

SEND TAX NOTICE TO:

Good Fellas Holdings LLC

10450 Hwy 280

Westover, AL 35147

20230717000211360

07/17/2023 08:06:51 AM

DEEDS 1/3

This instrument was prepared by
Edward Reisinger
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

Limited Liability Company Warranty Deed

STATE OF ALABAMA
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Two Hundred Sixty Five Thousand dollars & no cents (\$265,000.00)** to the undersigned grantor, **Craft Homes Construction LLC**, A Limited Liability Company, in hand paid by **Good Fellas Holdings LLC** hereinafter, Grantee(s) the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto the said Grantee(s) the following described real estate, situated in **Shelby County, Alabama**, to wit:

LOT 1, ACCORDING TO THE SURVEY OF BRANCH SIDES ACRES FILED IN PLAT BOOK 58, PAGE 11 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

This property does not constitute the homestead of the Grantor(s).

\$200,000. of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

Taxes for the year 2023 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 58, Page 11. Further Scrivener's Affidavit correcting the signature of owner filed in Instrument #20230620000183260.

No mobile or manufactured homes shall be allowed on any lot.

Minimum floor area shall be 2,000 square feet living area for a one-story residence and 2,500 square feet for a one-half story.

No boats, trailers, or recreational vehicles may be parked in any location that can be seen from the road for a period in excess of 48 hours, provided boats and recreational vehicles and like may be stored indefinitely if they are stored in such a manner that they are incapable of being seen by another lot or home site.

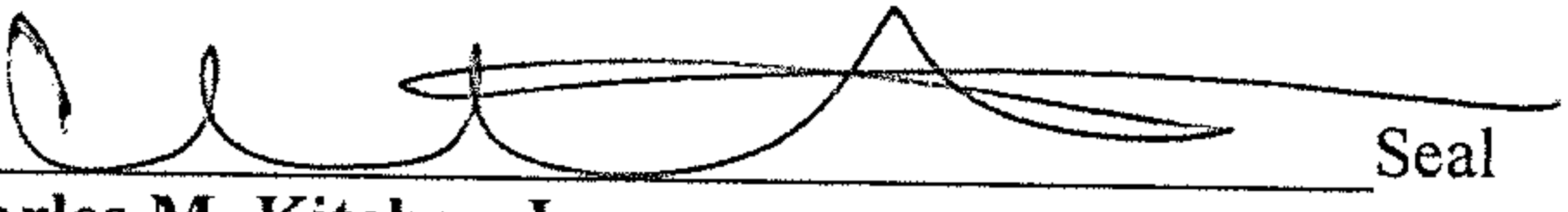
Any lot owner intending to install a fence along the Hwy 51 frontage portion of the lot must construct a four-rail split fence using square posts and 2"x 6" slats with a black finish, in order to maintain uniformity along the roadway.

TO HAVE AND TO HOLD To the said Grantee(s) his/her/their heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee(s) his/her/their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said Grantee(s) his/her/their heirs, executors and assigns forever, against the lawful claims of all persons.

