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08/10/2021 07:53:13 AM
DEEDS 1/2

This instrument was prepared by:
Emily R. Siniard, Esq.
McMichael and Gray, P.C.
400 Franklin Street
Huntsville, Alabama 35801

Send tax notice to:
SDH Birmingham LLC
Attn: Edward Kleid
110 Village Trail, Suite 215
Woodstock, GA 30188

STATE OF ALABAMA

COUNTY OF SHELBY

WARRANTY DEED

Know All Men by These Presents: That in consideration of **Fifty Seven Thousand Three Hundred and 00/100 Dollars (\$57,300.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is acknowledged, **SDH Birmingham, LLC**, a Georgia limited liability company (herein referred to as Grantor) does hereby grant, bargain, sell and convey unto **Heritage Land Venture I, LLC**, a Florida limited liability company (herein referred to as Grantee), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 1 according to the Springs Crossing Commercial Sector 1, as recorded in Map Book 53, Page 14, in the Probate Office of Shelby County, Alabama.

Lot 227 according to the Survey of Springs Crossing Sector 2, as recorded in Map Book 52, Page 57, in the Probate Office of Shelby County, Alabama.

Subject to mineral and mining rights if not owned by Grantor. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

This instrument is executed as required by the Articles of Incorporation and Operating Agreement and same have not been modified or amended.

And the Grantor does for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will and its 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 owning, holding or claiming by, through or under Grantor, but not otherwise.

In Witness Whereof, the said Grantor, by Nicholas K. Isbell, its Senior Financial Analyst, who is authorized to execute this conveyance, has hereunto set its signature and seal this 29th day of July, 2021.

SDH Birmingham, LLC
a Georgia limited liability company,

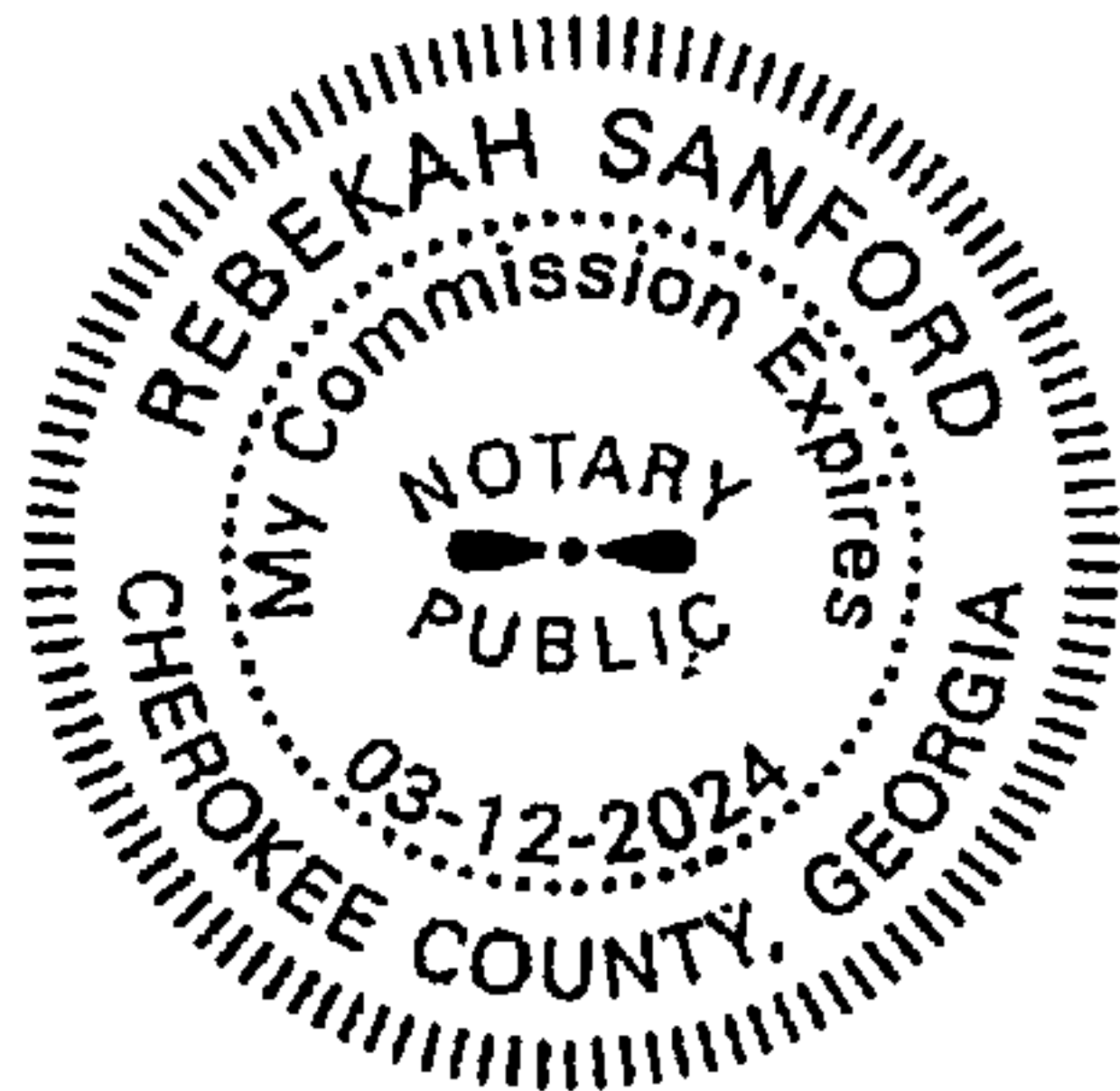
By: Nicholas K. Isbell [SEAL]
Nicholas K. Isbell
Senior Financial Analyst

