

**SEND TAX NOTICE TO:**  
**Sandi Simmons**  
**115 Burnham Street**  
**Birmingham, Alabama 35242**

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

**WARRANTY DEED**

STATE OF ALABAMA

Shelby COUNTY

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **Eight Hundred Seventy Five Thousand dollars & no cents (\$875,000.00)**

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **William Ledbetter and Maria Dawn Ledbetter, husband and wife** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Sandi Simmons** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

**LOT 19-18, ACCORDING TO THE SURVEY OF MT. LAUREL, PHASE IIIB, SECTOR 1, AS RECORDED IN MAP BOOK 38, PAGE 26, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.**

Subject to:

Taxes for the year 2024 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 38, Page 26.

Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Inst. No. 2000-35579, amended by 1st Amendment thereto and recorded in Inst. No. 2000-38859 and re-recorded as Inst. No. 2000-36270, 2nd Amendment as recorded in Inst. No. 2000-38860 and 3rd Amendment as recorded in Inst. No. 2001-03681 and 4th Amendment as recorded in Inst. No. 20030213000091860 and 5th Amendment as recorded in Inst. No. 20030327000184530 and 6th Amendment as recorded in Inst. No. 20030327000184540 and 7th Amendment as recorded in Inst. No. 20030527000327720 and 8th Amendment in Inst. No. 20040413000191810 and 9th Amendment recorded in Inst. No. 20040623000340720 and 10th Amendment recorded in Inst. No. 20041015000569110 and 11th Amendment recorded in Inst. No. 20050714000352130 and 12th Amendment recorded in Instrument No. 20061219000616320 and 13th Amendment recorded in Instrument No. 20071022000487350 and 14th Amendment recorded in Instrument No. 20080718000289820

and 15th Amendment recorded in Instrument No. 20081219000470230 and Sixteenth Amendment recorded in Instrument No. 20091117000427120 and Seventeenth Amendment recorded in Instrument No. 20131021000415550 and Eighteenth Amendment recorded in Instrument No. 20140113000012710 and Nineteenth Amendment recorded in Instrument No. 20151002000346530 and Twentieth Amendment recorded in Instrument No. 20151029000376880 in the Probate Office.

Declaration of Charter, easements, covenants and restrictions of Mt. Laurel, a traditional Neighborhood Development as recorded in Inst. No. 2000-35580 and amended by 1st Amendment thereto and recorded in Inst. No. 2000-38859 and re-recorded as Inst. No. 2000-36270; 2nd Amendment as recorded in Inst. No. 2000-38860 and 3rd Amendment as recorded in Inst. No. 2001-03681 and 4th Amendment as recorded in Inst. No. 20030213000091860 and 5th Amendment as recorded in Inst. No. 20030327000184530 and 6th Amendment as recorded in Inst. No. 20030327000184540 and 7th Amendment as recorded in Inst. No. 20030527000327720 and 8th Amendment in Inst. No. 20040413000191810 and 9th Amendment recorded in Inst. No. 20040623000340720 and 10th Amendment recorded in Inst. No. 20041015000569110 and 11th Amendment recorded in Inst. No. 20050714000352130 with ratification recorded in Inst. No. 2000-41410 and Twelfth Amendment recorded as Instrument No. 20061219000616320 and Thirteenth Amendment recorded in Instrument No. 2007102200487350 and Fourteenth Amendment recorded in Instrument No. 20080718000289820 and Fifteenth Amendment recorded in Instrument No. 20081219000470230 in the Probate Office of Shelby County, Alabama.

Restrictive covenants and Grant of Land Easement for Underground Facilities as set forth in Instrument No. 2004091000504440, in Probate Office of Shelby County, Alabama.

Covenant & Agreement for Water Service as set forth in Book 235, Page 611, in Probate Office of Shelby County, Alabama.

Ratification & Confirmation Agreement as set forth in Instrument No. 2000-41410, in Probate Office of Shelby County, Alabama.

Memorandum of Sewer Service Agreement as set forth in Instrument No. 20121107000427740, in Probate Office of Shelby County, Alabama.

Grant of Land Easement to Marcus Cable Associates, LLC as set forth in Instrument No. 20101221000428650, in Probate Office of Shelby County, Alabama.

Mt Laurel Town Center Covenants as set forth in Instrument No. 20030327000184510 First amendment in Instrument No. 20040623000340730 & Second amendment in Instrument No. 20070405000154820, in Probate Office of Shelby County, Alabama.

