

20241105000344400 1/3 \$108.00  
Shelby Cnty Judge of Probate, AL  
11/05/2024 08:27:35 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:  
Alpha Construction Services, LLC  
8032 Eagle Crest Lane  
Birmingham, AL 35242

STATE OF ALABAMA )

**GENERAL WARRANTY DEED**

COUNTY OF SHELBY )

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **Eighty Thousand and No/100 (\$80,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Eagle's Nest Development, 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, **Alpha Construction Services, LLC, an Alabama limited liability company** hereinafter referred to as GRANTEE) successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 13, according to the Survey of Eagle Nest, as recorded in Map Book 50, Page 7, 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.

Subject To:

Ad valorem taxes for 2025 and subsequent years not yet due and payable until October 1, 2025.

Existing covenants and restrictions, easements, building lines and limitations of record.

All of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

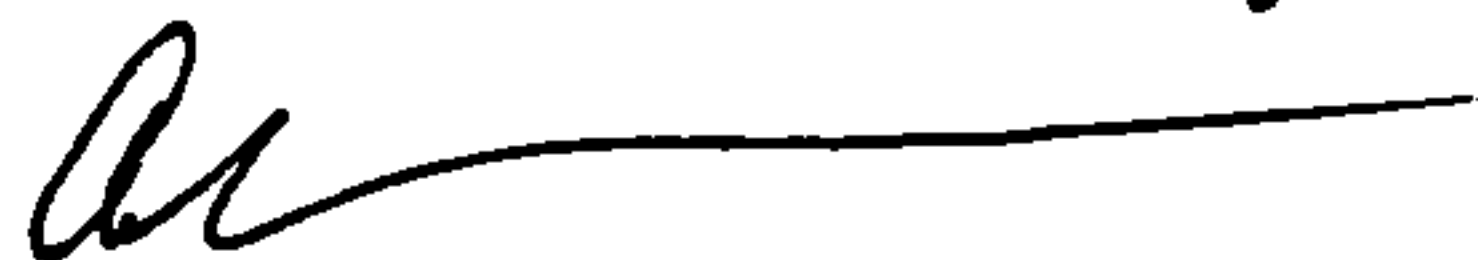
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns in fee simple, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors and assigns covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; that GRANTOR has a good right to sell and convey the said Real Estate; and that GRANTOR will, and GRANTOR'S heirs, executors, personal representatives and assigns shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns, forever against the lawful claims of all persons.

Shelby County, AL 11/05/2024  
State of Alabama  
Deed Tax: \$80.00

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the **25th** day of **October, 2024**.

**Eagle's Nest Development, LLC**  
**an Alabama limited liability company**



**By: Ashley Colburn**  
**Its: Sole Member**



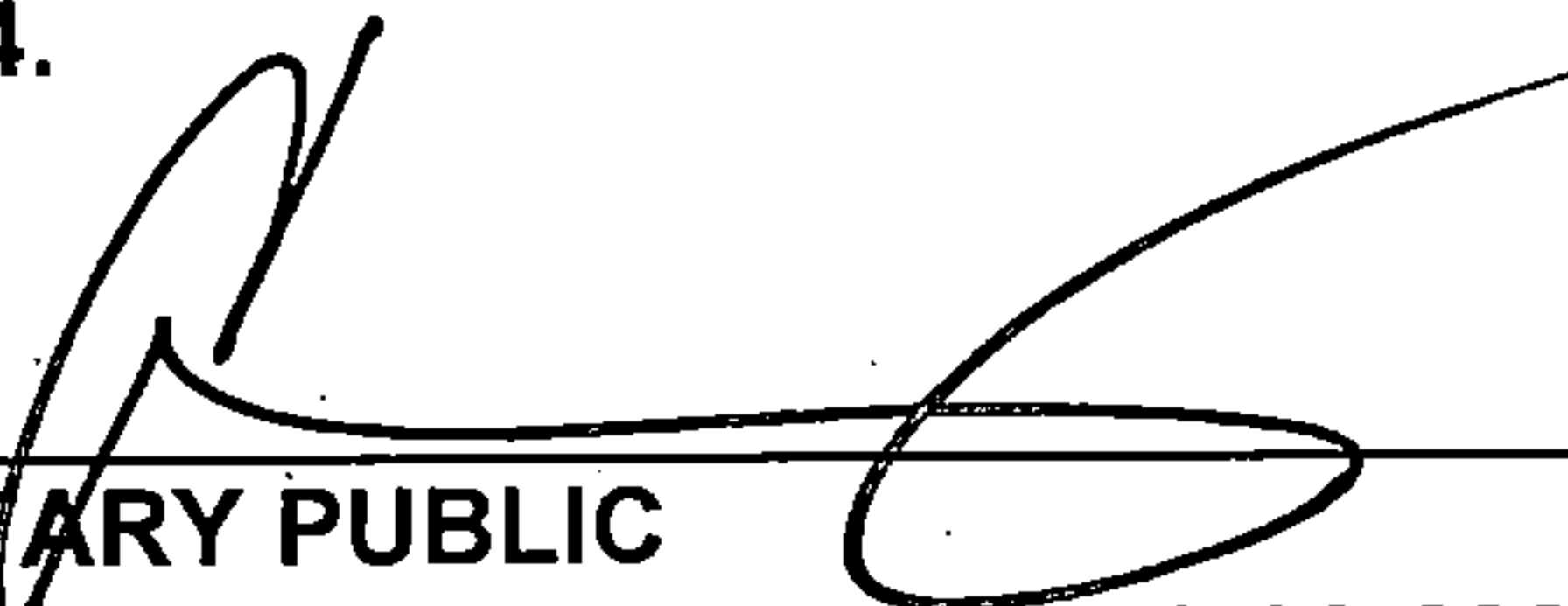
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**STATE OF ALABAMA)**

