



20220224000078960 1/3 \$218.00
Shelby Cnty Judge of Probate, AL
02/24/2022 12:15:13 PM FILED/CERT

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

Send Tax Notice To:
Centennial Homes, LLC
3000 Riverchase Galleria, Suite 830
Birmingham, AL 35244

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **One Hundred Eighty Nine Thousand Nine Hundred and No/100 (\$189,900.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Wilhelmus J. Schaffers, a married man** (hereinafter 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, **Centennial Homes, LLC, an Alabama limited liability company**, hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 2, according to the Final Plat of Heatherwood Estates, as recorded in Map Book 51, Page 13, in the Probate Office of Shelby County, Alabama.

Subject To:

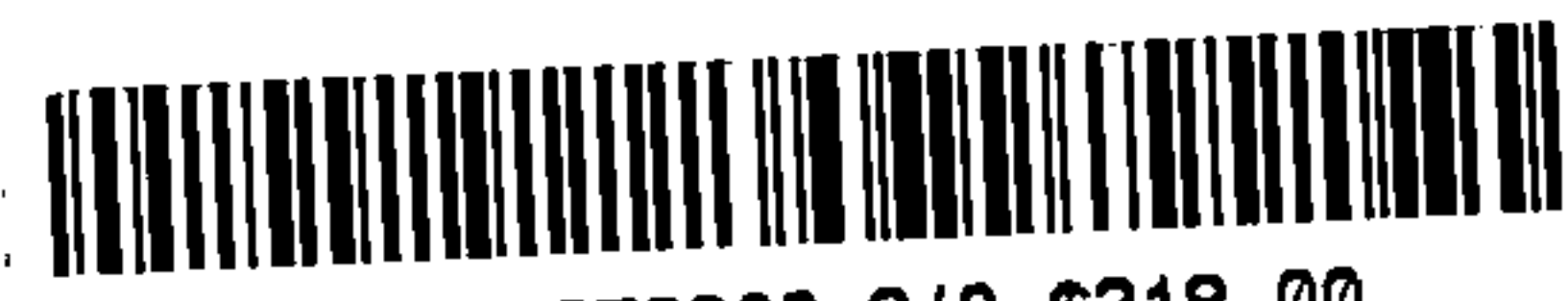
- 1) Ad valorem taxes for 2022 and subsequent years not yet due and payable until October 1, 2022.
- 2) Existing covenants and restrictions, easements, building lines and limitations of record.
- 3) Subject to Declaration of Protective Covenants for Heatherwood Homeowners Association, Inc. dated April 11, 2003 is filed in the Office of the Judge of Probate of Shelby County, Alabama as Instrument No. 20030411000221760 and re-recorded as Instrument No. 20070111000016540 (the "Original Declaration") and amended in Instrument No. 2005010400002410 and Instrument No. 20070403000151280 in the Probate of Shelby County, Alabama.
- 4) Public Works Agreement between Shelby County Alabama and the City of Hoover regarding sewer and other matters recorded in Instrument 2001-09627.
- 5) Right of Way in favor of South Central Bell Telephone recorded in Real 199 Page 887.
- 6) Right of Way granted to Alabama Power Company recorded in Inst. No. 2020-474840 and Inst. No 2020-474850.

The property conveyed herein does not constitute the homestead of the grantor nor that of his spouse.

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, successors and assigns in fee simple, forever.