Easements to Alabama Power Company as shown by instrument recorded in Instrument No. 20040910000504440 in the Probate Office.

Sewer Service agreement dated June 22, 1999 by and between Double Oak Water Reclamation, LLC and EBSO Development Company, Inc. as set out in Instrument No. 1999-35429 with ratification recorded in Instrument No. 2000-41410 in Probate Office and release of damages, restrictions, modifications, covenants, conditions, rights, privileges, immunities, as applicable, as set out in and referenced in deed (s) in Instrument #200623000302770 in the Probate Office.

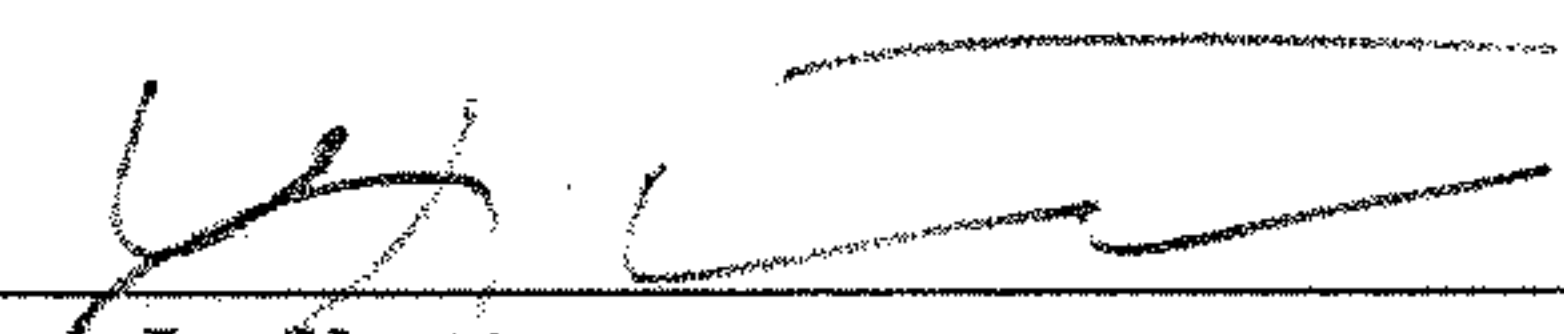
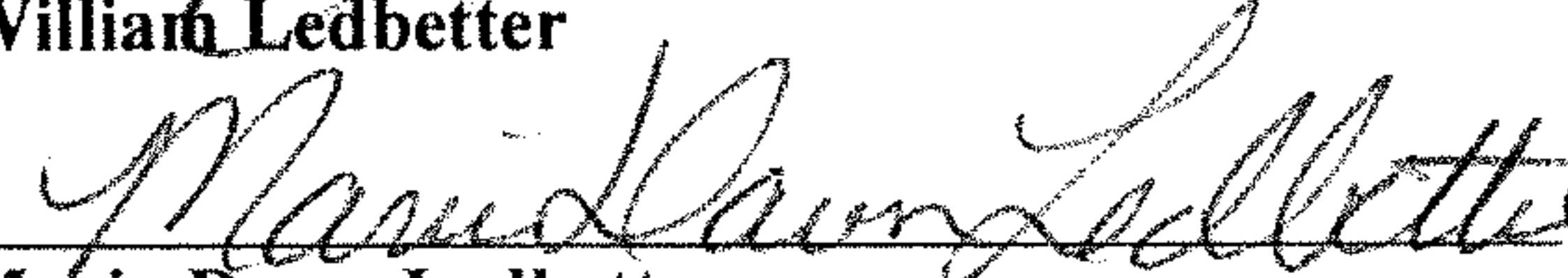
All matters as setout in that certain survey dated March 22, 2024, prepared by Robert Reynolds, Reynolds Surveying Co., Inc., Reg. No. 25657.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.



And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEES**, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said **GRANTEES**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this **April 2, 2024**.