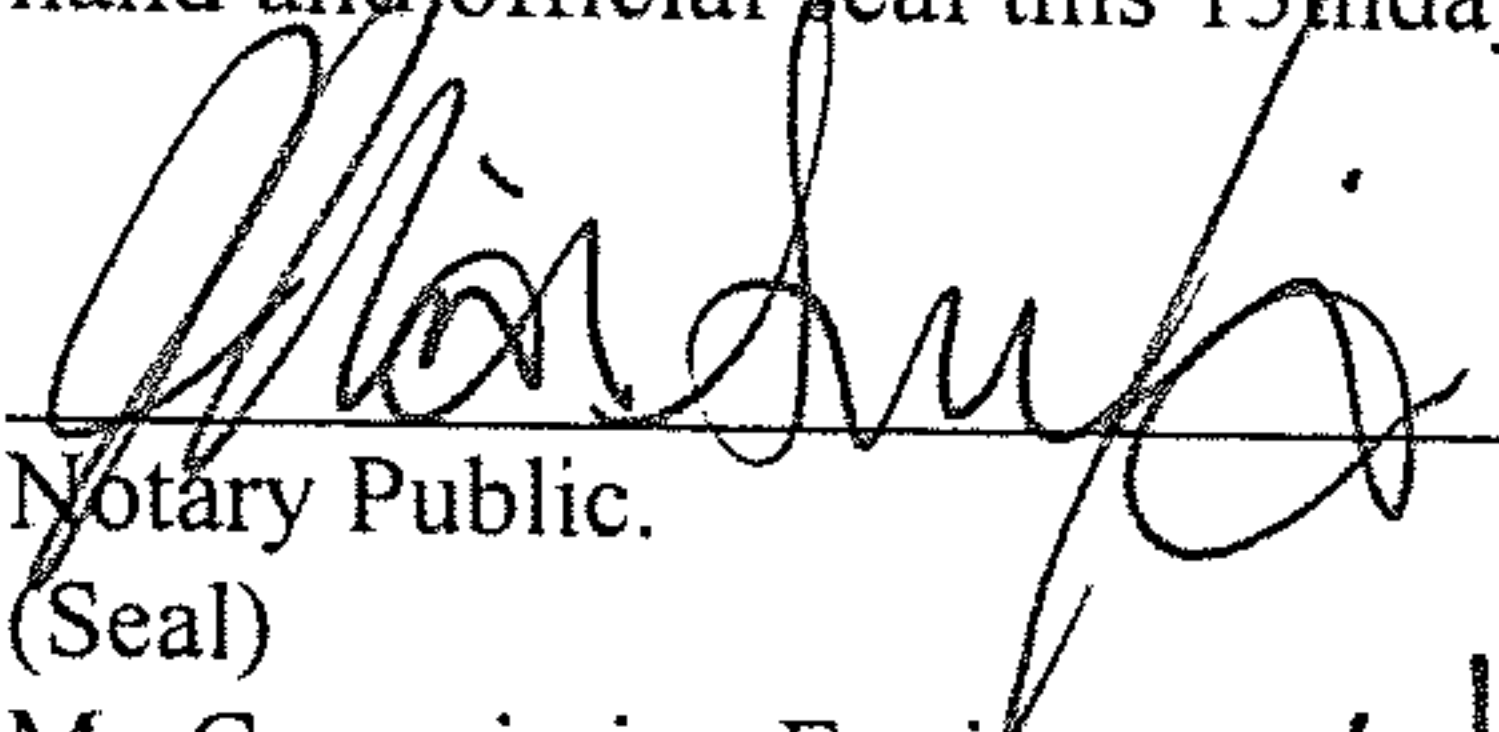
IN WITNESS WHEREOF, the said Grantor by its Member(s), who is authorized to execute this conveyance, has hereto set their signature(s) and seal, this **July 13, 2023**.

