



20230929000292510 1/4 \$116.00
Shelby Cnty Judge of Probate, AL
09/29/2023 02:21:59 PM FILED/CERT

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

Send Tax Notice To:
Ridge Crest Homes, LLC
215 Narrows Parkway Suite C
Birmingham, AL 35242

STATE OF ALABAMA

)

:

STATUTORY WARRANTY DEED

COUNTY OF SHELBY

)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Eighty Five Thousand and 00/100 Dollars (\$85,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Brady Homes, LLC**, an Alabama limited liability company formerly known as Brady Residential Construction, LLC (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, **Ridge Crest Homes, LLC**, an Alabama limited liability company (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 22-70, according to the Survey of Highland Lakes, 22 Sector, Phase II, an Eddleman Community, as recorded in Map Book 36, Page 94 A-C, in the Probate Office of Shelby County, Alabama.

TOGETHER WITH non-exclusive easement to use the private roadways, common area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument 1994-07111; First Amendment to Declaration as recorded in Instrument 1996-17543 and Second Amendment to Declaration as recorded in Instrument 1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 22nd Sector, Phase II, recorded as Instrument 20060605000263860 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

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.

Subject to:

- (1) Ad Valorem taxes due and payable October 1, 2023 and all subsequent years thereafter, including any "roll-back taxes."
- (2) Public utility easements as shown by recorded plat, including any tree bufferline as shown on recorded plat.
- (3) Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, which provides, among other things, for an Association to be formed to assess and maintain the private roadways, etc. of the development; all of said covenants, restrictions and conditions being set out in instrument recorded as Instrument #1994-07111, First Amendment to Declaration as recorded in Instrument #1996-17543 and Second Amendment to Declaration Inst. #1999-31095, in said Probate Office of Shelby County, Alabama, along with Articles of Incorporation of Highland Lakes Residential Association, Inc. as recorded as Instrument 9402/3947, in the Office of the Judge of Probate of Jefferson County, Alabama.

Shelby County, AL 09/29/2023
State of Alabama
Deed Tax: \$85.00



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- (4) Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 21st Sector, Phase I & II, as recorded as Instrument #2004082000471390 and supplemented by Instrument 20060605000263860 in said Probate Office.
- (5) Subdivision restrictions, limitations and conditions as set out in Map Book 30, Page 6A & B, in said Probate Office.
- (6) Minerals and mining rights and rights, incident thereto and release of damages recorded in Instrument 1999-40620, in said Probate Office.
- (7) Subject to the provision of Sections 2.3 and 2.6 of the Declaration, the property shall be subject to the following minimum setbacks:
 - (a) Front setback: as per plot plan which must be approved by the ARC;
 - (b) Rear setback: 35 feet
 - (c) Side setback: 10 feet
- (8) Lake Easement Agreement executed by Highland Lakes Properties, Ltd. and Highland Lakes Development, Ltd., providing for easements, use by others, and maintenance of Lake property as shown by instrument recorded in Instrument #1993-15705, in the said Probate Office.
- (9) Easement(s) for ingress and egress to serve Highland Lakes Development executed by Highland Lakes Development, Ltd., to Highland Lakes Properties, Ltd., recorded as Instrument #1993-15704 in said Probate Office.
- (10) Cable Agreement set out in Inst. No. 1997-19422, in said Probate Office.
- (11) Release(s) of damages as set out in instrument(s) recorded in Inst. 1999-40618, in said Probate Office.
- (12) Underground Easement to Alabama Power Company as recorded in Instrument No.1997-19422, in said Probate Office.
- (13) Right(s) of Way(s) granted to Alabama Power Company by instrument(s) recorded in Book 111, Page 408, Book 109, Page 70; Book 149, page 380; Book 173, Page 364, Book 276, page 670, Book 134, page 408, Book 133, page 212, Book 133, page 210, Real Volume 31, page 355 and Instrument #1994-1186 in said Probate Office.
- (14) Right(s) of Way(s) granted to Shelby County, Alabama, by instrument(s) recorded in Deed Book 95, Page 503 and Deed Book 196, page 246 in said Probate Office.
- (15) , Right of Way to Birmingham Water and Sewer Board as recorded in Instrument 1998-34387; Instrument 20040311000126900 and Instrument 20041105000609930, in said Probate Office.
- (16) Conditions, Covenants, Agreements, Release of Damages, Restrictions, and Mineral and Mining Rights appearing of record in Instrument 20060609000273050, in said Probate Office.
- (17) Grant of easement with Restrictive Covenants granted to Alabama Power Company recorded in Instrument 2006020100052800

20230929000292510 3/4 \$116.00
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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, its successors and assigns, forever.

