



20240403000092080 1/3 \$104.00
Shelby Cnty Judge of Probate, AL
04/03/2024 01:37:23 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: Clinton James Ruffin, Jr. and Cheryl P. Ruffin 301 Cedar Grove Ct Maylene, AL 35114
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STATE OF ALABAMA

COUNTY OF SHELBY

)
)
STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Five Hundred Sixty Thousand Nine Hundred Eleven and NO/100 Dollars (\$560,911.00)**, and other good and valuable consideration, this day in hand paid to the undersigned, **Embassy Homes, LLC, an Alabama limited liability company** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Clinton James Ruffin, Jr. and Cheryl P. Ruffin** (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 51, according to the Final Plat of Cedar Grove at Sterling Gate Sector 2, Phase 14, "The Enclave", as recorded in Map Book 54, Page 86 A & B, 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.

\$484,911.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Subject to:

1. Ad valorem taxes for the year 2024 and subsequent years not yet due and payable.
2. Building line(s), Easements and Restrictions as shown by recorded map in Map Book 54, Page 86 A and B.
3. Right of way granted to Shelby County recorded in Volume 76, Page 324, in the Probate Office of Shelby County, Alabama.
4. Right of way granted to Alabama Power Company recorded in Volume 280, Page 336 and Volume 280, Page 340, in the Probate Office of Shelby, Alabama.
5. Right of way granted to City of Alabaster, recorded in Instrument No. 2014-3151, in the Probate Office of Shelby County, Alabama.
6. Restrictions appearing of record in Instrument No. 2021-40348, in the Probate Office of Shelby County, Alabama.
7. Assignment of Developers Rights recorded in Instrument No. 20190927000353430, in the Probate Office of Shelby County.

Shelby County, AL 04/03/2024
State of Alabama
Deed Tax: \$76.00

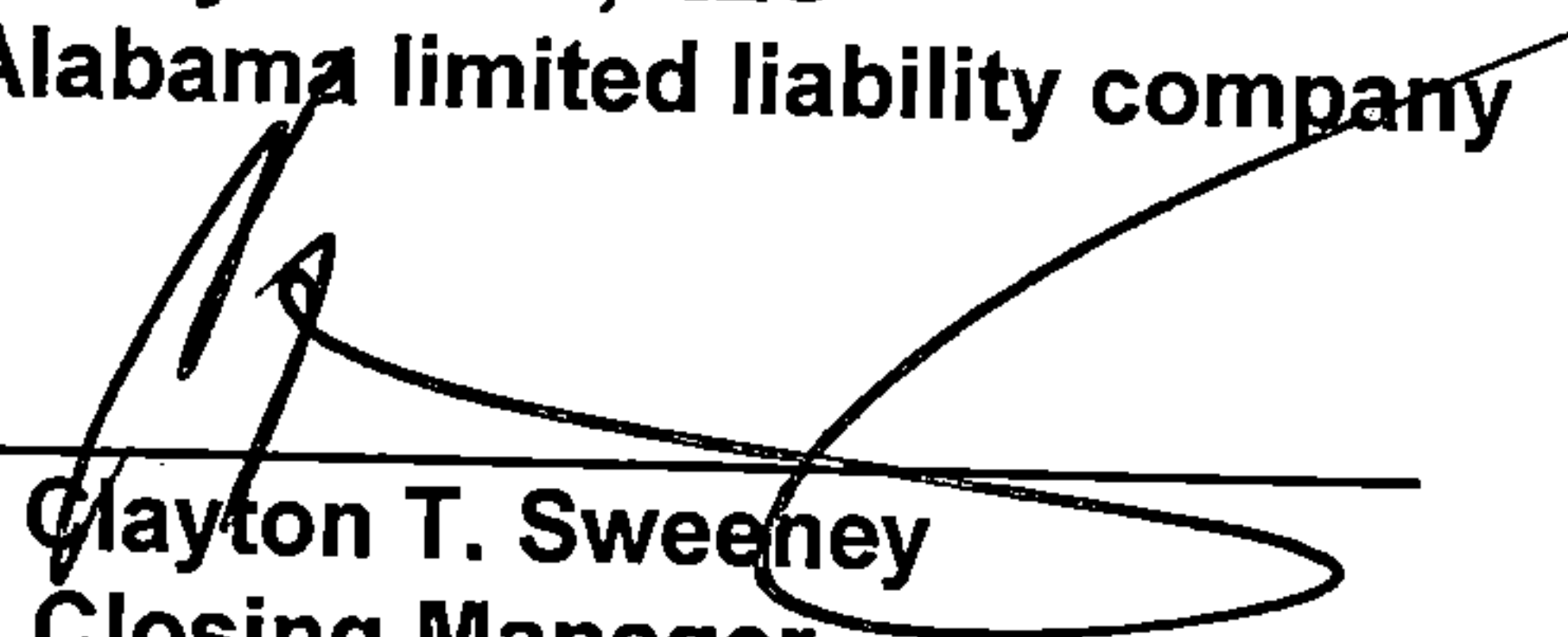


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TO HAVE AND TO HOLD, the property above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns, forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in the fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, said GRANTOR has through its duly authorized representative hereunto set its hand and seal this the **22nd** day of **March, 2024**.