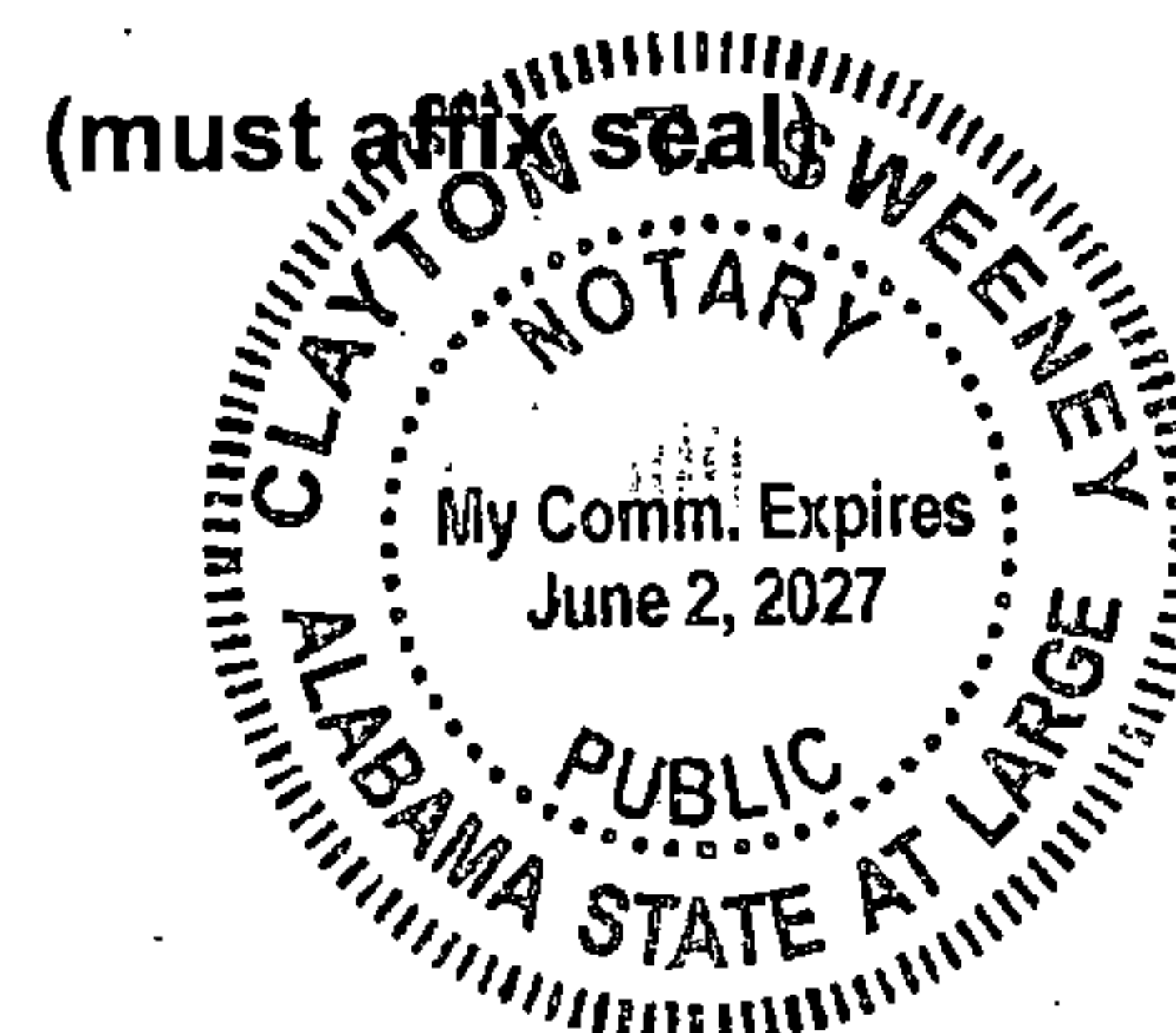
**COUNTY OF JEFFERSON)**

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Ashley Colburn whose name as Sole Member of Eagle's Nest Development 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 25th day of October, 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 Eagles' Nest Development, LLC

Grantee's Name Alpha Construction Services, LLC

Mailing Address 8455 Scott Drive  
Trussville, AL 35173

Mailing Address 8032 Eagle Crest Lane  
Birmingham, AL 35242

Property Address 8000 Eagle Crest Ln  
Birmingham, AL 35042

Date of Sale October 25, 2024

Total Purchase Price \$ 80,000.00

or

Actual Value \$

or

Assessor's Market Value \$



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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)

- |   |  |
|---|--|
| <input type="checkbox"/> Bill of Sale                 | <input type="checkbox"/> Appraisal/ Assessor's Appraised Value |
| <input type="checkbox"/> Sales Contract               | <input type="checkbox"/> Other – property tax redemption       |
| <input checked="" type="checkbox"/> Closing Statement |  |

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 \_\_\_\_\_

Eagle's Nest Development, LLC  
Print By: Ashley Colburn, Sole Member

\_\_\_\_\_  
Unattested

\_\_\_\_\_  
(verified by)

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