  
 \_\_\_\_\_ (Seal)  
**William Ledbetter**  
  
 \_\_\_\_\_ (Seal)  
**Maria Dawn Ledbetter**

**STATE OF ALABAMA**

**General Acknowledgement**

**JEFFERSON COUNTY**

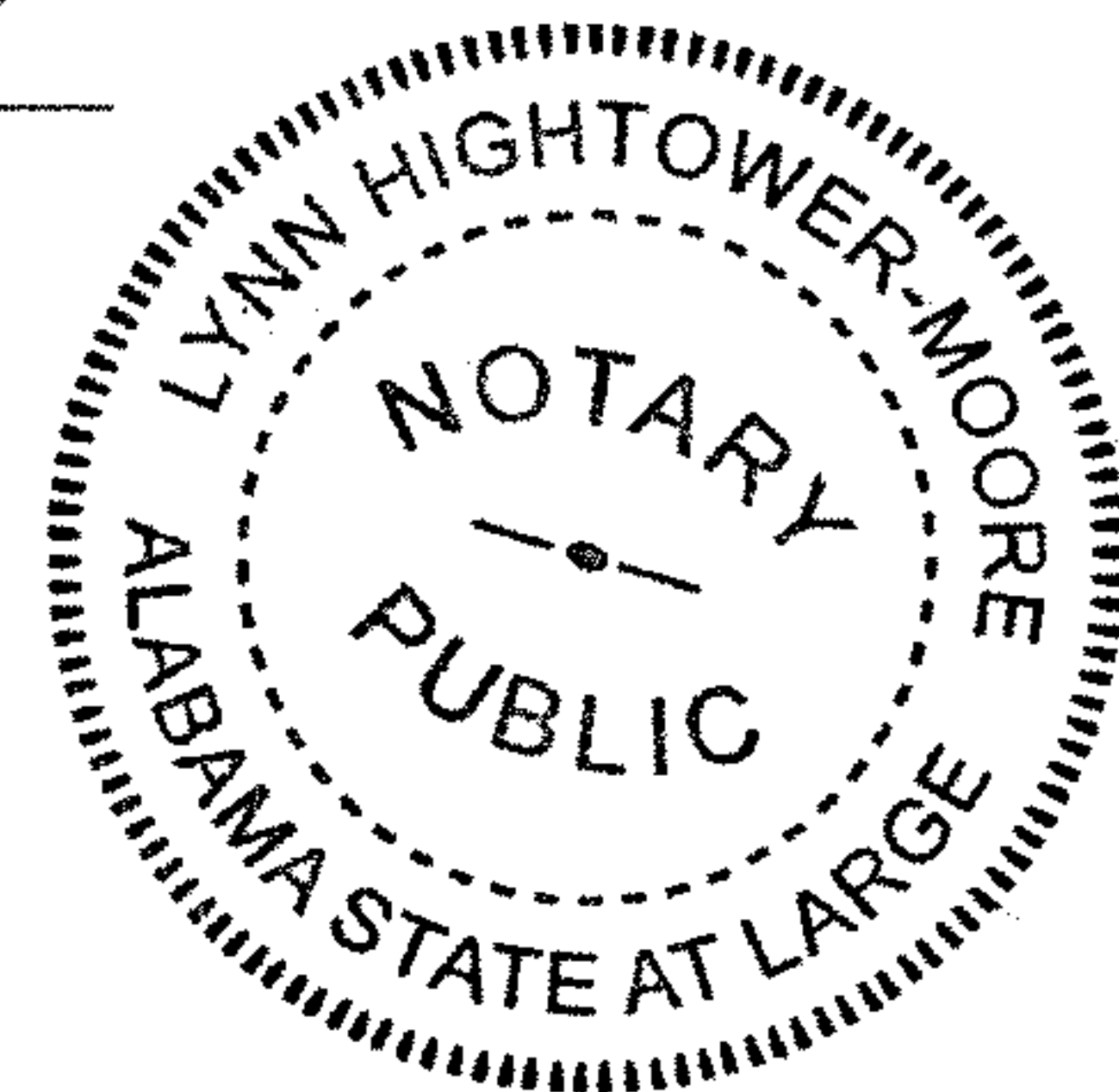
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **William Ledbetter and Maria Dawn Ledbetter, husband and wife**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of April, 2024

  
 \_\_\_\_\_  
 Notary Public.

(Seal)

My Commission Expires: 12-22-25





Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 04/02/2024 02:20:32 PM  
 \$906.00 PAYGE  
 20240402000090790

*Allen S. Byrd*

## 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 William Ledbetter and Maria Dawn  
 Ledbetter

Grantee's Name Sandi Simmons

Mailing Address PO Box 680339  
 Franklin, Tennessee 37068

Property Address 115 Burnham Street,  
 Birmingham, Alabama 35242

Mailing Address 115 Burnham Street  
 Birmingham, Alabama 35242

Date of Sale 04/02/2024

Total Purchase Price \$875,000.00

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 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 of 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 4-2-2024

Print Sandi Simmons

☐ Unattested

(verified by)

Sign

*Sandi Simmons*

(Grantor/Grantee/Owner/Agent) circle one