Embassy Homes, LLC
an Alabama limited liability company

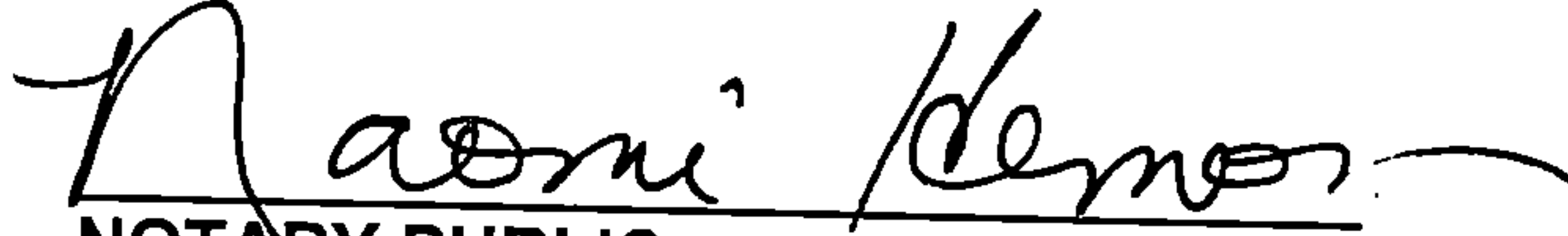
By: 
Its: **Clayton T. Sweeney**
Closing Manager

