

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

Send Tax Notice To:
Roddy D. Larkins and
Michelle L. Larkins
117 Indian Gate Circle
Birmingham, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY) **STATUTORY JOINT SURVIVORSHIP DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Six Hundred Thirty Thousand and 00/100 (\$630,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Centennial 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, **Roddy D. Larkins and Michelle L. Larkins**, (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, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 22, according to the Amended Map of Indian Gate, as recorded in Map Book 33, Page 64, in the Probate Office of Shelby County, Alabama.

\$450,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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:

- 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) Mineral option from V. H. Huey to State of Alabama recorded in Deed Book 176, Page 26 and Deed Book 202, Page 229 in the Probate Office of Shelby County, Alabama.
- 4) Easement in favor of Alabama Power Company recorded in Deed Book 186, Page 194, in the Probate Office of Shelby County, Alabama.
- 5) Right of way in favor of Shelby County recorded in Deed Book 216, Page 9, in the Probate Office of Shelby County, Alabama.
- 6) Permit in favor of Alabama Power Company recorded in Deed Book 232, Page 389, in the Probate Office of Shelby County Alabama.

7. Mineral and mining rights recorded in Deed Book 42, Page 246, in the Probate Office of Shelby County Alabama
8. Restrictions recorded in Instrument No. 20031022000707940 and Instrument No. 20031022000707960 in the Probate Office of Shelby County, Alabama.
9. Restrictive Covenants and Grant of Land Easement for underground facilities in subdivision to Alabama Power Company recorded in Instrument No. 20040204000057710 in the Probate Office of 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.

IN WITNESS WHEREOF, said GRANTOR has through its duly authorized representative hereunto set its hand and seal this the 24th day of March, 2025.

Centennial Homes, LLC
an Alabama limited liability company

By: 
Alan C. Howard, Manager


20250328000093430 2/3 \$658.00
Shelby Cnty Judge of Probate, AL
03/28/2025 11:55:34 AM FILED/CERT

STATE OF ALABAMA)

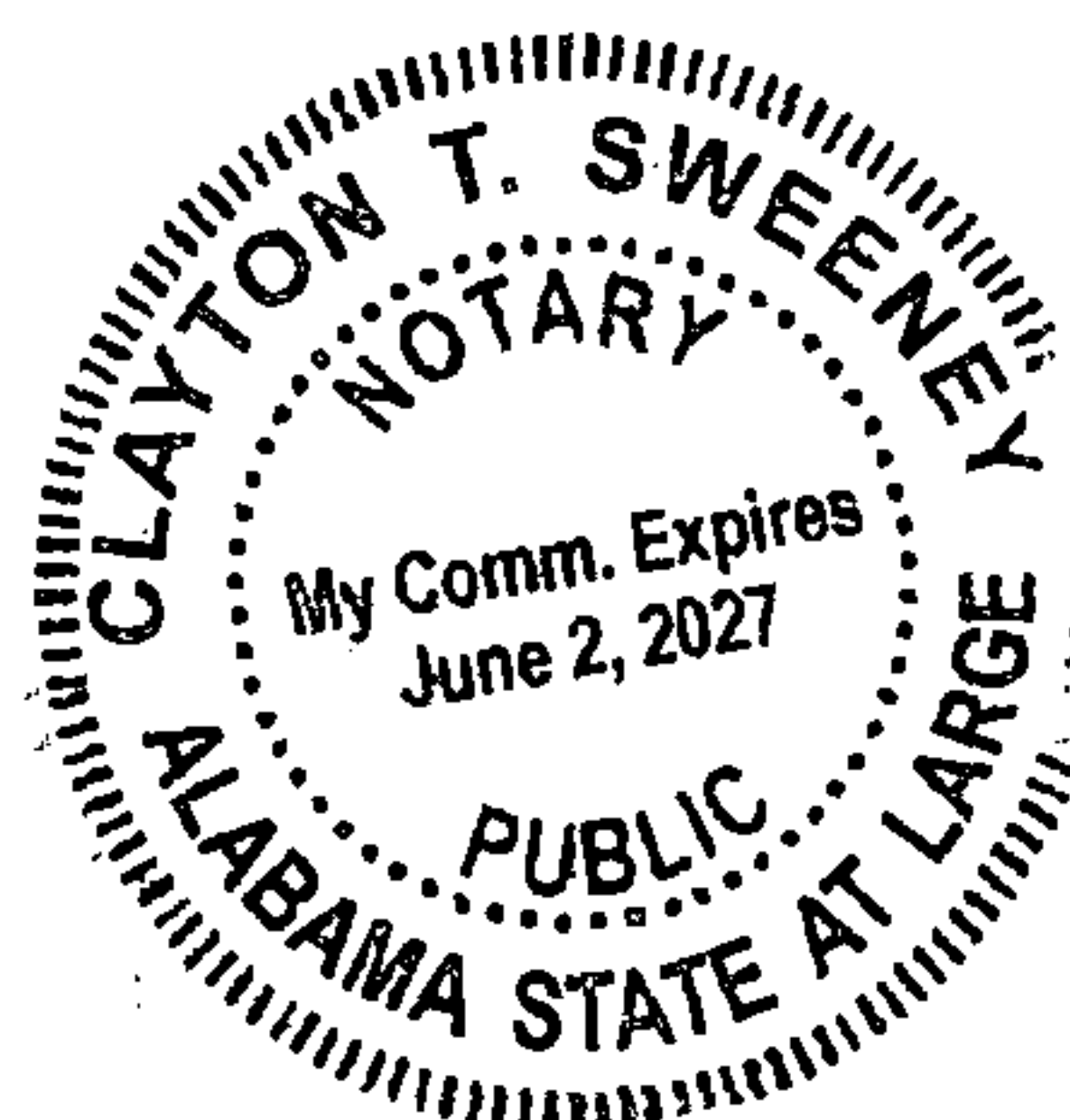
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Alan C. Howard, whose name as Manager of Centennial 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 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 24th day of March, 2025.



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	Centennial Homes, LLC	Grantee's Name	Roddy D. Larkins and Michelle L. Larkins
Mailing Address	3000 Riverchase Galleria Hoover, AL 35226	Mailing Address	117 Indian Gate Circle Birmingham, AL 35242
Property Address	117 Indian Gate Circle Birmingham, AL 35242	Date of Sale	<u>March 24, 2025</u>
 20250328000093430 3/3 \$658.00 Shelby Cnty Judge of Probate, AL 03/28/2025 11:55:34 AM FILED/CERT		Total Purchase Price	<u>\$ 630,000.00</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)

- | | |
|---|------------------------------------|
| ☐ Bill of Sale | ☐ Appraisal |
| ☐ Sales Contract | ☐ Other |
| ☒ Closing Statement | ☐ 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 _____

Print Clayton T. Sweeney, Attorney At Law

Unattested
(verified by)

Sign _____
(Grantor/Grantee/Owner/Agent) circle one

