



20230117000012900 1/6 \$110.50  
Shelby Cnty Judge of Probate, AL  
01/17/2023 09:44:59 AM FILED/CERT

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

Send Tax Notice to:  
Innovative Building Services, LLC  
225 Salisbury Circle  
Birmingham, AL 35242

STATE OF ALABAMA       )  
COUNTY OF SHELBY     )

### GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Seventy Nine Thousand and No/100 Dollars (\$279,000.00) to the undersigned grantor, S & C Family Partnership, Ltd., an Alabama limited partnership, (herein referred to as "Grantor"), in hand paid by Grantees named herein, the receipt of which is hereby acknowledged, the said S & C Family Partnership, Ltd., an Alabama limited partnership, does by these presents, grant, bargain, sell and convey unto Innovative Building Services, LLC, an Alabama limited liability company (hereinafter referred to as "Grantees"), her heirs and assigns forever, the following described real estate (the "property"), situated in Shelby County, Alabama, to-wit:

Lot 2, according to the Map of Buckhorn Valley Estates, a Private Gated Subdivision, originally recorded in Map Book 53, Pages 67 A, B, and C, as amended and corrected by Final Plat recorded in Map Book 53, Pages 87 A, B, and C, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

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

The above property is conveyed subject to:

- (1) Ad Valorem taxes due and payable October 1, 2023, and all subsequent years thereafter, including any "roll-back taxes."
- (2) Reservation of water line as more particularly described in Deed Book 180, Page 267, in the Office of the Judge of Probate of Shelby County, Alabama.

Shelby County, AL 01/17/2023  
State of Alabama  
Deed Tax: \$79.50

CLAYTON T. SWEENEY, ATTORNEY AT LAW



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- (3) Ingress and Egress easement reserved in Book 186, Page 441, in the Office of the Judge of Probate of Shelby County, Alabama.
- (4) Sixty-foot easement conveyed to Kurtts Management, LLC as recorded in Instrument No. 20191113000420580, in the Office of the Judge of Probate of Shelby County, Alabama.
- (5) Covenants, Conditions, Reservations, Easements, Architectural requirements and liens for assessments as set forth in the Declaration of Covenants, Conditions and Restrictions for Buckhorn Valley Estates as recorded in Instrument No. 20100125000040300, in the Office of the Judge of Probate of Shelby County, Alabama.
- (6) Certificate of Formation of Buckhorn Valley Estates Owners' Association, Inc., an Alabama non-profit corporation and Bylaws thereof, as recorded in the Office of the Secretary of State of Alabama.

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, her heirs and assigns in fee simple, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors and assigns, 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 said County; that GRANTOR has a good right to sell and convey said Real Estate; and that GRANTOR will, and GRANTOR'S successors and assigns 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 S & C FAMILY PARTNERSHIP, LTD., an Alabama limited partnership, through its duly authorized General Partner, has hereunto set his/its signature(s) and seal(s) on this the 21<sup>st</sup> day of December, 2022.



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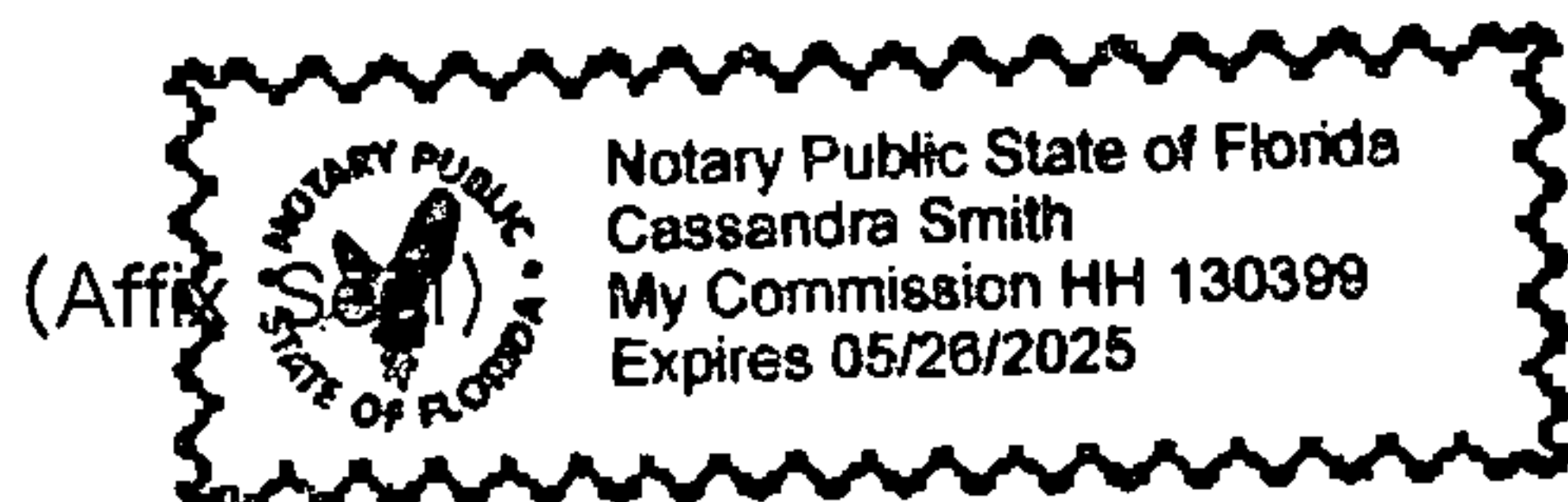
S & C FAMILY PARTNERSHIP, LTD.,  
an Alabama limited partnership  
by its General Partner,  
DiGiorgio Management, LLC,  
an Alabama limited liability company

