

## This Instrument Prepared By:

Garry S. McAnnally, Esq.  
Garry S. McAnnally, LLC  
Attorneys at Law  
6847 Halcyon Park Dr.  
Montgomery, AL 36117  
File No. 24-1575

# LIMITED LIABILITY COMPANY WARRANTY DEED

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred and No/100 Dollars (\$100.00), and other good and valuable consideration in hand paid by the GRANTEE herein, the receipt and sufficiency of which is hereby acknowledged, **KC Homes and Investments, LLC**, an Alabama Limited Liability Company (herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto **KC Partners Property Holdings LLC**, a Wyoming Limited Liability Company (herein referred to as GRANTEE), its successors and assigns, the following described real estate, situated in the County of Shelby, Alabama, to wit:

See Exhibit 'A' attached hereto and made a part hereof.

This conveyance is made subject to statutory rights of redemption, regulations, restrictive covenants, restrictions, conditions, liens, set back lines, reservations, easements, rights-of-way, and other rights of whatever nature, recorded and/or unrecorded, if any, heretofore imposed of record affecting title to said property, municipal zoning ordinances now or hereafter becoming applicable, and taxes or assessments hereafter becoming due against said property.

\$1,065,000.00 of the purchase price of the above-described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the aforesaid premises to the said GRANTEE, its successors and assigns FOREVER.

And GRANTOR does for itself, its successor and assigns, covenants with the said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as hereinabove provided, that it has a good right to sell and convey the same as aforesaid, and that it will, and successors and assigns shall, WARRANT and DEFEND the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

[SIGNATURES TO FOLLOW ON NEXT PAGE.]

File No. 24-1575

IN WITNESS WHEREOF, GRANTOR, by its Manager, who is authorized to execute this conveyance, has hereto set its signature and seal this 26<sup>th</sup> day of November, 2024.

GRANTOR:

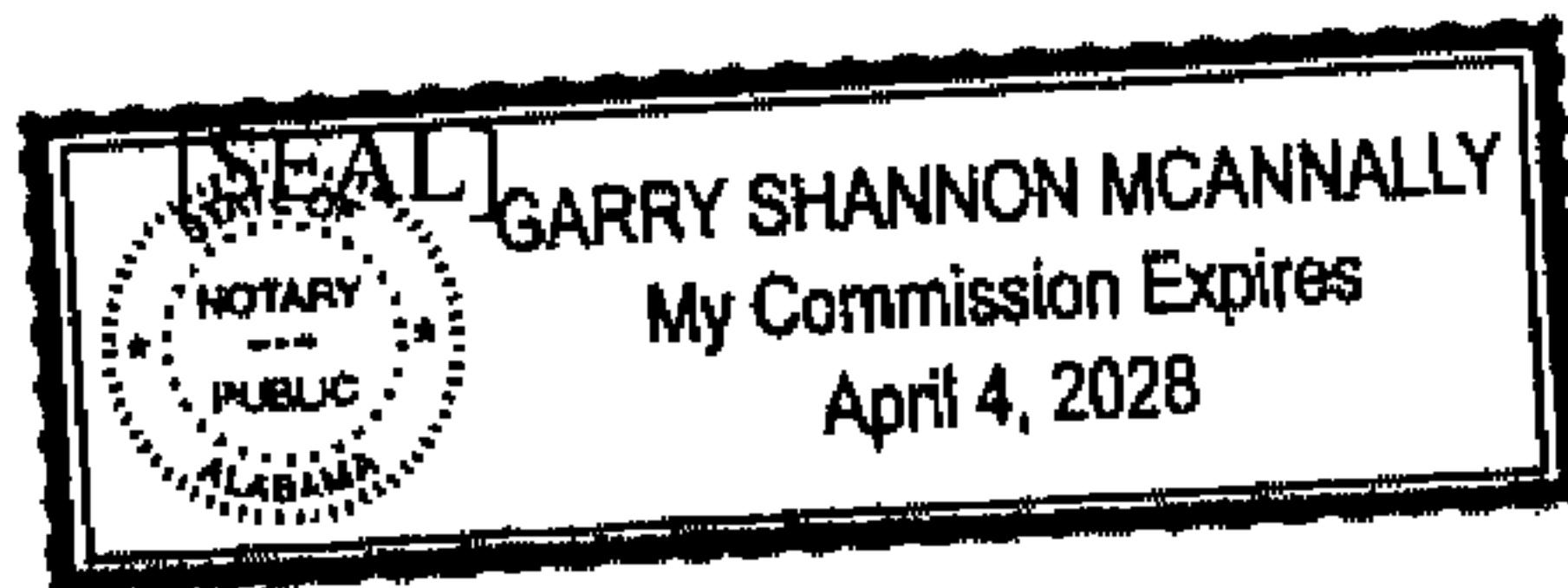
KC Homes and Investments, LLC, an  
Alabama Limited Liability

By: Chance Wheeler  
Its: Manager

STATE OF ALABAMA )  
COUNTY OF MONTGOMERY )

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Chance Wheeler, whose name as Manager of KC Homes and Investments, 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 Manager and with full authority, has executed the same voluntarily on behalf of said Company on the day the same bears date.

Given under my hand and official seal this 26<sup>th</sup> day of November, 2024.



Notary Public  
My Commission Expires: \_\_\_\_\_

File No. 24-1575

**EXHIBIT 'A'**  
**Legal Description**

Lot 16, according to the Survey of Lake Heather Estates, Givianpour Addition to Inverness, as recorded in Map Book 16 Page 121 A, B & C, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with a non-exclusive easement to use the private roadways, access easements and other easements, all more particularly described in the Declaration of Protective Covenants for Lake Heather Estates, as recorded in Instrument 1992-18226, as amended by Instrument 1992-26078, in the Probate Office of Shelby County, Alabama.

## Real Estate Sales Validation Form

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

Grantor's Name	KC Homes and Investments <u>LLC</u>	Grantee's Name	KC Partners Property Holdings <u>LLC</u>
Mailing Address	230 Price Road <u>Wetumpka, AL 36092</u>	Mailing Address	230 Price Road <u>Wetumpka, AL 36092</u>
Property Address	1022 Lake Heather Road <u>Hoover, AL 35242</u>	Date of Sale	<u>11/26/24</u>
		Total Purchase Price	<u>\$1,056,100.00</u>
		or	
		Actual Value	
		or	
		Assessor's Market Value	

*Allen S. Bayl*

Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 12/17/2024 12:47:27 PM  
 \$32.00 PAYGE  
 20241217000385350

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)

Bill of Sale  Appraisal   
 Sale Contract  XX Other  Tax Assessment Value   
 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.

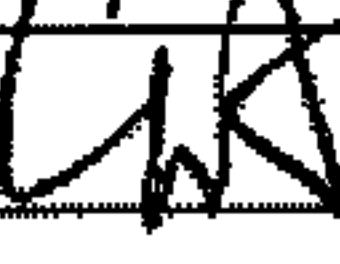
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 11/26/24  
 Unattested

(verified by)

Print Garry S. McAnnally, LLC  
 Sign   
 (Grantor/Grantee/Owner/Agent) circle one 