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

Send Tax Notice To:

Ashley Saggus
222 Cambrian Lidge Train
Pelhan, AL 25124

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.

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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: //w/______

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 22 V day of July, 2024.

Notary Public

My Commission Expires: 6 22

Real Estate Sales Validation Form

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

Grantor's Name	1611 Ridge Rd LLC		Grantee's Name	Ashley Saggus
Mailing Address	_3601 Cumberland Trace		Mailing Address	722 Cambrian Ridge Train Pelham AL 35124
	_Meadowbrook, AL 35242			- CUMM/M - 501-
Property Address	222 Cambrian Ridge Trail Pelham, AL 35124		Date of Sale Total Purchase Price Or	July 24, 2024 \$230,000.00
			Actual Value Or	<u>S</u>
			Assessor's Market Value	e <u>\$</u>
	ce or actual value claimed on this not of documentary evidence is not		erified in the followi	ng documentary evidence: (check
Bill of Sal Sales Con Closing Sta		Appraisal Other:		
	document presented for recordat.	ion contains al	l of the required info	ormation referenced above, the filing
		Instructio	ns	
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.				
valuation, of the p	property as determined by the loca	ıl official charg	ged with the respons	market value, excluding current use ibility of valuing property for le of Alabama 1975 § 40-22-1 (h).
further understand	t of my knowledge and belief that I that any false statements claimed 1975 § 40-22-1 (h).			document is true and accurate. I position of the penalty indicated in
Date 7	· · · · · · · · · · · · · · · · · · ·		1 - Wa	
Unattested			Sign	
	(verified by) Filed and Recorded			ee/ Owner/Agent) circle one
15	Official Public Records	o Compt-	\	
	Judge of Probate, Shelby County Alabam Clerk Shelby County, AL	a, County		Form RT-1

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