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

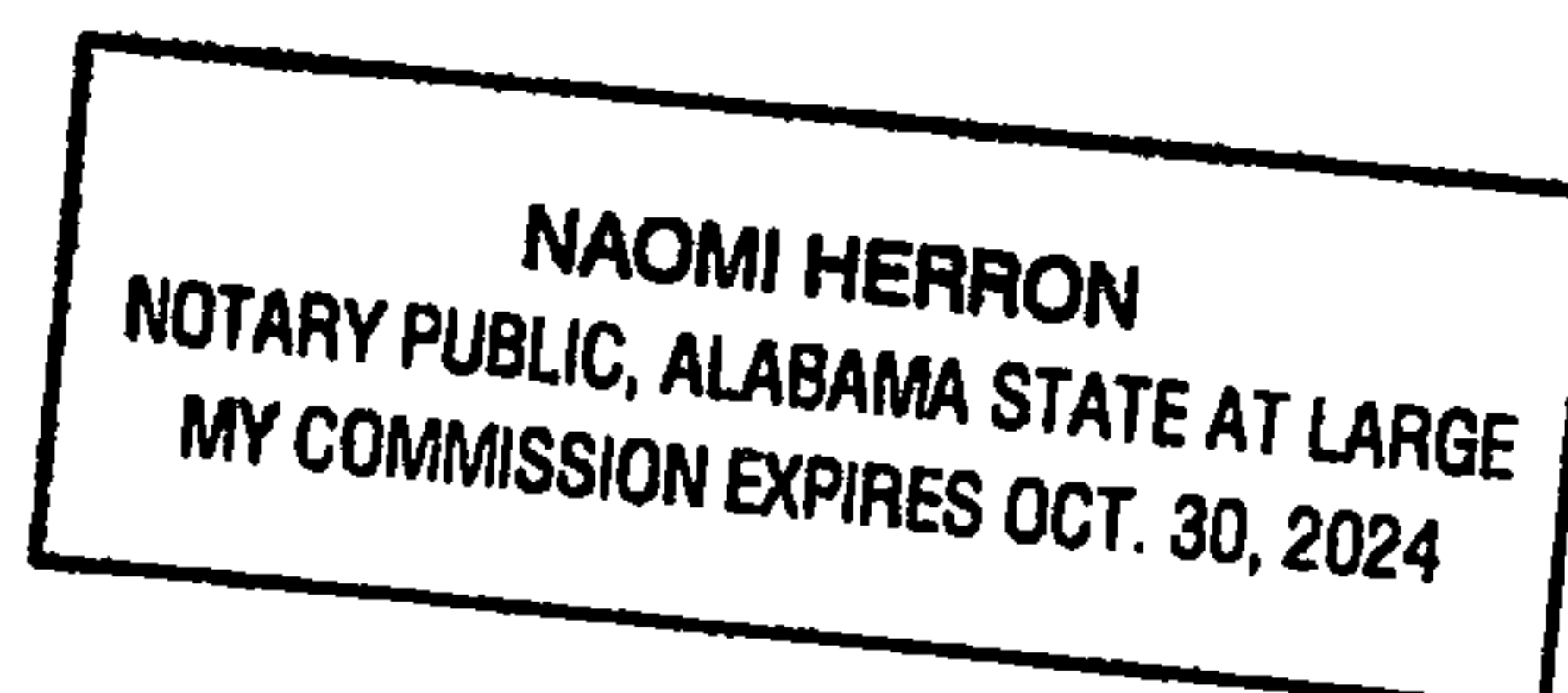
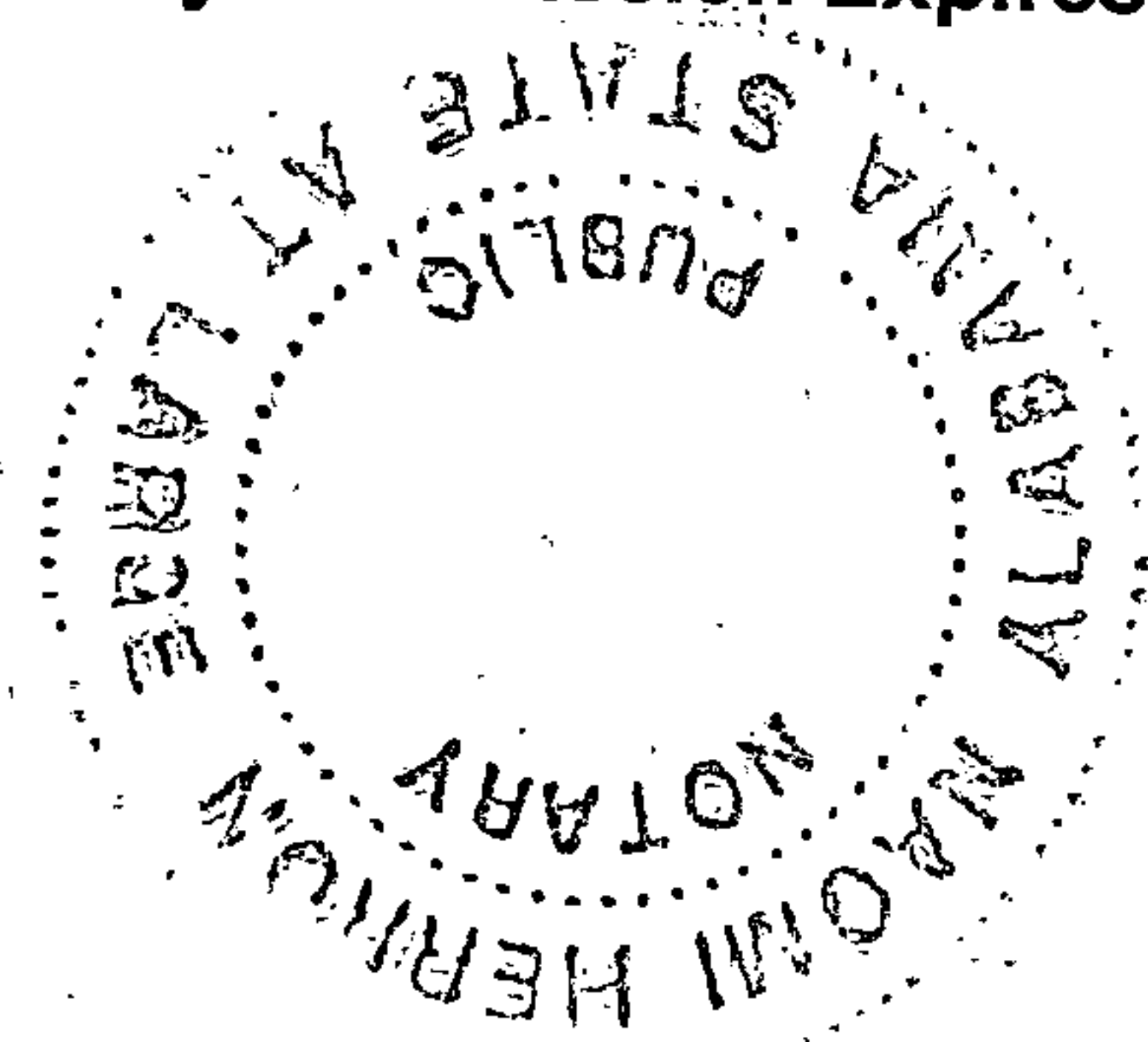
I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Clayton T. Sweeney, whose name as Closing Manager of Embassy Homes, LLC, an Alabama limited liability company is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, 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 22nd day of March, 2024.



NOTARY PUBLIC

My Commission Expires: 10/30/2024



Real Estate Sales Validation Form

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

Grantor's Name Embassy Homes, LLC

Grantee's Name

Clinton James Ruffin, Jr. and
Cheryl P. Ruffin

Mailing Address 5406 Hwy. 280, Ste. C101
Birmingham, AL 35242

Mailing Address

301 Cedar Grove Court
Maylene, AL 35114

Property Address 301 Cedar Grove Court
Maylene, AL 35114

Date of Sale March 22, 2024



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Total Purchase Price \$ 560,911.00

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

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 _____

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

Unattested

(verified by)

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