IN WITNESS WHEREOF, the undersigned Grantor, by and through its duly authorized member, has hereunto set its hand and seal on this the 29th day of September, 2023.

Brady Homes, LLC
an Alabama limited liability company

By: William David Brady
Its: Member

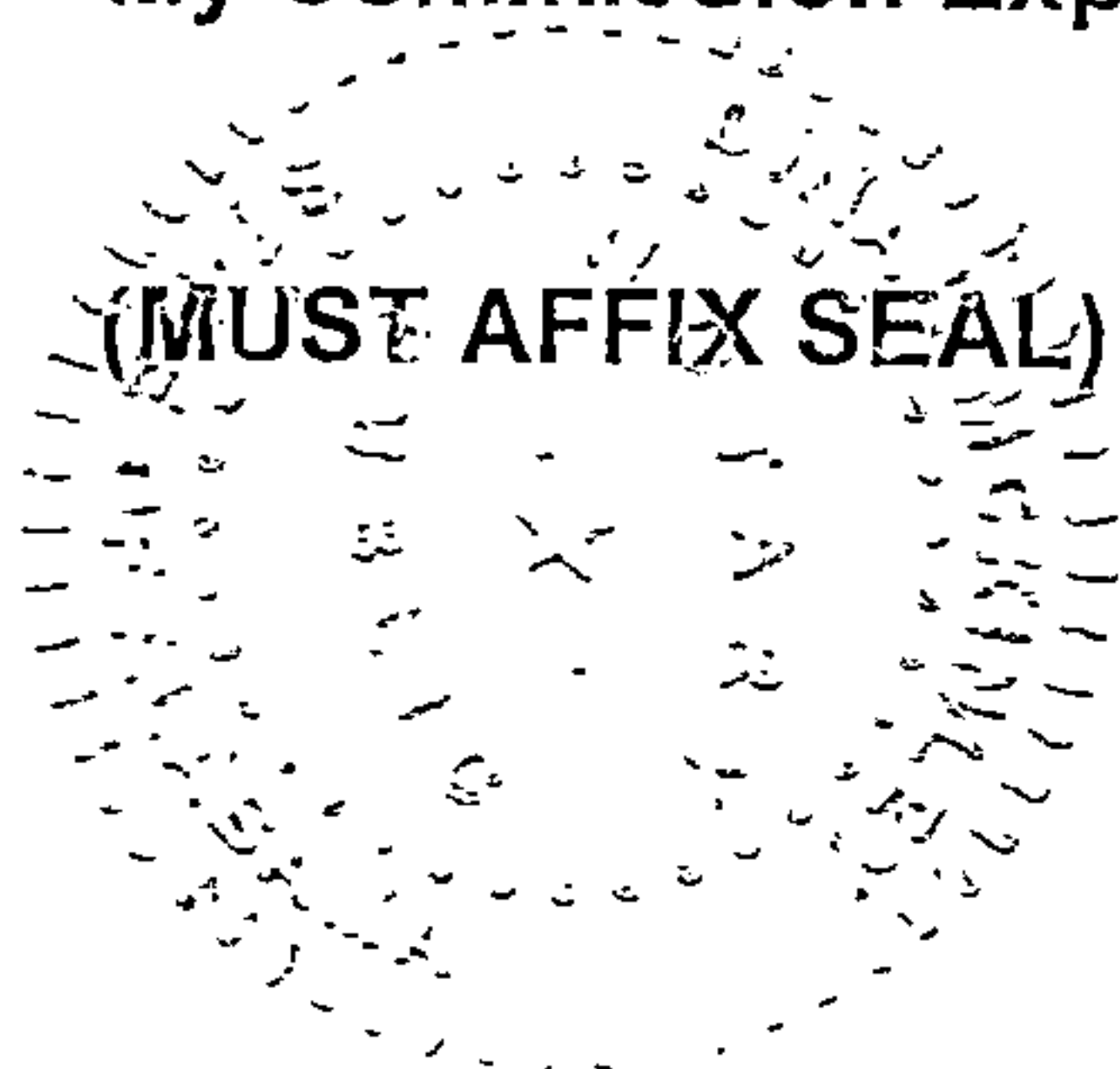
STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that William David Brady, whose name as Member of Brady 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 sole member 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 29th day of September, 2023.

D. B. McKinley
NOTARY PUBLIC
My Commission Expires: 12/13/2026

DINAH MCKINLEY
NOTARY PUBLIC
STATE OF ALABAMA



Real Estate Sales Validation Form

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

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

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

Property Address 1048 Drayton Way
Birmingham, AL 35242

Date of Sale September 29, 2023

Total Purchase Price \$ 85,000.00

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 9/29/2023

Brady Homes, LLC
Print by: William David Brady, Member

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one