



20230206000030050 1/5 \$121.00
Shelby Cnty Judge of Probate, AL
02/06/2023 11:01:07 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:
Dyer Wesley Jones
Rachel Horne Jones
3349 Sunny Meadows Ct
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 **Dyer Wesley Jones and Rachel Horne Jones** (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 (the "property"), situated in **Shelby County, Alabama**, to-wit:

Lot 16-A, a Resubdivision of Lots 16-18, Buckhorn Valley Estates, a Private Gated Subdivision, recorded in Map Book 57, Pages 47, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

\$192,000.00 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.
- (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.
- (7) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.

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State of Alabama
Deed Tax:\$87.00

- (8) Right of Way granted to Alabama Power Company recorded in Deed Book 248, Page 351; Instrument No. 20200610000236020 and Instrument No. 20200610000236080.
- (9) Right of Way agreement with the Water Works Board of the City of Birmingham as recorded in Instrument No. 2022047073 (Jefferson County, 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 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.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors and assigns, covenants with GRANTEES, and with GRANTEES' 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 GRANTORS have a good right to sell and convey the said Real Estate; and that GRANTOR will, and GRANTOR'S successors and assigns shall, warrant and defend the same to said GRANTEES, and GRANTEES' 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 27th day of January, 2023.

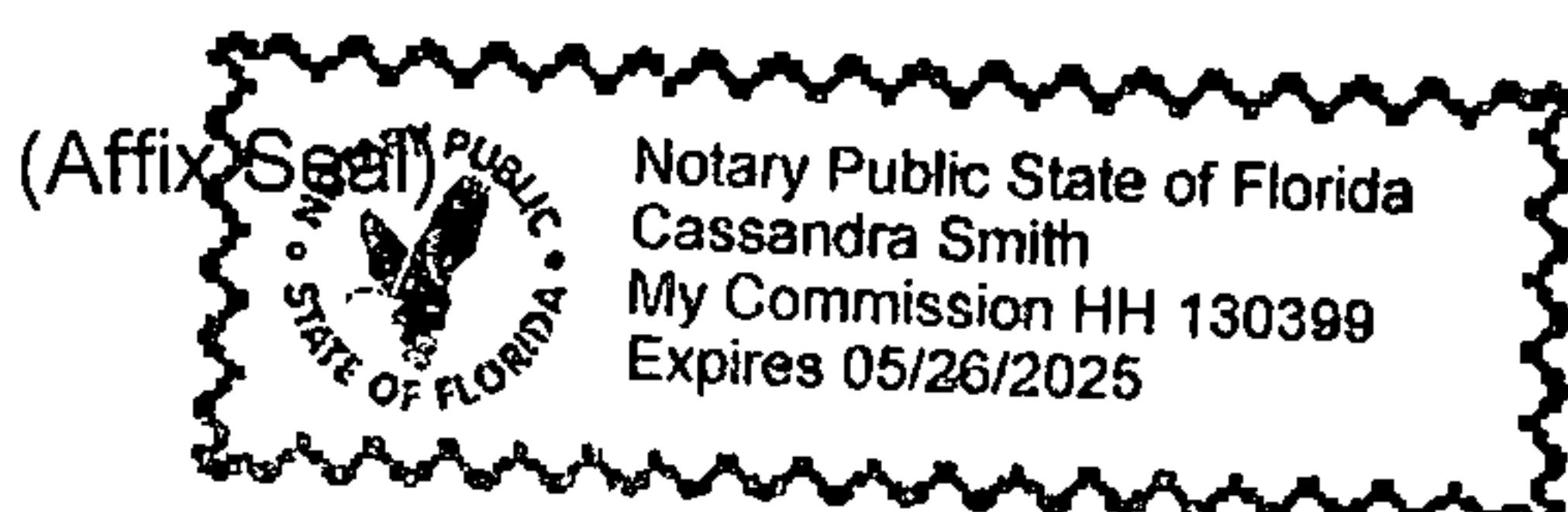
S & C FAMILY PARTNERSHIP, LTD.,
an Alabama limited partnership
by its General Partner,
DiGiorgio Management, LLC,
an Alabama limited liability company

