundred Eighty Thousand Three Hundred Forty Eighty and NO/100 Dollars (\$480,348 00), and other good and valuable consideration, this day in hand paid to the undersigned Embridge Homes, LLC, an Alabama limited liability company (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, Grant D Smith and Madeline P. Smith (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit

Lot 713, according to the Survey of Lake Wilborn - Phase 6B, as recorded in Map Book 52, Page 97, in the Probate Office of Shelby County, Alabama.

This instrument is executed as required by the Articles of Organization and Operational Agreement of said limited liability company and same have not been modified or amended

\$384,278 00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith

SUBJECT TO

- 1 Ad valorem taxes for 2022 and subsequent years not yet due and payable until October 1, 2022
- 2 Existing covenants and restrictions, easements, building lines and limitations of record
- 3 Grant of land Easement in Land for an Underground Subdivision in favor of Alabama Power Company as recorded in Instrument #2018-39221, Instrument #2018-23048 and Instrument #2019-25399
- 4 Easement Agreement between United States Steel Corporation and P R Wilborn, LLC recorded in Shelby County Instrument #2016-5873 as amended in Instrument #2018-15448
- 5 Easement for Pole Line in favor of Alabama Power Company as recorded in Instrument #2017-10232
- Reservation and Grant of Easements and Restrictive Covenants as recorded in that deed from United States Steel Corporation to PR Wilborn, LLC as recorded in Shelby County Instrument #2016-5874 as amended by Instrument #2018-15451
- 7 Lake Wilborn Residential Declaration of Covenants, Conditions and Restrictions as recorded in Shelby County Instrument #2017-33399 as amended from time to time to add additional property (this sector added by the 16th Amendment recorded in Instrument #2020-36113)
- 8 Non-exclusive easement for ingress and egress and public utilities as set forth in Instrument 1994-03931 Shelby County and Instrument #'s 200260-2612 and 9402-4111 Jefferson County
- 9 All easements, set back lines, water lines, restrictions, sanitary sewer, variable sanitary sewer easement and common areas as set forth in Map Book 52 Page 97
- 10 Sanitary sewer easement in favor of Jefferson County as recorded in Instrument 2018-1676
- 11 Railroad right of way as set forth in DT page 655 and Deed Book 11, page 344
- 12 Railroad right of way as set for in Deed Book 311, Pages 295 and 303
- 13 Right of way to Alabama Power Company as recorded in Deed 239, page 539
- 14 Right of way to Alabama Power Company as evidenced by United States Steel Document C&A #628 dated 9/10/1914 as amended by Bessemer Real Volume 1015, page 69
- 15 Right of way to Alabama Power Company as evidenced by United States Steel Document C&A #2137 dated 8/6/1929 as amended by Bessemer Real Volume 1015, page 72
- 16 Right of way to Alabama Power Company as evidenced by United States Steel Document C&A #7185 dated 12/27/1971 as amended by Bessemer Real Volume 1015, page 75
- 17 Right of way to Alabama Power Company recorded at Birmingham Volume 730, Page 383
- 18 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
- 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

 Shelby County, AL 02/03/2022

Shelby County, HL 02/03/2029 State of Alabama Deed Tax \$96 50

- 20 Right of way to Alabama Power Company as recorded in Volume143 Page 353
- 21 Mineral and mining rights recorded in Volume 205, Page 698
- 22 Right of way to Alabama Power Company as recorded in Real Volume 26 page 773 Jefferson County
- 23 Cable right of way easement agreement between CSX Transportation and US Sprint Communications as recorded in Real 323, Page 338
- Right of way to Alabama Power Company as recorded in Deed 239, Page 539
- Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 4, Page 60, Volume 205, Page 698, Real 112, Page 876 as corrected by Real 328, Page 1, Book 180, Page 715, Real Book 247, Page 599, Real Book 247, Page 636 and Instrument #2002-22980
- 26 Boundary line agreement as recorded in Deed Book 183, Page 39
- 27 Easement to Bellsouth Telecommunications, LLC as recorded in Instrument #2020-10783
- 28 Conditions, restrictions, easements and reservations as contained in that deed from U.S. Steel to P.R. Wilborn, LLC as recorded in Instrument #2016-5874
- Mineral and mining rights and rights incident thereto including release of damages as contained in that deed from U.S. Steel to P.R. Wilborn, LLC as recorded in Instrument #2016-5874

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 27th day of January, 2022

an Alabama lymited liability company				
Clayton T. Sweeney Its: Closing Manager				
STATE OF ALABAMA)			
COUNTY OF JEFFERSON)			

Embridge Homes, LLC

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Clayton T. Sweeney, 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 27th day of January, 2022.

NOTARY PUBLIC

My Commission Expires: 10/30/2024

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NAOMI HERRON NOTARY PUBLIC, ALABAMA STATE AT LARGE MY COMMISSION EXPIRES OCT 30, 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	Embridge Homes, LLC	Grantee's Name	Grant D Smith and Madeline P Smith
Mailing Address	5406 Highway 280, Ste C101 Birmingham, AL 35242	Mailing Address	1789 Coates Pass Hoover, AL 35244
Property Address	1789 Coates Pass Hoover, AL 35244	Date of Sale	January 27, 2022
		Total Purchase Price	\$ 480,348 00
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$
☐ Bill of Sale ☐ Sales Contract ☑ Closing Statemen If the conveyance documents not required	t cument presented for recordation contai	Appraisal Other Deed Defined Information re	eferenced above, the filing of this form
mailing address			g interest to property and their current
Property address - th property was conveye		ng conveyed, if available Date of	Sale - the date on which interest to the
Total purchase price - offered for record	the total amount paid for the purchase	of the property, both real and pers	sonal, being conveyed by the instrument
	roperty is not being sold, the true value s may be evidenced by an appraisal co	· · · · · · · · · · · · · · · · · · ·	sonal, being conveyed by the instrument the assessor's current market value
the property as detern		the responsibility of valuing proper	alue, excluding current use valuation, of ty for property tax purposes will be used
	-		s true and accurate I further understand ited in <u>Code of Alabama 1975</u> § 40-22-1
Date		Embridge Homes, LLC Print <u>By</u> Clayton T Sween	
			<u> </u>
Unattested	(verified by)	Sign(Grantor/Grantee/f	Owner/Agent) circle one

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20220203000050510 3/3 \$124 50 Shelby Cnty Judge of Probate, AL 02/03/2022 01 25 46 PM FILED/CERT