Shelby County, AL 02/24/2022
State of Alabama
Deed Tax: \$190.00

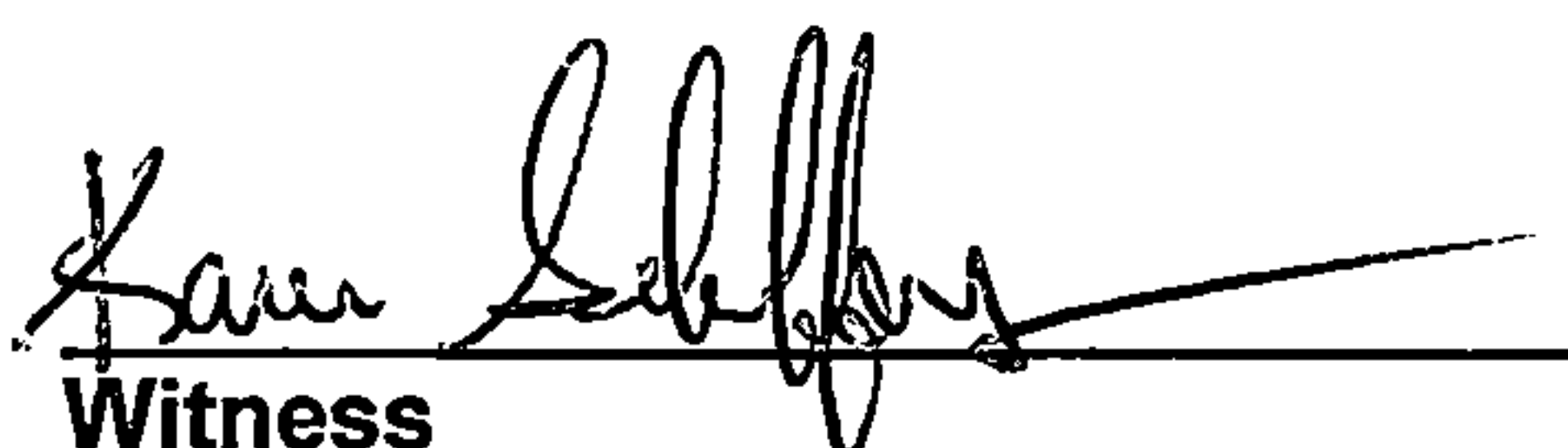
CLAYTON T. SWEENEY, ATTORNEY AT LAW



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AND SAID GRANTOR, for said GRANTOR'S, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors 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 said County; that GRANTOR has a good right to sell and convey the said Real Estate; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 16 day of February, 2022.

