

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

Send Tax Notice To:
James C. Lee IV and Oakworth
Capital Bank as Co-Trustees of
the James C. Lee IV Revocable Trust
dated February 11, 2020
783 Heatherwood Drive
Hoover, AL 35244



20230627000190230 1/3 \$1352.00
Shelby Cnty Judge of Probate, AL
06/27/2023 08:23:14 AM FILED/CERT

STATE OF ALABAMA)

STATUTORY WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **One Million Three Hundred Twenty and 00/100 (\$1,320,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Centennial Homes, 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, **James C. Lee IV and Oakworth Capital Bank as Co-Trustees of the James C. Lee IV Revocable Trust dated February 11, 2020, and amendments thereto** (hereinafter referred to as GRANTEES), the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 3, 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 2023 and subsequent years not yet due and payable until October 1, 2023.
- 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 and Inst. No. 2022-420570.

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.

Shelby County, AL 06/27/2023
State of Alabama
Deed Tax: \$1320.00

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, forever.

IN WITNESS WHEREOF, said GRANTOR has through its duly authorized representative hereunto set its hand and seal this the 16th day of June, 2023.

Centennial Homes, LLC
an Alabama limited liability company

By: _____

Alan C. Howard, Manager



20230627000190230 2/3 \$1352.00
Shelby Cnty Judge of Probate, AL
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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 Alan C. Howard, whose name as Manager of Centennial 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 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 16th day of February, 2023.

NOTARY PUBLIC


My Commission Expires: 06/02/2027



Real Estate Sales Validation Form

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

Grantor's Name	Centennial Homes, LLC	Grantee's Name	James C. Lee IV and Oakworth Capital Bank as Co-Trustees of the James C. Lee IV Revocable Trust dated February 11, 2020
Mailing Address	3000 Riverchase Galleria, Ste 830 Hoover, AL 35244	Mailing Address	783 Heatherwood Drive Hoover, AL 35244
Property Address	783 Heatherwood Drive Hoover, AL 35244	Date of Sale	June 16, 2023

Total Purchase Price	\$ 1,320,000.00
or	
Actual Value	\$ 
or	
Assessor's Market Value	\$ 20230627000190230 3/3 \$1352.00 Shelby Cnty Judge of Probate, AL 06/27/2023 08:23:14 AM FILED/CERT

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 _____

Centennial Homes, LLC
Print By Alan C. Howard, Manager

Unattested

(verified by)

Sign 

(Grantor/Grantee/Owner/Agent) circle one