

Document Prepared By:  
**Shannon R. Crull, P. C.**  
3009 Firefighter Lane  
Birmingham, Alabama 35209

Send Tax Notice To:

Ashley Saggus  
222 Cambrian Ridge Trail  
Pelham, AL 35124

**GENERAL WARRANTY DEED**

State of Alabama  
County of Shelby

That in consideration of the sum of TWO HUNDRED THIRTY THOUSAND AND 00/100 (\$230,000.00) and other good and valuable consideration to the undersigned grantor, 1611 Ridge Rd LLC, an Alabama Limited Liability Company (herein referred to as Grantor) in hand paid by the grantee(s) herein, the receipt of which is hereby acknowledged, the said Grantor does hereby these presents, grant, bargain, sell, and convey unto Ashley Saggus (herein referred to as Grantee(s) whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

**Lot 12, according to the survey of Cambrian Ridge, as recorded in Map Book 21, Page 8, in the Office of the Judge of Probate of Shelby County, Alabama.**

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$170,000.00 of the above consideration was secured by and through the purchase money mortgage closed herewith.

TO HAVE AND HOLD the said tract or parcel of land unto the said Grantee(s), his/her/their heirs, successors and assigns forever.

And Grantor does for itself and for its successors and assigns covenant with the said grantee(s), his/her/their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said grantee(s), his/her/their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said 1611 Ridge Rd LLC by its Authorized Agent, who is authorized to execute this conveyance, has hereto set signature and seal on the date stated in the notary acknowledgement, to be effective as of the 24th day of July, 2024

1611 Ridge Rd LLC, an Alabama Limited Liability Company

By: John Padgett  
John Padgett, Authorized Agent

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public, in and for said County in said State, hereby certify that John Padgett, whose name as Authorized Agent of 1611 Ridge Rd 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 Authorized Agent and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and seal this 22nd day of July, 2024.

Adam Morris  
Notary Public

My Commission Expires: 6/22/25