By John M. DiGiorgio MGR
John M. DiGiorgio
Its: Managing Member

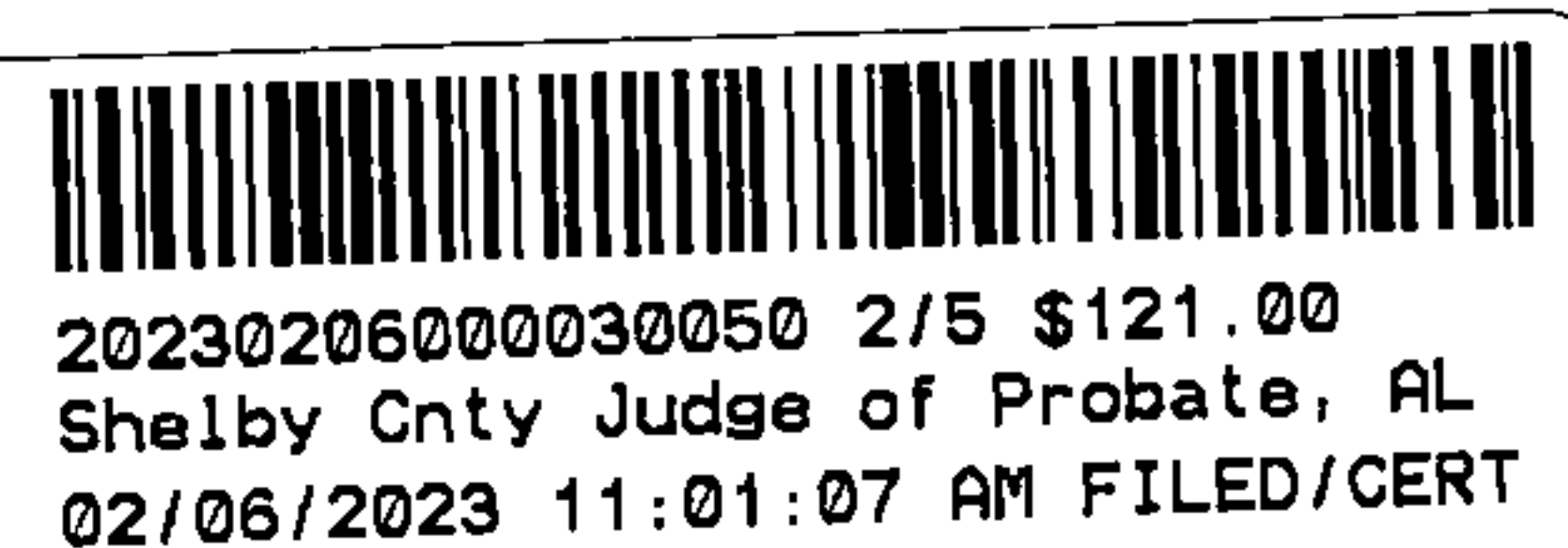
STATE OF FLORIDA
COUNTY OF Santa Rosa

I, the undersigned, a Notary Public in and for said County and for said State, hereby certify that **John M. DiGiorgio**, 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 27th day of January, 2023.



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 signature(s) and seal(s) on this the 27th day of January, 2023.

