



20240724000227380 1/3 \$2918.00  
 Shelby Cnty Judge of Probate, AL  
 07/24/2024 10:10:00 AM FILED/CERT

This instrument was prepared by: Clayton T. Sweeney, Attorney 2700 Highway 280 East Suite 160 Birmingham, AL 35223		Send Tax Notice To: Steven J. McCord, Trustee Steven J. McCord 2011 Irrevocable Trust 119 Langston Place Hoover, AL 35242
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STATE OF ALABAMA )  
 ) **STATUTORY WARRANTY DEED**  
 COUNTY OF SHELBY )

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **Two Million Eight Hundred Ninety Thousand and NO/100 Dollars (\$2,890,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Rockwell Homes, LLC, an Alabama limited liability company** (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, **Steven J. McCord, Trustee of the Steven J. McCord 2011 Irrevocable Trust dated January 1, 2011, and any amendments thereto** (hereinafter referred to as GRANTEE), the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

**Lot 110, according to the Survey of Greystone Legacy, 1st Sector, as recorded in Map Book 26, Page 79 A and B, in the Probate Office of Shelby County, Alabama, Bessemer Division.**

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.

The Property is conveyed subject to the following:

1. Ad valorem taxes due and payable October 1, 2024 and for all subsequent years thereafter.
2. Easement(s) and building line(s) and restriction(s) as shown by record map.
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. Declaration of Covenants, Conditions and Restrictions recorded in Inst. No. 1999-50995 and Inst. No. 2007-376920.
5. Declaration of Easement recorded in Inst. No. 1999-50996.
6. Right of Way granted to Alabama Power Company recorded in Real 133, Page 551, Volume 246, Page 848; Real 142, Page 188; and Inst No. 2023-350020.
7. Declaration of Watershed Protective Covenants recorded in Inst. No. 2000-17644 and Inst. No. 2000-20625.
8. Reciprocal Easement Agreement recorded in Inst No 2001-38396 and Inst. No. 2004-102720.
9. Easement Agreement with Shelby County recorded in Inst No 2004-1560 and Inst. No. 2004 1570
10. Sanitary Sewer Service with SWWC Utilities, Inc. recorded in Inst. No. 2013-469370.

Shelby County, AL 07/24/2024  
 State of Alabama  
 Deed Tax: \$2890.00

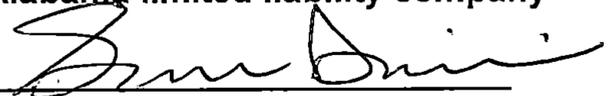


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TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, its successors, and assigns forever.

IN WITNESS WHEREOF, said GRANTOR has through its duly authorized representative hereunto set its hand and seal this the 19th day of July, 2024.

Rockwell Homes, LLC  
an Alabama limited liability company

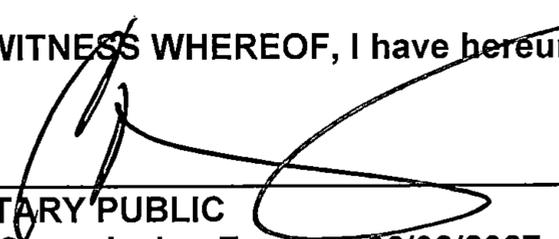
By:   
Sam Dariani  
Its: Sole Member

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Sam Dariani, whose name as Sole Member for Rockwell 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 19th day of July, 2024.

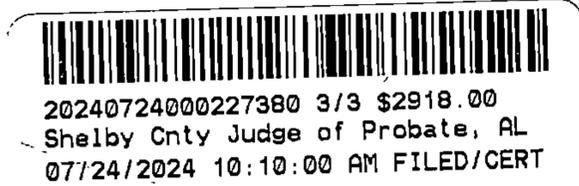
  
NOTARY PUBLIC  
My Commission Expires: 06/02/2027



**Real Estate Sales Validation Form**

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

Grantor's Name	Rockwell Homes, LLC	Grantee's Name	Steven J. McCord 2011 Irrevocable Trust
Mailing Address	PO Box 660943 Birmingham, AL 35266	Mailing Address	119 Langston Place Hoover, AL 35242
Property Address	119 Langston Place Hoover, AL 35242	Date of Sale	<u>July 19, 2024</u>
		Total Purchase Price	<u>\$2,890,000.00</u>
		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)

- |   |  |
|---|--|
| <input type="checkbox"/> Bill of Sale                 | <input type="checkbox"/> Appraisal                           |
| <input type="checkbox"/> Sales Contract               | <input type="checkbox"/> Other – Tax assessor's market value |
| <input checked="" type="checkbox"/> Closing Statement | <input type="checkbox"/> 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 \_\_\_\_\_

Rockwell Homes, LLC  7/19/24  
 Print Sam Dariani, Sole Member

\_\_\_\_\_  
Unattested Sign  
(verified by)

\_\_\_\_\_  
(Grantor/Grantee/Owner/Agent) circle one