

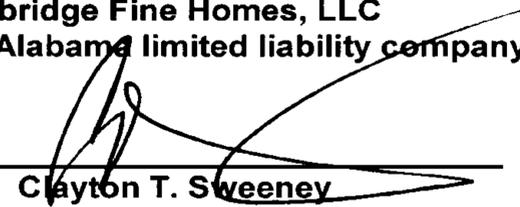


- 17. Grant of Easement in land for Underground Subdivision in favor of Alabama Power Company as recorded in Instrument #2018-23048.
- 18. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including 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.
- 19. Boundary line agreement as recorded in Deed Book 183, Page 39.
- 20. 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.
- 21. 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.
- 22. Easement to Sprint Communications Company as recorded in Instrument #2012-5328.
- 23. 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 19th day of November, 2025.

**Embridge Fine 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 Fine 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 19th day of November, 2025.

  
 NOTARY PUBLIC  
 My Commission Expires: 10/30/2028



**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 Fine Homes, LLC	Grantee's Name	Blakeney C. Billings and Katie J. Billings
Mailing Address	5406 Hwy. 280, Ste. C101 Birmingham, AL 35242	Mailing Address	2302 Old Gould Run Hoover, AL 35244
Property Address	2302 Old Gould Run Hoover, AL 35244	Date of Sale	<u>November 19, 2025</u>
		Total Purchase Price	<u>\$ 605,206.00</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     |
| <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 \_\_\_\_\_

Print by: Embridge Fine Homes, LLC  
Clayton T. Sweeney, Closing Manager

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



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**11/20/2025 02:51:23 PM**  
**\$149.50 JOANN**  
**20251120000356910**