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

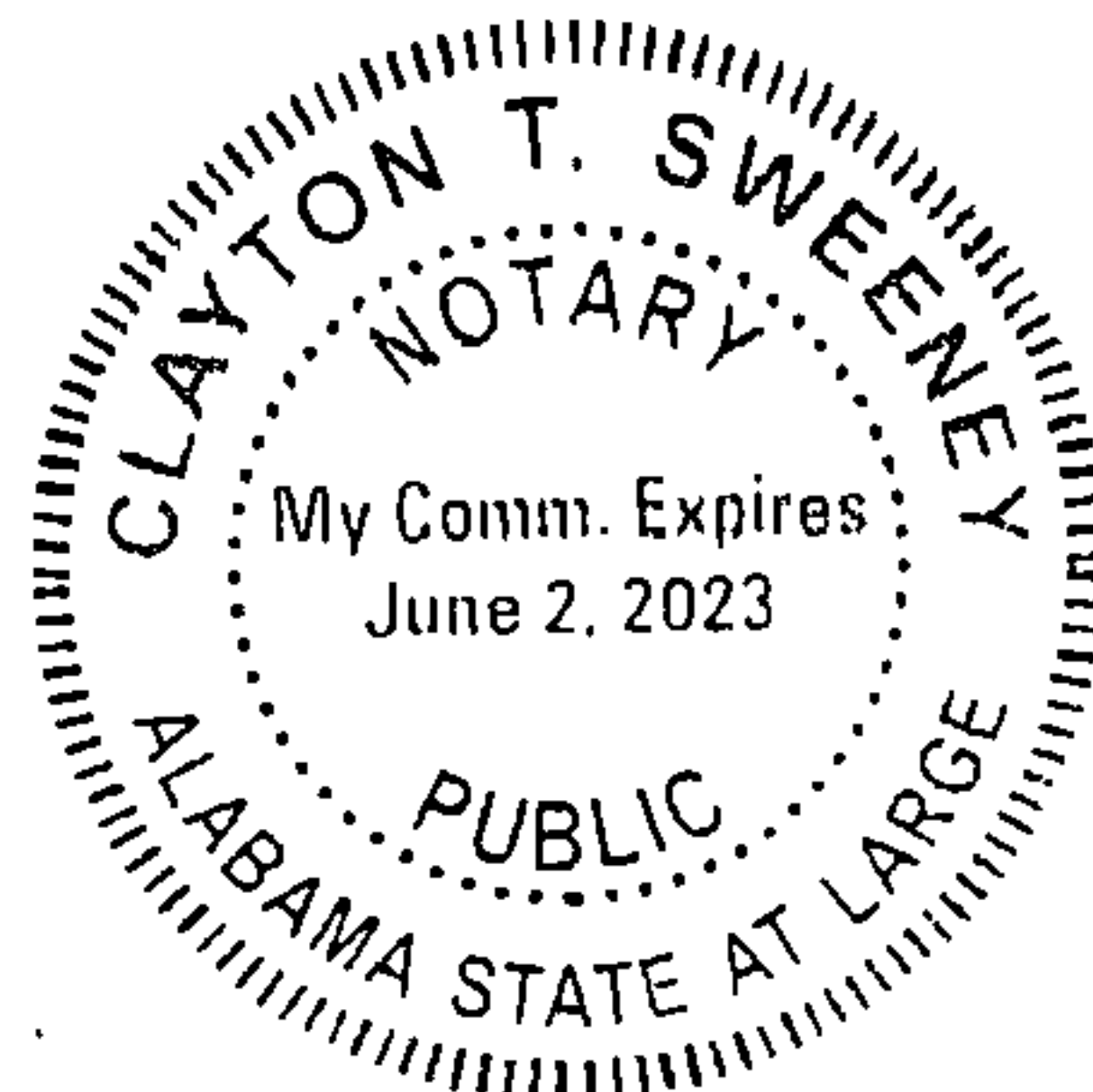
By: Sammylie Kurtts
Sammylie Kurtts
Its: General Partner

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 27th day of January, 2023.

