

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

Send Tax Notice To:
Edgar Alfredo Angel
307 Timber Ridge Trail
Alabaster, AL 35007



20240723000224870 1/3 \$45.50
Shelby Cnty Judge of Probate, AL
07/23/2024 09:31:50 AM 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 Eighteen Thousand and 00/100 (\$518,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Centennial 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 GRANTEE, **Edgar Alfredo Angel** (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 217, according to the Final Plat of Forest Ridge, Phase 2, as recorded in Map Book 32, Page 62, in the Probate Office of Shelby County, Alabama.

Subject To:

- 1) Ad valorem taxes for 2024 and subsequent years not yet due and payable until October 1, 2024.
- 2) Existing covenants and restrictions, easements, building lines and limitations of record.
- 3) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
- 4) Restrictions appearing of record in Inst. No. 2004-35551 and Inst. No. 2003-80760.

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.

\$500,711.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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, his heirs and assigns, in fee simple, forever.

Shelby County, AL 07/23/2024
State of Alabama
Deed Tax: \$17.50

IN WITNESS WHEREOF, said GRANTOR has through its duly authorized representative hereunto set its hand and seal this the 15th day of July, 2024.

Centennial Homes, LLC
an Alabama limited liability company

By: 
Scott A. Underwood
Its: Manager

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Scott A. Underwood, whose name as Manager of Centennial 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 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 15th day of July, 2024.


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 Centennial Homes, LLC
Mailing Address 847 Bishop Court
Birmingham, AL 35080

Grantee's Name Edgar Alfredo Angel
Mailing Address 307 Timber Ridge Trail
Alabaster, AL 35007

Property Address 307 Timber Ridge Trail
Alabaster, AL 35007

Date of Sale July 15, 2024

Total Purchase Price \$ 518,000.00

or

Actual Value \$

or

Assessor's Market Value \$



20240723000224870 3/3 \$45.50
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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 _____

Centennial Homes, LLC
Print By: Scott A. Underwood, Manager

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one