Craft Homes Construction LLC

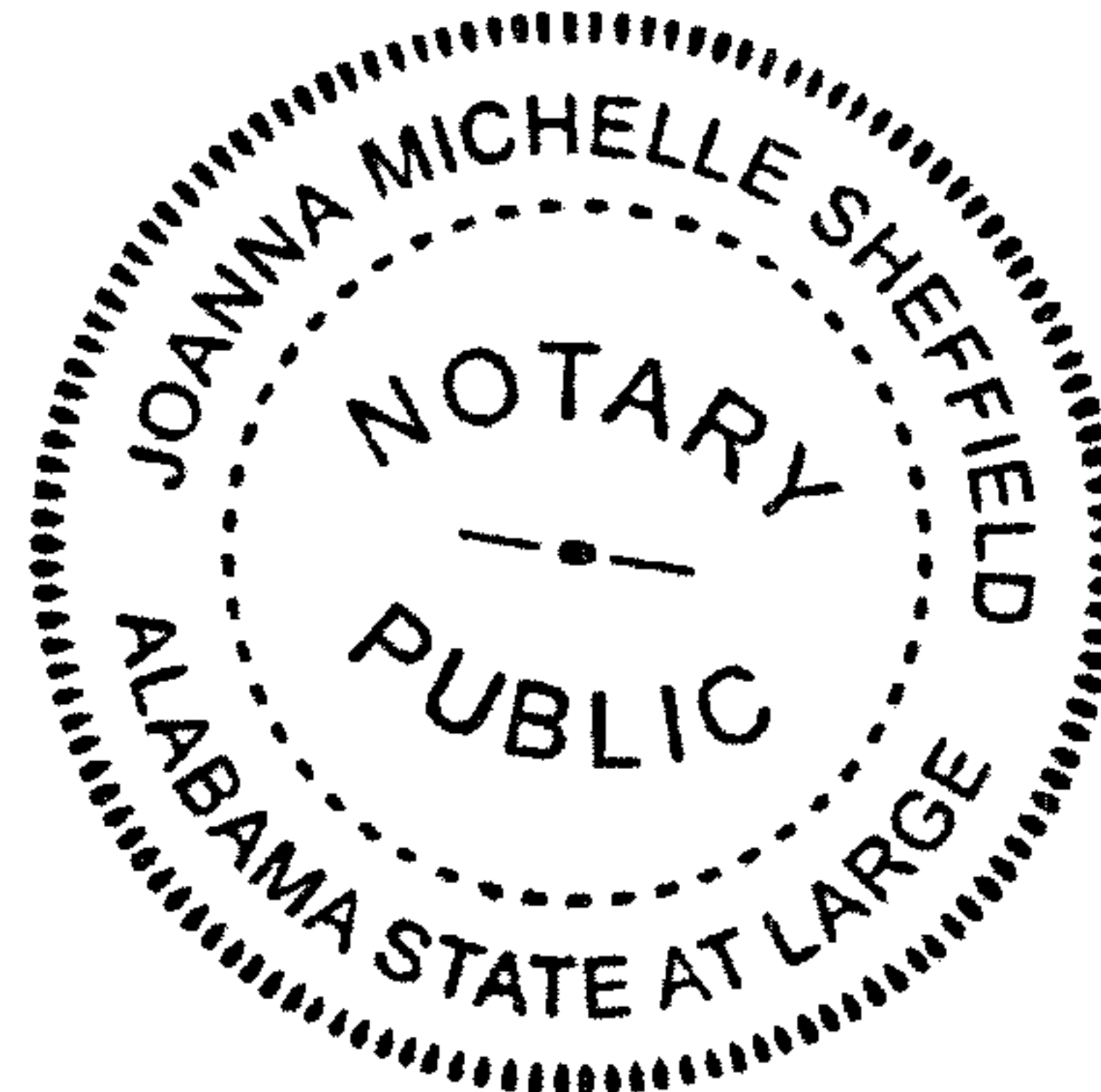
By:  Seal
Charles M. Kitchen Jr.
Sole Member

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Charles M. Kitchen Jr.** whose name as Sole Member, of **Craft Homes Construction LLC**, a Limited Liability Company 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/she, as such Member and with full authority, executed the same voluntarily for and as the act of said company. Given under my hand and official seal this 13th day of July, 2023.



Notary Public.
(Seal)
My Commission Expires: 6/12/2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/17/2023 08:06:51 AM
\$293.00 PAYGE
20230717000211360



Allen S. Bayl

Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name Craft Homes Construction LLC

Grantee's Name Good Fellas Holdings LLC

Mailing Address 4930 Hwy 51

Mailing Address 16450 Hwy 280

Wilsonville, AL 35186

Westover, AL 35147

Property Address Lot 1 Branchside Acres
Westover, Alabama 35147

Date of Sale 07/13/2023

Total Purchase Price \$265,000.00

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 _____

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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 responsibiliy of valuing proeprty 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 7/13/2023

Print Good Fellas Holdings LLC

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one