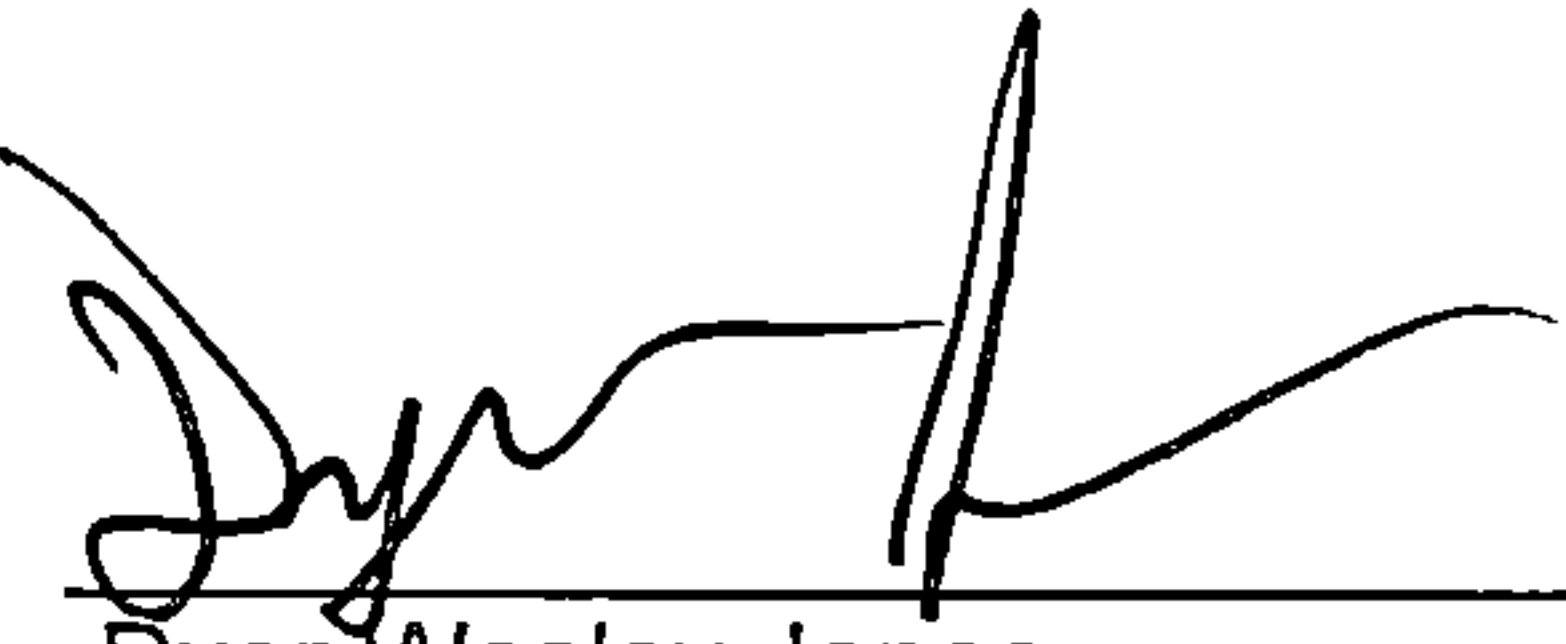


[Signature]
NOTARY PUBLIC
My Commission Expires: 06/02/2023

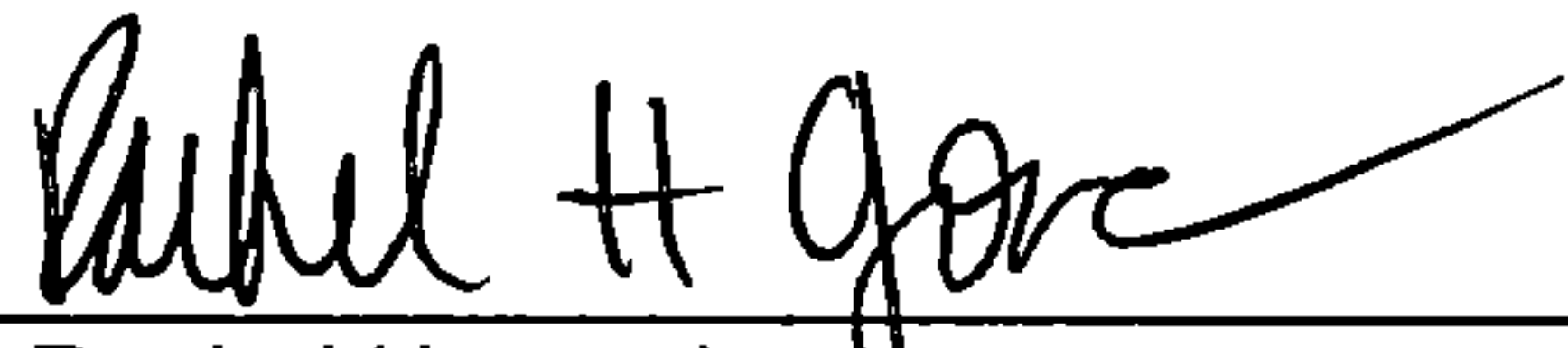


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The Grantees execute this deed only to acknowledge and accept all covenants and restrictions contained hereinabove and Grantees, their heirs, successors and assigns, agree and understand that the property conveyed herein is subject to the foregoing covenants and restrictions.