By: John M. Di Giorgio  
John M. Di Giorgio  
Its: Managing Member

STATE OF FLORIDA            )  
COUNTY OF SANTA ROSA    )

I, the undersigned, a Notary Public in and for said County and for said State, hereby certify that John M. Di Giorgio, whose name as Managing Member of DiGiorgio Management, LLC, an Alabama limited liability company, acting in its capacity of General Partner of S & C FAMILY PARTNERSHIP, Ltd., an Alabama limited partnership, 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, he, as such Managing Member of said limited liability company acting in its capacity as such General partner and with full authority, executed the same voluntarily for and as the act of said limited partnership.

Given under my hand and seal of office this the 21<sup>st</sup> day of December, 2022.



Cassandra Smith  
NOTARY PUBLIC  
My Commission Expires: 5/26/25



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IN WITNESS WHEREOF, the said **S & C FAMILY PARTNERSHIP, LTD., an Alabama limited partnership**, through its duly authorized General Partner, has hereunto set her/its signature(s) and seal(s) on this the 11<sup>th</sup> day of January, 2023.

**S & C FAMILY PARTNERSHIP, LTD.,  
an Alabama limited partnership**

By: Sammylie Kurtts

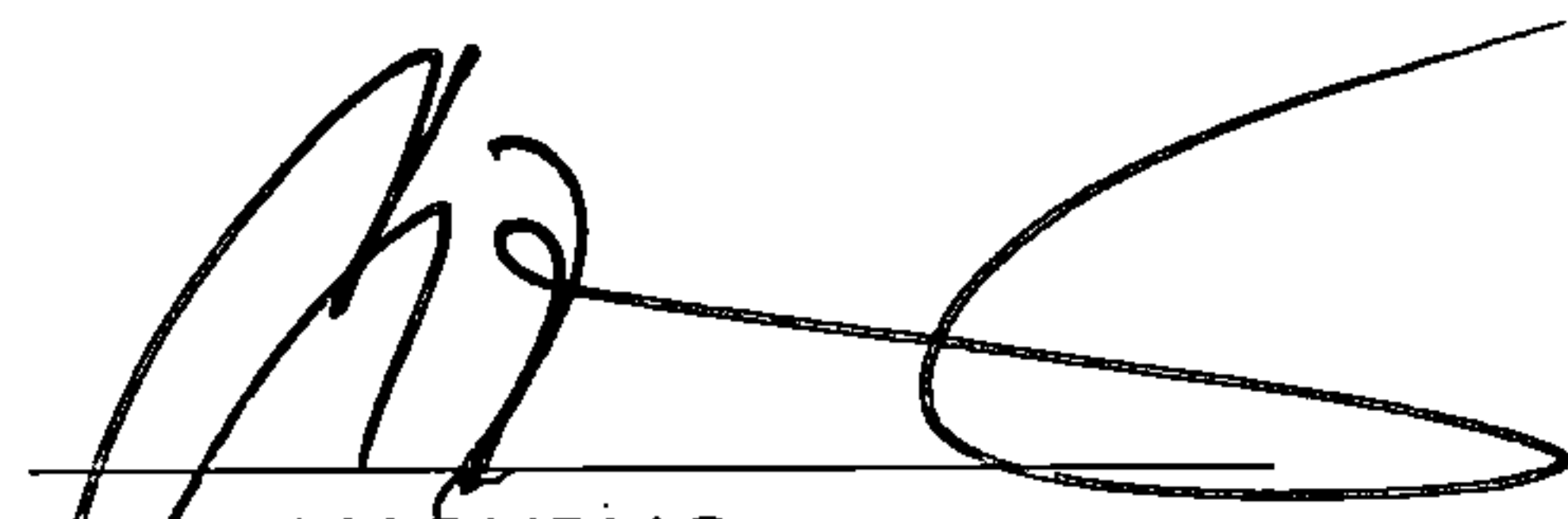
Sammylie Kurtts

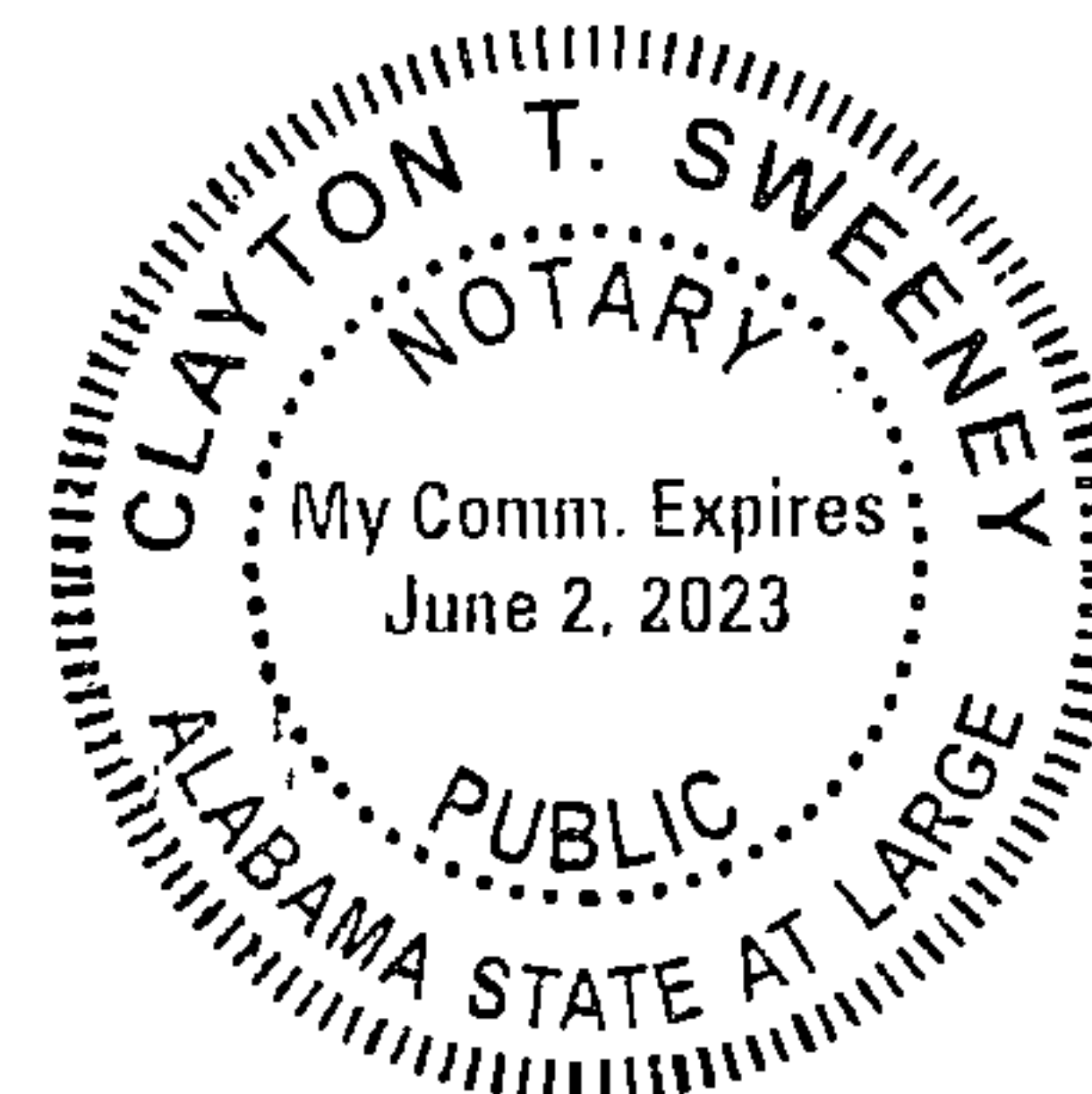
Its: General Partner

STATE OF ALABAMA)  
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County and for said State, hereby certify that **Sammylie Kurtts**, whose name as Member of **S & C FAMILY PARTNERSHIP, Ltd., an Alabama limited partnership**, 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, she, as such General partner and with full authority, executed the same voluntarily for and as the act of said limited partnership.

