

This instrument was prepared by:
Clayton T. Sweeney, Esquire
2700 Highway 280 East, Suite 160
Birmingham, Alabama 35223

Send Tax Notice to:
Brandon Ellis Pettagru
Tanya Pettagru
5 Buckhorn Valley Drive
Birmingham, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **One Million Three Hundred Seventy Four Thousand and No/100 Dollars (\$1,374,000.00)** to the undersigned grantor, **Innovative Building Services, LLC, an Alabama limited liability company** (herein referred to as "Grantor"), in hand paid by Grantees named herein, the receipt of which is hereby acknowledged, the said **Innovative Building Services, LLC, an Alabama limited liability company** an Alabama limited partnership, does by these presents, grant, bargain, sell and convey unto **Brandon Ellis Pettagru and Tanya Pettagru** (hereinafter referred to as "Grantees"), 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, the following described real estate (the "property"), situated in Shelby County, Alabama, to-wit:

Lot 2, according to the Map of Buckhorn Valley Estates, a Private Gated Subdivision, originally recorded in Map Book 53, Pages 67 A, B, and C, as amended and corrected by Final Plat recorded in Map Book 53, Pages 87 A, 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.

\$1,205,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Mineral and mining rights excepted.

The above property is conveyed subject to:

- (1) Ad Valorem taxes due and payable October 1, 2025, and all subsequent years thereafter, including any "roll-back taxes."
- (2) Easements(s), building line(s) and restrictions(s), as shown on recorded map.
- (3) Right-of-way granted to Alabama Power Company recorded in Deed Book 248, Page 351; Instrument 20170825000310410; Instrument No. 20200610000236020; Instrument No.20200610000236080; Instrument 20230310000067000 and Instrument 20240531000160880, in the Probate Office of Shelby County, Alabama.
- (4) Reservation of water line as more particularly described in Deed Book 180, Page 267, in the Office of the Judge of Probate of Shelby County, Alabama.
- (5) Ingress and Egress easement reserved in Book 186, Page 441, in the Office of the Judge of Probate of Shelby County, Alabama.
- (6) Sixty-foot easement conveyed to Kurtts Management, LLC as recorded in Instrument No. 20191113000420580, in the Office of the Judge of Probate of Shelby County, Alabama.
- (7) Covenants, Conditions, Reservations, Easements, Architectural requirements and liens for assessments as set forth in the Declaration of Covenants, Conditions and Restrictions for Buckhorn Valley Estates as recorded in Instrument No. 20210125000040300, in the Office of the Judge of Probate of Shelby County, Alabama.



20241118000357210 2/3 \$197.00
Shelby Cnty Judge of Probate, AL
11/18/2024 12:52:10 PM FILED/CERT

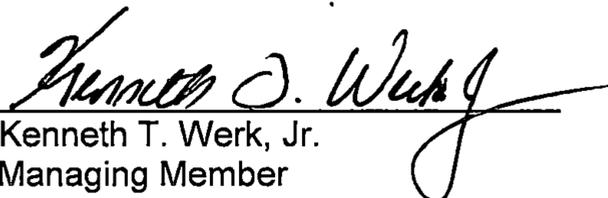
- (8) Powers and provisions as set out in the Articles of Incorporation of Buckhorn Valley Owners' Association, Inc., as recorded with the Secretary of State under Entity No. 000-834-220 together with the By-Laws of said corporation as they currently exist and are from time to time amended.
- (9) Easement to City of Birmingham Water Works Board, as recorded in Instrument 2022042700047073, in the Probate Office Shelby County, Alabama.

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.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors and assigns, covenants with GRANTEES, and with GRANTEES' heirs 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; GRANTOR has a good right to sell and convey said Real Estate; and that GRANTOR will, and GRANTOR'S successors and assigns shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has through its duly authorized representative hereunto set its hand and seal this the 14th day of November, 2024.

Innovative Building Services, LLC
an Alabama limited liability company

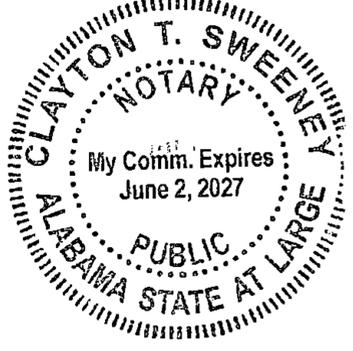
By: 
Kenneth T. Werk, Jr.
Its: Managing Member

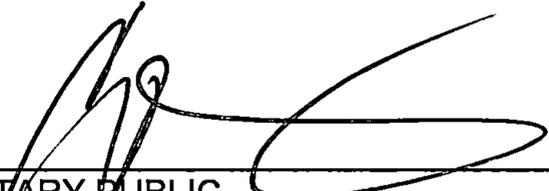
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County and for said State, hereby certify that Kenneth T. Werk, Jr., whose name as Managing Member of Innovative Building Services, LLC, an Alabama limited liability company, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such Managing Member of said limited liability company and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal of office this the 14th day of November, 2024.

(Affix Seal)

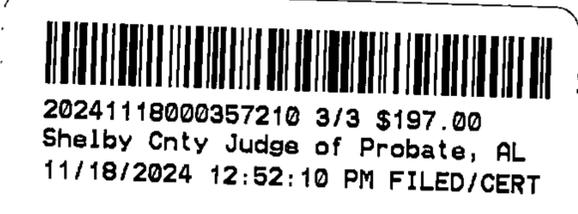



NOTARY PUBLIC
My Commission Expires: 06-02-2027

Real Estate Sales Validation Form

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

Grantor's Name	Innovative Building Services, LLC	Grantee's Name	Brandon Ellis Pettagruie and Tanya Pettagruie
Mailing Address	225 Salisbury Circle Birmingham, AL 35242	Mailing Address	5 Buckhorn Valley Drive Birmingham, AL 35242
Property Address	5 Buckhorn Valley Drive Birmingham, AL 35242	Date of Sale	<u>November 14, 2024</u>
		Total Purchase Price	<u>\$ 1,205,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>



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 11/14/24

Innovative Building Services, LLC
Print By: Kenneth T. Werk, Jr., Managing Member

Unattested _____
(verified by)

Sign Kenneth T. Werk, Jr.
(Grantor/Grantee/Owner/Agent) circle one