



20230711000205990 1/3 \$478.00
Shelby Cnty Judge of Probate, AL
07/11/2023 11:19:45 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:
Yong Qun Wu
2048 Adams Ridge Drive
Chelsea, AL 35043

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Four Hundred Fifty Thousand No/100 Dollars (\$450,000.00)** to the undersigned grantor, **Ridge Crest Homes, LLC**, an Alabama limited liability company, in hand paid by Grantee named herein, the receipt of which is hereby acknowledged, the said **Ridge Crest HOMES, LLC**, an Alabama limited liability company, by these presents, grant, bargain, sell and convey unto **Yong Qun Wu** (hereinafter referred to as "Grantee", whether one or more), his successors and assigns, the following described real estate (the "property"), situated in **Shelby County, Alabama**, to-wit:

Lot 9, according to the Survey of Adams Ridge Subdivision Second Addition, as recorded in Map Book 49, Page 100, 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. Declaration of Protective Covenants recorded in Instrument 20181107000394460.
4. Articles of Incorporation of Adams Ridge Residential Owners Association, Inc. recorded in Instrument 20181106000394450, together with the By-Laws of said corporation as recorded in Instrument 20181107000394470 or as they currently exist and are from time to time amended
5. Easement to Alabama Power Company recorded in Instrument 20171103000400190, in the Probate Office of Shelby County, Alabama
6. Easement to Alabama Gas Corporation, as recorded in Instrument 20140328000088520, in the Probate Office of Shelby County, Alabama.
7. Easement recorded in Deed Volume 311, Page 18; Real 75 Page 899 and Real 75, Page 903 in the Probate Office of Shelby County, Alabama.

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.

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, his successors and assigns, in fee simple, forever.

Shelby County, AL 07/11/2023
State of Alabama
Deed Tax: \$450.00



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IN WITNESS WHEREOF, the said Grantor has hereunto set its hand by its duly authorized member
this 10th day of July, 2023.

Ridge Crest Homes, LLC,
an Alabama limited liability company

By: 
Clayton T. Sweeney
Its: Closing Manager

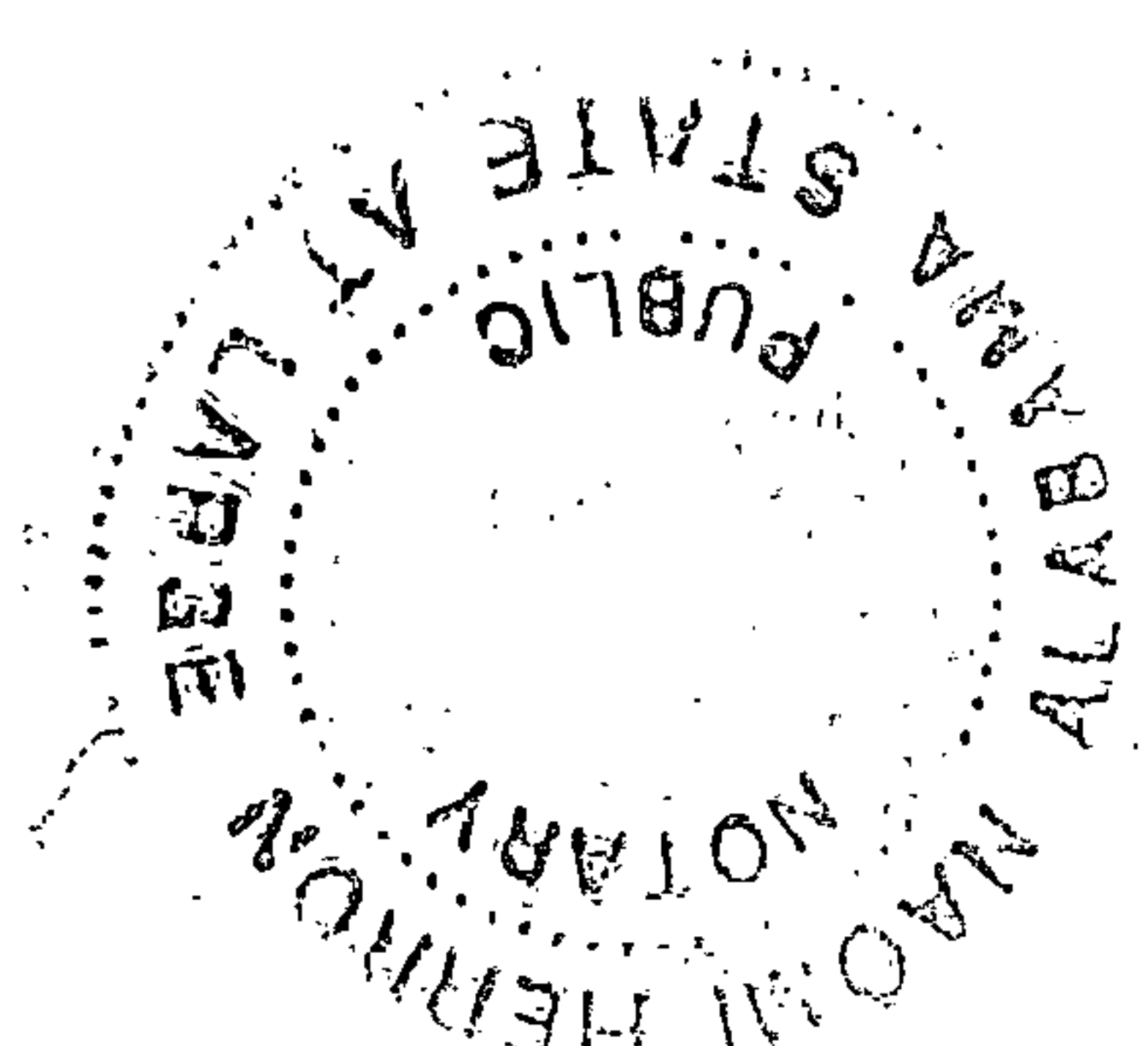
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State hereby certify that Clayton T. Sweeney, whose name as Closing Manager of Ridge Crest Homes, LLC, an Alabama limited liability company, is signed to the foregoing Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing Deed, he, as such Closing Manager, and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal of office this the 10th day of July, 2023.



NOTARY PUBLIC
My Commission Expires: 10/30/2024



NAOMI HERRON
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES OCT. 30, 2024

Real Estate Sales Validation Form

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

Grantor's Name Ridge Crest Homes, LLC
Mailing Address 215 Narrows Parkway, Suite C
Birmingham, AL 35242

Grantee's Name Yong Qun Wu
Mailing Address 2048 Adams Ridge Dr
Chelsea, AL 35043

Property Address 2048 Adams Ridge Dr
Chelsea, AL 35043

Date of Sale July 10, 2023

Total Purchase Price \$ 450,000.00

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



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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 _____

Ridge Crest Homes, LLC
Print by: Clayton T. Sweeney, Closing Manager

Unattested
(verified by)

Sign _____
(Grantor/Grantee/Owner/Agent) circle one