Dyer Wesley Jones

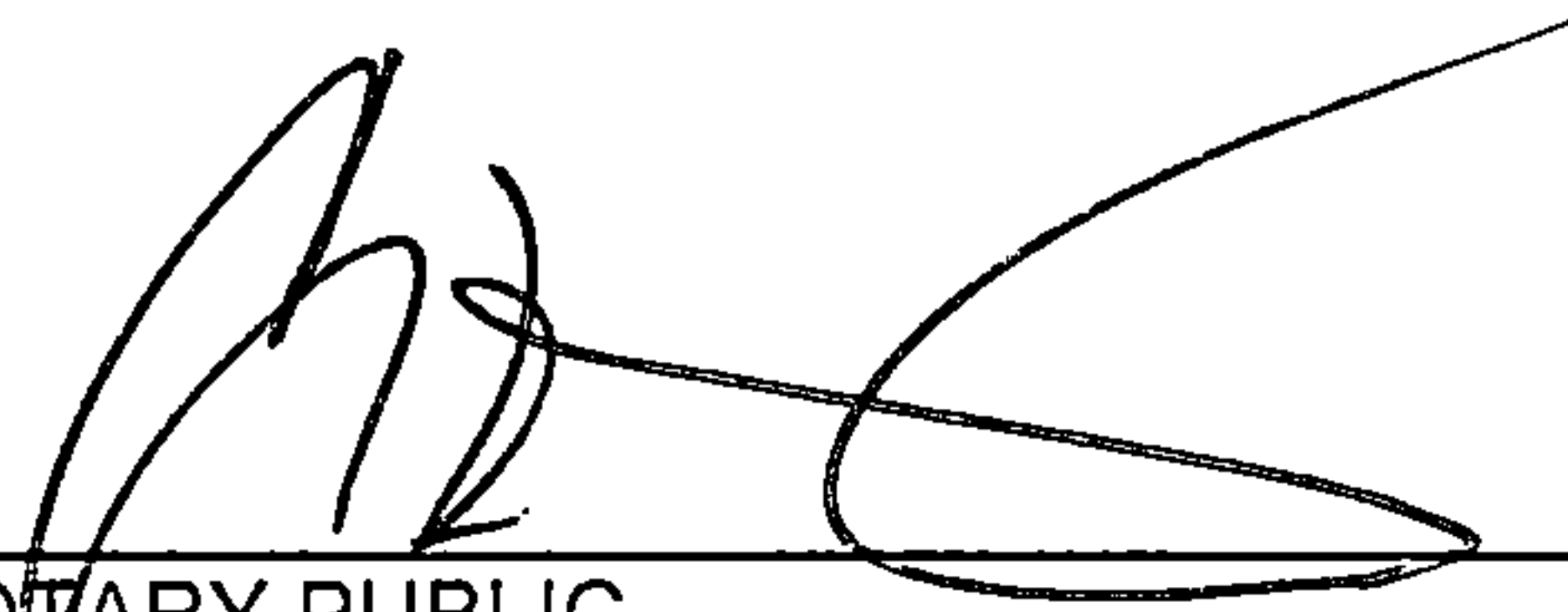


Rachel Horne Jones

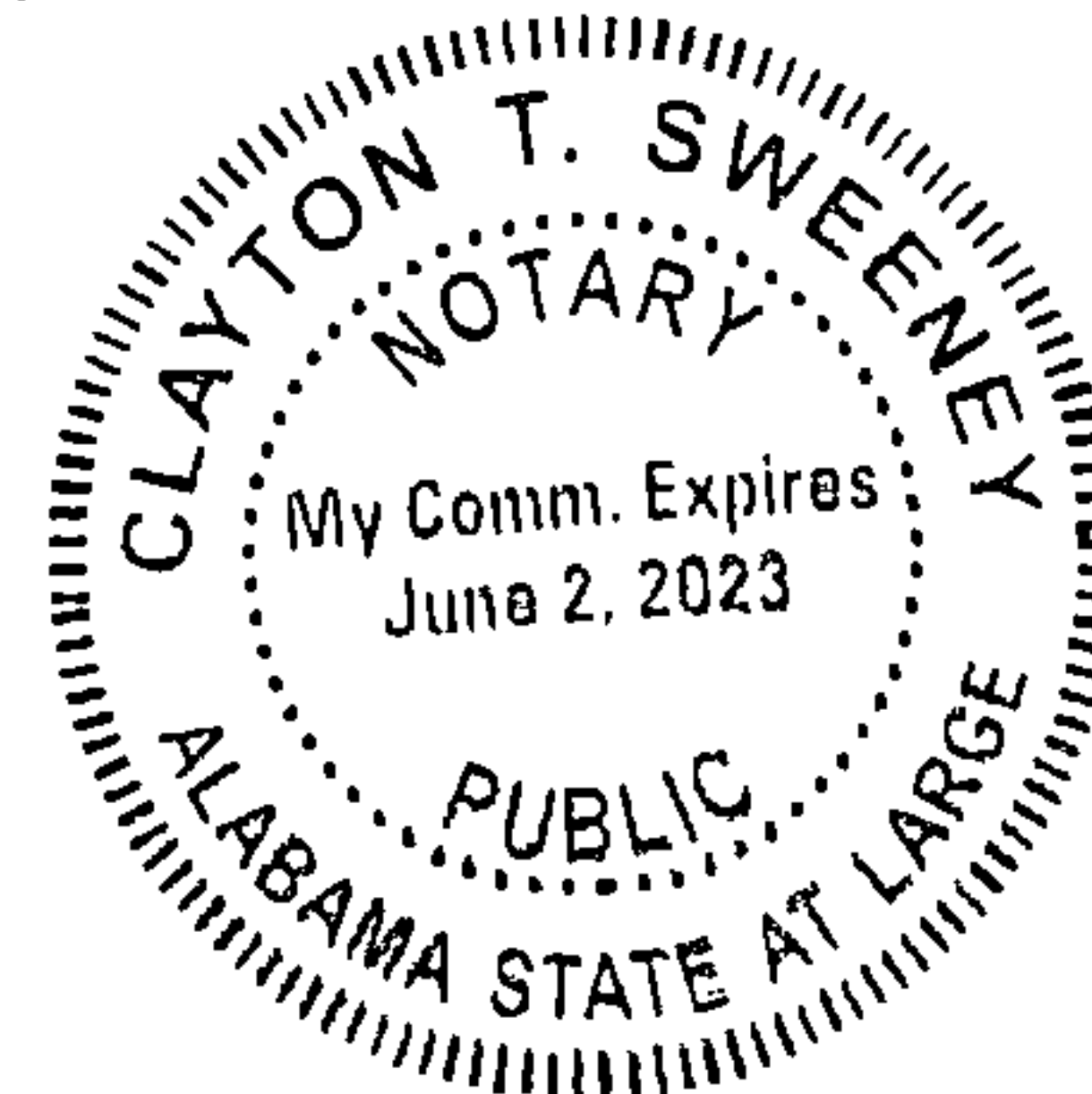
STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Dyer Wesley Jones and wife, Rachel Horne Jones, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th 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	Dyer Wesley Jones and Rachel Horne Jones
Mailing Address	5494 Broken Bow Drive Birmingham, AL 35242	Mailing Address	3349 Sunny Meadows Ct Birmingham, AL 35242
Property Address	22 Buckhorn Valley Drive Birmingham, AL 35242	Date of Sale	January 30, 2023
		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)

- | | |
|---|------------------------------------|
| ☐ 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 _____

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

Sign: John M. DiGiorgio 1-27-2023
By: John M. DiGiorgio, Managing Member

Unattested

(verified by)

Sign: Sammylie Kurtts
By: Sammylie Kurtts, General Partner
(Grantor/Grantee/Owner/Agent) circle one