20241021000328860 1/3 \$156.00 Shelby Cnty Judge of Probate, AL 10/21/2024 10:40:54 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: Kevin Jacob Beebout and Kayla Danielle Beebout 2357 Old Gould Run Hoover, AL 35244

STATE OF ALABAMA)	
		STATUTORY WARRANTY DEED
COUNTY OF SHELBY)	

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Six Hundred Thirty Nine Thousand Nine Hundred and NO/100 Dollars (\$639,900.00), and other good and valuable consideration, this day in hand paid to the undersigned Embridge 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, Kevin Jacob Beebout and Kayla Danielle Beebout 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 (hereinafter referred to as GRANTEES), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 974, according to the Survey of Amended Plat Lake Wilborn Phase 7, as recorded in Map Book 58, Pages 18A, B and C, 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.

\$511,920.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

SUBJECT TO:

- 1. Ad valorem taxes for 2025 and subsequent years not yet due and payable until October 1, 2025.
- 2. Existing covenants and restrictions, easements, building lines and limitations of record.
- 3. Grant of land Easement in Land for an Underground Subdivision in favor of Alabama Power Company as recorded in Instrument #2018-23048.
- 4. Easement Agreement between United States Steel Corporation and P.R. Wilborn, LLC recorded in Shelby County Instrument #2016-5873 as amended in Instrument #2018-15448.
- 5. Reservation and Grant of Easements and Restrictive Covenants as recorded in that deed from United States Steel Corporation to P. R. Wilborn, LLC as recorded in Shelby County Instrument #2016-5874 as amended by Instrument #2018-15451.
- 6. Lake Wilborn Residential Declaration of Covenants, Conditions and Restrictions as recorded in Shelby County Instrument #2017-33399 as amended from time to time to add additional property (this sector added by the 19th Amendment recorded in Instrument #2023-13871).
- 7. All easements, set back lines, water lines, restrictions, sanitary sewer, variable sanitary sewer easement and common areas as set forth in Map Book 58 Pages 18A, B, and C.
- 8. Railroad right of way as set forth in DT page 655 and Deed Book 11, page 344.
- 9. Railroad right of way as set for in Deed Book 311, Pages 295, 297, 301 and 303.
- 10. Easement to US Sprint Communications Company as recorded in Real Book 323, Page 338.
- 11. Right of way to Alabama Power Company as recorded in Deed 239, page 539.
- 12. Declaration of Restrictive Covenants as recorded in Instrument #2023-8766.
- 13. Walkway easement as described in Instrument #2016-5874.
- 14. Transmission Line Permit granted to Alabama Power Company as set forth in Deed Book 138 page 91, Deed Book 138 page 91.
- 15. Grant of Easement in land for Underground Subdivision in favor of Alabama Power Company as recorded in Instrument #2018-23048.

Shelby County, AL 10/21/2024 State of Alabama Deed Tax: \$128.00



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- 16. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including right set in Deed Book 4, Page 60; Deed Book 17, Page 1; Deed Book 205, Page 698; Deed Book 112, Page 876 as corrected by Real 328, Page 1; Book 180, Page 715; Real Book 247, Page 599; Real Book 247, Page 636; Real Book 370, Page 923; Instrument #2000-31941 and Instrument #2002-22980, as recorded in Bessemer Volume 326, Page 101, in the Probate Office of Shelby County, Alabama.
- 17. Boundary line agreement as recorded in Deed Book 183, Page 39.
- 18. Conditions, restrictions, easements and reservations as contained in that deed from U.S. Steel to P.R. Wilborn, LLC as recorded in Instrument #2016-5874.
- 19. Mineral and mining rights and rights incident thereto including release of damages as contained in that deed from U.S. Steel to P.R. Wilborn, LLC as recorded in Instrument #2016-5874.
- 20. Easement to Sprint Communications Company as recorded in Instrument #2012-5328.
- 21. Right of way to Alabama Power Company through condemnation proceedings filed in Case No. 27-254 and Case No. 28-57.

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 GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

IN WITNESS WHEREOF, said GRANTOR has through its duly authorized representative hereunto set its hand and seal this the 11th day of October, 2024.

Embridge Homes, LLC an Alabama limited liability company

By: Clayton/T. Sweeney Its: 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 Embridge 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 11th day of October, 2024.

NOTARY PUBLIC

My Commission Expires: 10/30/2024

NAOMI HERRON

NOTARY PURLIC, ALABAMA STATE AT LARGE

MY COMM SSION EXPIRES OCT. 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	Embridge Homes, LLC	Grantee's Name	Kevin Jacob Beebout and Kayla Danielle Beebout
Mailing Address	215 Narrows Parkway Ste. C Birmingham, AL 35242	Mailing Address	2357 Old Gould Run Hoover, AL 35244
			. 10010., . 12 002 , 1
Property Address	2357 Old Gould Run Hoover, AL 35244	Date of Sale	<u>October 11, 2024</u>
		Total Purchase Price	<u>\$ 639,900.00</u>
		or	<u> </u>
	20241021000328860 3/3 \$156.00 Shelby Cnty Judge of Probate, AL 10/21/2024 10:40:54 AM FILED/CERT	Actual Value	\$
		or Assessor's Market Value	\$
The purchase price of (check one) (Record	actual value claimed on this form can be ation of documentary evidence is not req	e verified in the following docume uired)	ntary evidence:
☐ Bill of Sale☐ Sales Contract☑ Closing Statemen	†	☐ Appraisal ☐ Other ☐ Deed	·
If the conveyance docis not required.	ument presented for recordation contains	s all of the required information re	eferenced above, the filing of this form
Grantor's name and mailing address.	In mailing address - provide the name of	structions the person or persons conveying	ng interest to property and their current
	nailing address - provide the name of the	person or persons to whom inter	rest to property is being conveyed
	e physical address of the property being		
Total purchase price - offered for record.	the total amount paid for the purchase of	of the property, both real and pers	sonal, being conveyed by the instrument
Actual value - if the prooffered for record. This	operty is not being sold, the true value of may be evidenced by an appraisal cond	f the property, both real and pers ducted by a licensed appraiser or	sonal, being conveyed by the instrument the assessor's current market value.
the property as detern	and the value must be determined, the nined by the local official charged with the penalized pursuant to Code of Alabam	e responsibility of valuing proper	alue, excluding current use valuation, of ty for property tax purposes will be used
l attest, to the best of that any false statements (h).	my knowledge and belief that the information of the	tion contained in this document is e imposition of the penalty indica	s true and accurate. I further understand ted in <u>Code of Alabama 1975</u> § 40-22-1
Date		Embridge Homes, LLC Print <u>by: Clayton T. Sweene</u>	
		7	
Unattested		Sign	
	(verified by)	Grantor/Grantee/C	Owner/Agent) circle one