Given under my hand and seal of office this the 11<sup>th</sup> day of January, 2023.

  
NOTARY PUBLIC  
My Commission Expires: 6-2-2023

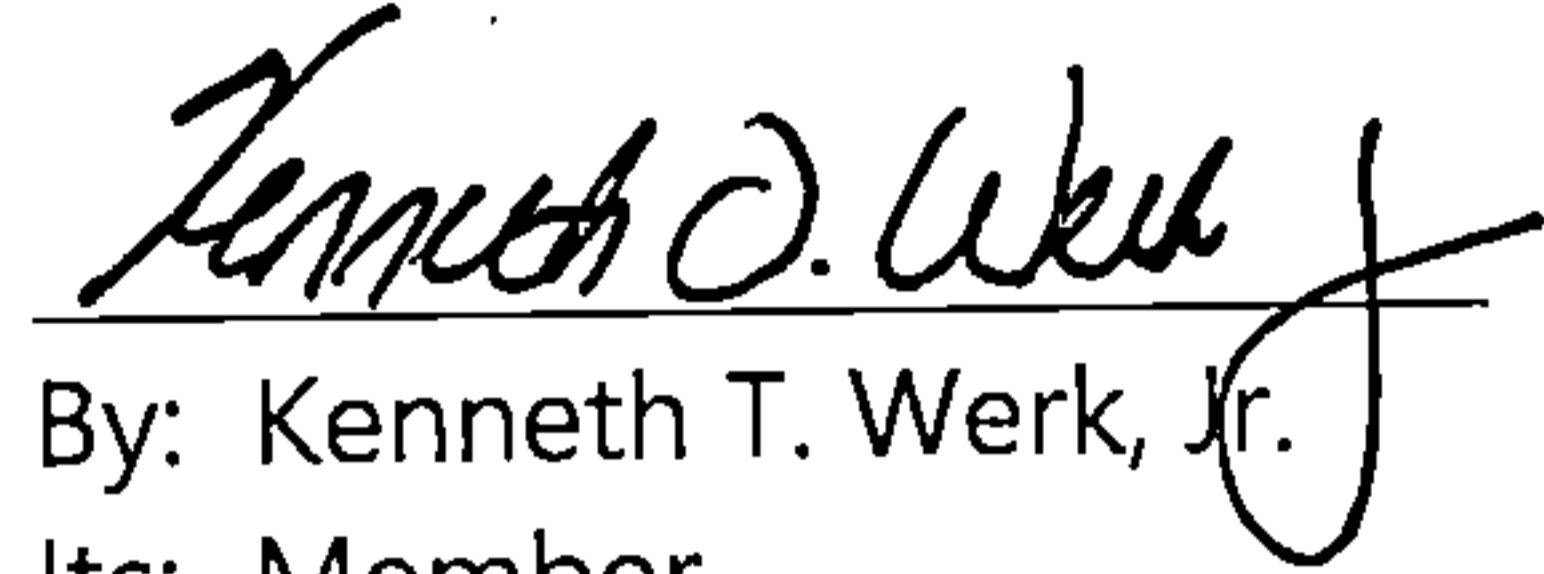


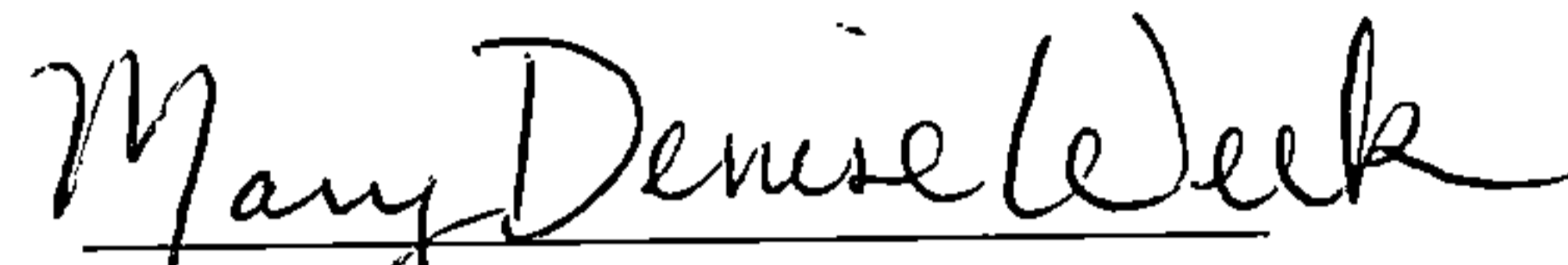


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The Grantee executes this deed only to acknowledge and accept all covenants and restrictions contained hereinabove and Grantee, its successors and assigns, agree and understand that the property conveyed herein is subject to the foregoing covenants and restrictions.

