

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

Send Tax Notice To:
Scott Lowery and
Caroline Lowery
2072 Adams Ridge Dr
Chelsea, AL 35043


20230711000206440 1/3 \$543.00
Shelby Cnty Judge of Probate, AL
07/11/2023 01:41:22 PM FILED/CERT

STATE OF ALABAMA)

STATUTORY WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Five Hundred Fifteen Thousand and 00/100 (\$515,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Ridge Crest 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 GRANTEES, **Scott Lowery and Caroline Lowery** (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, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 4, 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 2022 and subsequent years not yet due and payable until October 1, 2022.
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.

\$370,000.00 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 LLC 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 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.

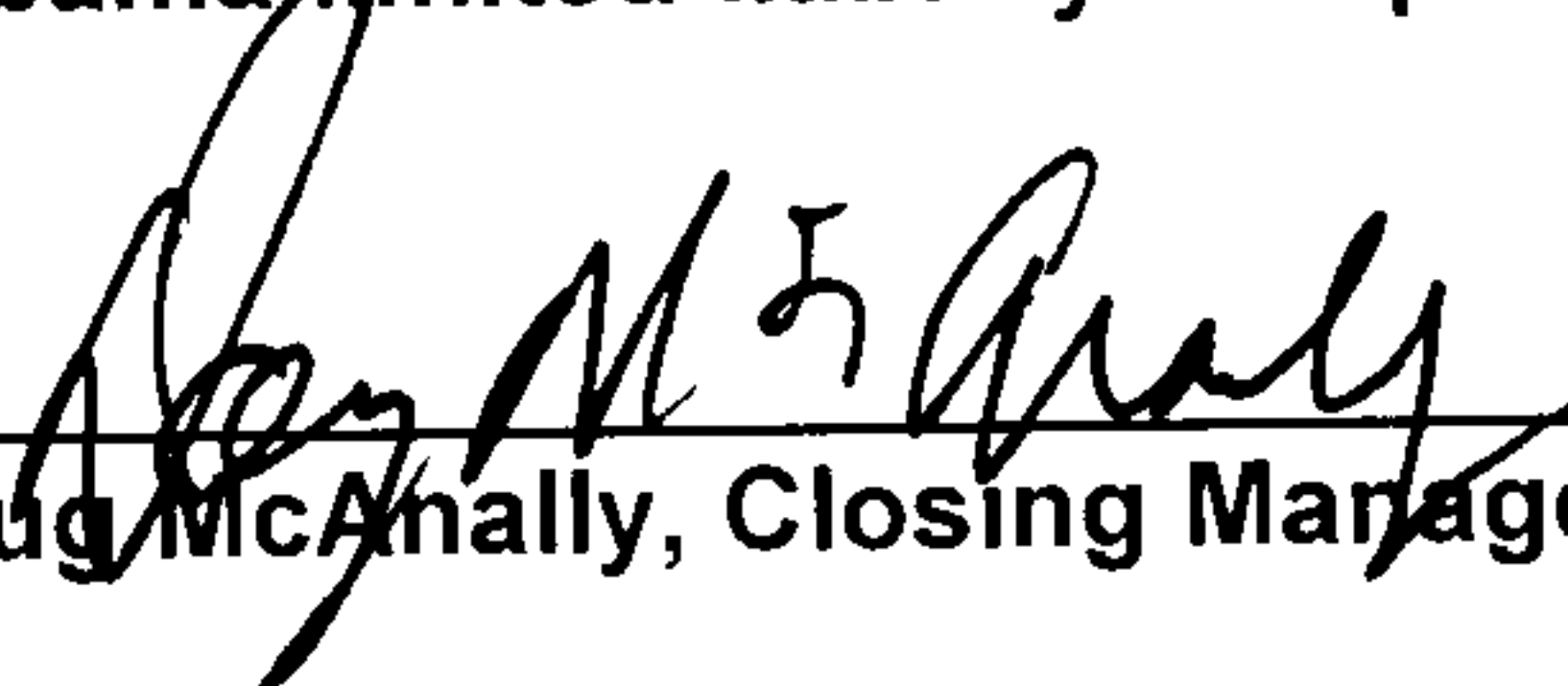
Shelby County, AL 07/11/2023
State of Alabama
Deed Tax: \$515.00

IN WITNESS WHEREOF, said GRANTOR has through its duly authorized representative hereinto set its hand and seal this the 5th day of July, 2023.

