



20220318000112800 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
03/18/2022 11:47:11 AM FILED/CERT

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

Send Tax Notice To:
Embassy Homes, LLC
5406 Highway 280 Suite C101
Birmingham, AL 35242

STATE OF ALABAMA

)

:

GENERAL WARRANTY DEED

COUNTY OF SHELBY

)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Sixty Five Thousand and 00/100 Dollars (\$65,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Sterling Gate Ventures, LLC, an Alabama limited liability company** (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, **EMBASSY 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 15, according to the Final Plat of Cedar Grove at Sterling Gate Sector 2, Phase 14, "The Enclave", as recorded in Map Book 54, Page 86 A & B, in the Probate Office of Shelby County, Alabama.

All of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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.

Subject to:

1. Ad valorem taxes for the year 2022 and subsequent years not yet due and payable.
2. Building line(s), Easements and Restrictions as shown by recorded map in Map Book 54, Page 86 A and B.
3. Right of way granted to Shelby County recorded in Volume 76, Page 324, in the Probate Office of Shelby County, Alabama.
4. Right of way granted to Alabama Power Company recorded in Volume 280, Page 336 and Volume 280, Page 340, in the Probate Office of Shelby, Alabama.
5. Right of way granted to City of Alabaster, recorded in Instrument No. 2014-3151, in the Probate Office of Shelby County, Alabama.
6. Restrictions appearing of record in Instrument No. 2021-40348, in the Probate Office of Shelby County, Alabama.
7. Assignment of Developers Rights recorded in Instrument No. 20190927000353430, in the Probate Office of Shelby County, Alabama.
8. Resolution for Roads and Maintenance as recorded in Inst. No. 2021-42983.

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, its successors and assigns, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors and assigns, covenants with GRANTEES, and with GRANTEES' 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 to the GRANTEE; and that GRANTOR will, and GRANTOR'S successors and assigns 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, the undersigned Grantor, by and through its duly authorized member, has hereunto set its hand and seal on this the 11th day of March, 2022.

Sterling Gate Ventures, LLC
an Alabama limited liability company

By: Michael D. Phillips
Michael D. Phillips
Its: Member


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STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Michael D. Phillips, whose name as Member of Sterling Gate Ventures, 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 member 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 11th day of March, 2022.

NOTARY PUBLIC
My Commission Expires: 06/02/2023

(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 Sterling Gate Ventures, LLC

Grantee's Name Embassy Homes, LLC

Mailing Address 3453 Brook Mountain Lane
Mountain Brook, AL 35223

Mailing Address 5406 Hwy. 280, Ste.C101
Birmingham, AL 35223

Property Address 516 Ramsgate Drive
Lot 15 Cedar Grove at Sterling Gate
Shelby County, AL

Date of Sale March 11, 2022

Total Purchase Price \$ 65,000.00

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
☐ 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 _____

Sterling Gate Ventures, LLC
Print by Michael D. Phillips, Member

Unattested

(verified by)

Sign

Michael D. Phillips
(Grantor/Grantee/Owner/Agent) circle one



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