STATE OF Georgia

COUNTY OF Cherokee

I, Rebekah Sanford a Notary Public in and for said County, in said State, hereby certify that Nicholas K. Isbell, whose name as Senior Financial Analyst, is signed to the foregoing conveyance, and who is known to me acknowledged before me on this date, that being informed of the contents of this conveyance he as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

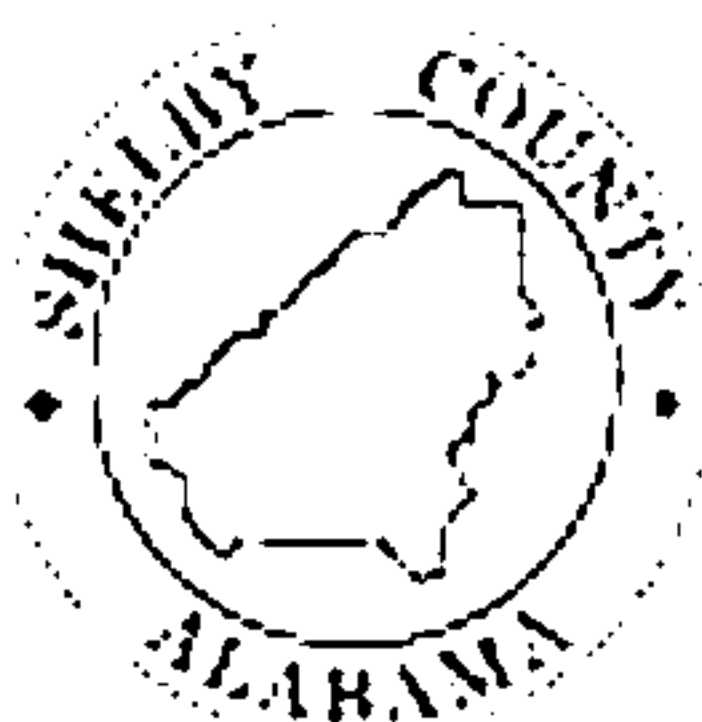
Given under my hand and official seal this 20th day of July, 2021.



Rebekah Sanford
Notary Public
My Commission Expires: 3/12/24

Pursuant to and in accordance with Section 40-22-1 of the Code of Alabama (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Address: 110 Village Trail, Suite 215, Woodstock, GA 30188
Grantee's Address: 3067 Grasslands Drive, Lakeland, FL 33803
Property Address: Lots 1 and 227, Springs Crossing Subdivision, Shelby County, AL **No 911 address**
Property Value: \$57,300.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/10/2021 07:53:13 AM
\$82.50 CHERRY
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Allen S. Bayl