Ridge Crest Homes, LLC
an Alabama limited liability company



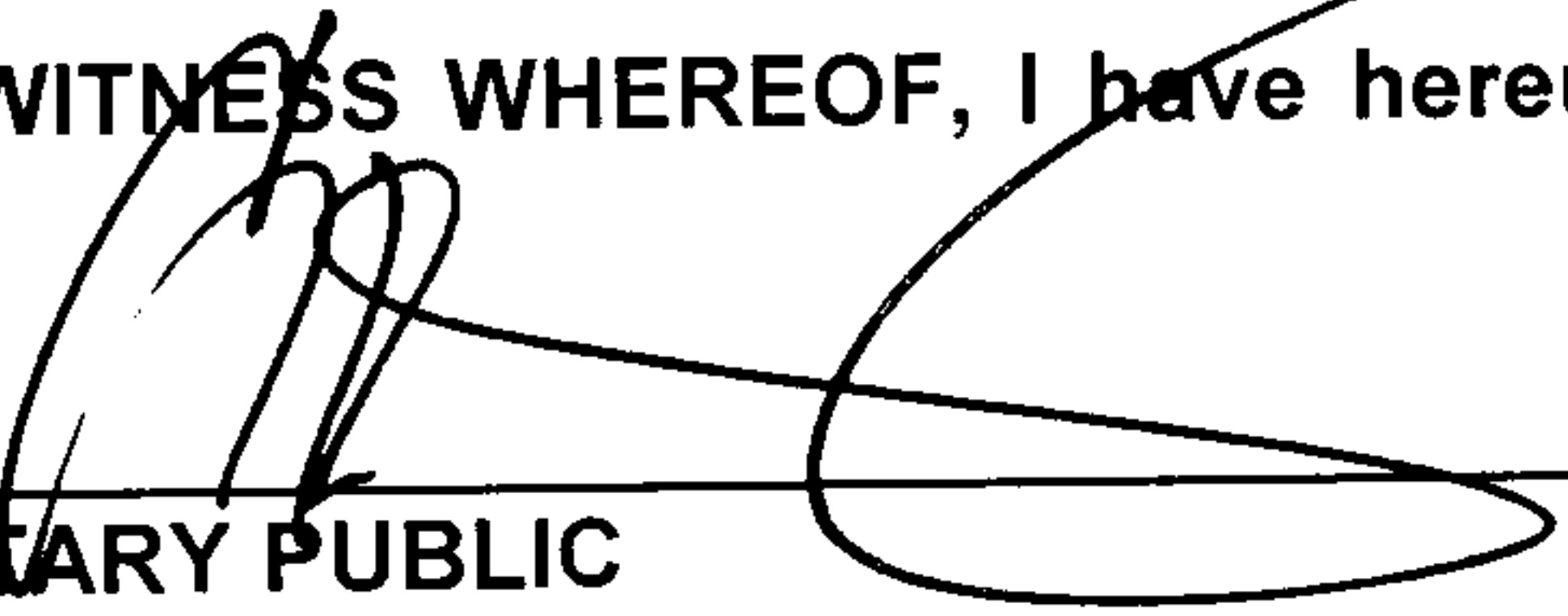
20230711000206440 2/3 \$543.00
Shelby Cnty Judge of Probate, AL
07/11/2023 01:41:22 PM FILED/CERT

By: 
Doug McNally, Closing Manager

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Doug McNally, Closing Manager of Ridge Crest 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 Closing 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 5th day of July, 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	Ridge Crest Homes, LLC	Grantee's Name	Scott Lowery and Caroline Lowery
Mailing Address	215 Narrows Parkway, Suite C Birmingham, AL 35242	Mailing Address	2072 Adams Ridge Dr Chelsea, AL 35043
Property Address	2072 Adams Ridge Dr Chelsea, AL 35043	Date of Sale	July 5, 2023
		Total Purchase Price	\$ 515,000.00
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$



20230711000206440 3/3 \$543.00
Shelby Cnty Judge of Probate, AL
07/11/2023 01:41:22 PM 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)

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

Ridge Crest Homes, LLC
Print by: Doug McAnally, Closing Manager

Unattested
(verified by)

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