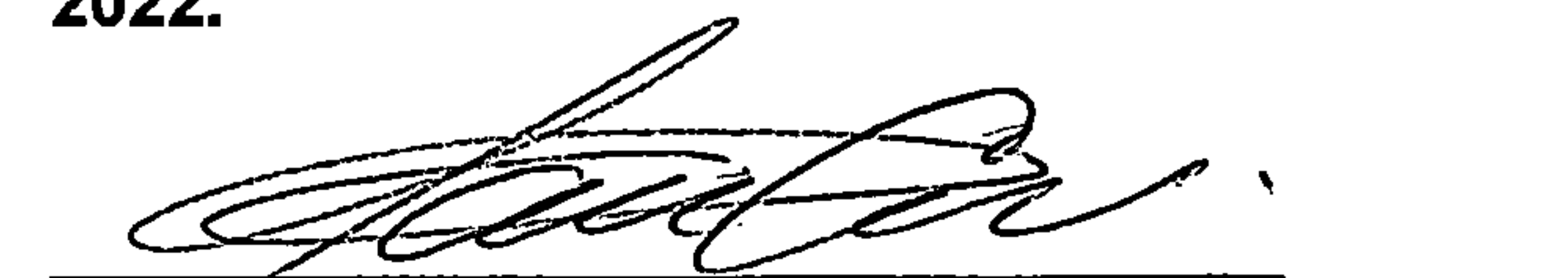

Witness


Wilhelmus J. Schaffers

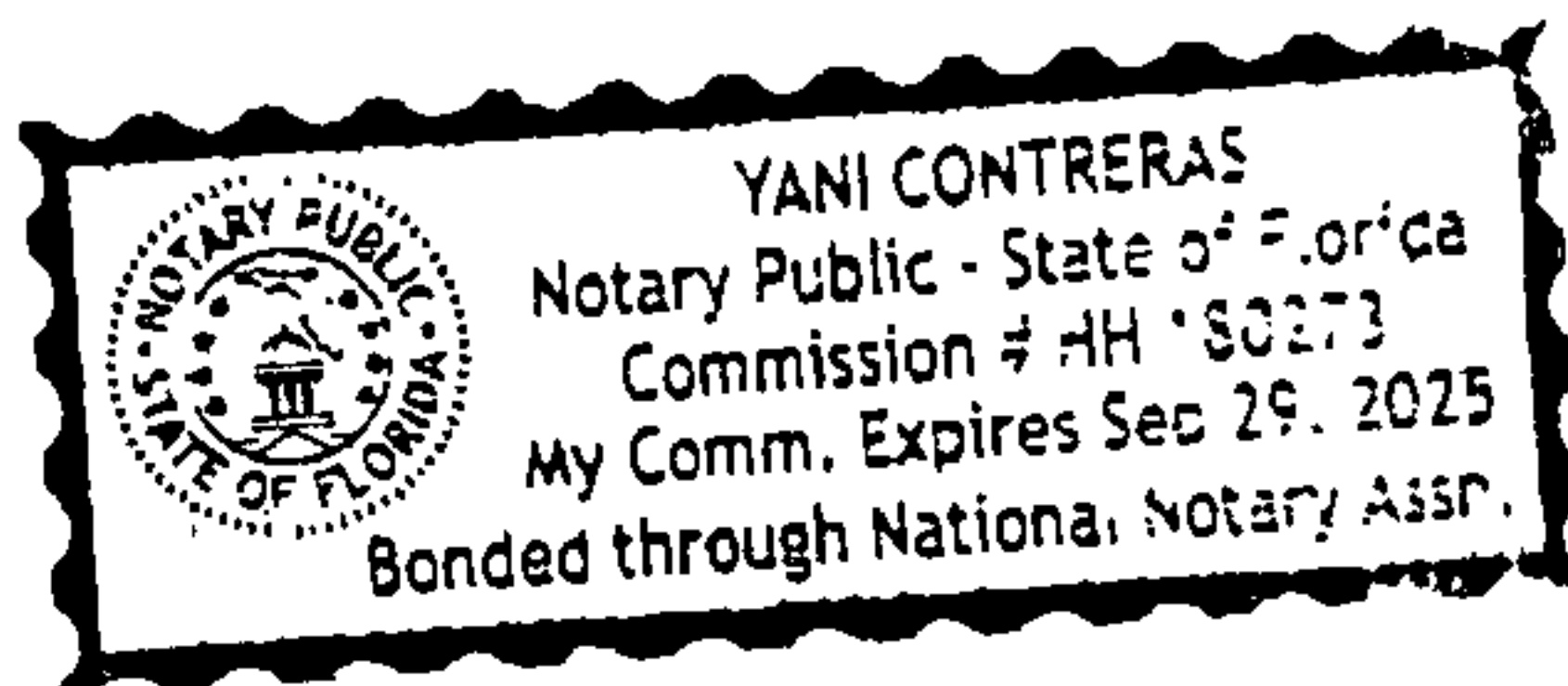
FLORIDA
STATE OF ~~ALABAMA~~
COUNTY OF DADE)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Wilhelmus J. Schaffers, a married man, whose name 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 Instrument, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 16 day of February, 2022.


NOTARY PUBLIC
My Commission Expires: Sept 29, 2025

(must affix seal)



Real Estate Sales Validation Form

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

Grantor's Name	Wilhelmus J. Schaffers	Grantee's Name	Centennial Homes, LLC
Mailing Address	15908 Faces Point Road 15908 Faces Point Road Dadeville, AL 36853	Mailing Address	3000 Riverchase Galleria, Ste 830 Birmingham, AL 35244
Property Address	773 Heatherwood Dr Hoover, AL 35244	Date of Sale	February 18, 2022
		Total Purchase Price	\$ 189,900.00
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$



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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 | ☐ Appraisal |
| ☐ Sales Contract | ☐ Other |
| ☒ Closing Statement | ☐ Deed |

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 2-16-2022

Print Wilhelmus J. Schaffers

Unattested
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one