Innovative Building Services, LLC  
an Alabama limited liability company

  
By: Kenneth T. Werk, Jr.  
Its: Member

  
By: Mary Denise Werk  
Its: Member

**STATE OF ALABAMA)  
JEFFERSON COUNTY)**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Kenneth T. Werk, Jr. and Mary Denise Werk, whose names as Members of Innovative Building Services, LLC, an Alabama limited liability company, whose name is signed to foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, in their capacity as such Members, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 17<sup>th</sup> day of January, 2023.

  
NOTARY PUBLIC  
My Commission Expires: 06-02-2023





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# Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, §

Grantor's Name	S & C Family Partnership, Ltd.	Grantee's Name	Innovative Building Services, LLC
Mailing Address	5494 Broken Bow Drive Birmingham, AL 35242	Mailing Address	225 Salisbury Circle Birmingham, AL 35242
Property Address	5 Buckhorn Valley Drive Birmingham, AL 35242	Date of Sale	January 11, 2023 <del>December 22, 2022</del>
		Total Purchase Price	\$ 279,000.00
		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)

- |   |                                    |
|---|------------------------------------|
| <input type="checkbox"/> Bill of Sale                 | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract               | <input type="checkbox"/> Other     |
| <input checked="" type="checkbox"/> Closing Statement | <input type="checkbox"/> 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.

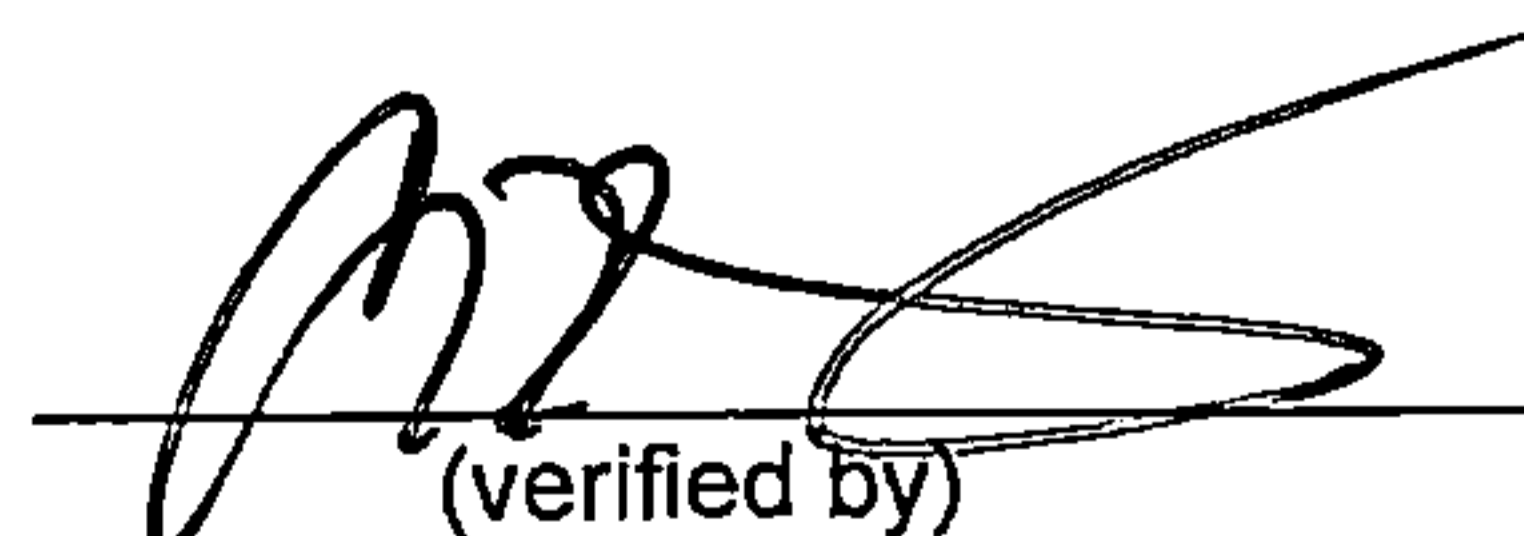
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 12/21/22

Unattested

  
(verified by)

S & C Family Partnership, Ltd.  
Print by its General Partner, DiGiorgio Management, LLC

Sign:   
By John M. DiGiorgio, Managing Member

Sign:  1-11-2023  
Sammie Kurtts, General Partner  
(Grantor/Grantee/Owner/Agent) circle one