

This Instrument Prepared By:
Paul M. Kemp
Access Title & Closing Group, LLC
100 Centerview Drive
Chambers Bldg * Ste. 111
Vestavia Hills, AL 35216
(205) 238-6777
AL-21-00195-NAC

Send Property Tax Notice To:
Success Jumbo and
Chinyere Jumbo
763 Ridgeway Avenue
Columblana, AL 35051

**Special Warranty Deed
Joint Tenancy With Right of Survivorship**

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Two Hundred Sixty-Four Thousand Five Hundred Five Dollars and 00/100, (\$264,505.00)** cash in hand paid to **SDH Birmingham, LLC**, (hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto said **Success Jumbo and Chinyere Jumbo**. (hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate lying in Shelby County, Alabama, to wit:

Lot 320 according to the Survey of Springs Crossing Sector 3, Phase 1, as recorded in Map Book 54, Page 3, in the Office of the Judge of Probate, Shelby County, Alabama.

Commonly known as 763 Ridgeway Avenue, Columbiana, AL 35051

Source of Title: Warranty Deed from AR Properties, LLC to SDH Birmingham, LLC dated 07/28/2021 and recorded on 08/16/2021 in Inst.#20210816000398580, in the Office of the Judge of Probate, Shelby County, Alabama Records.

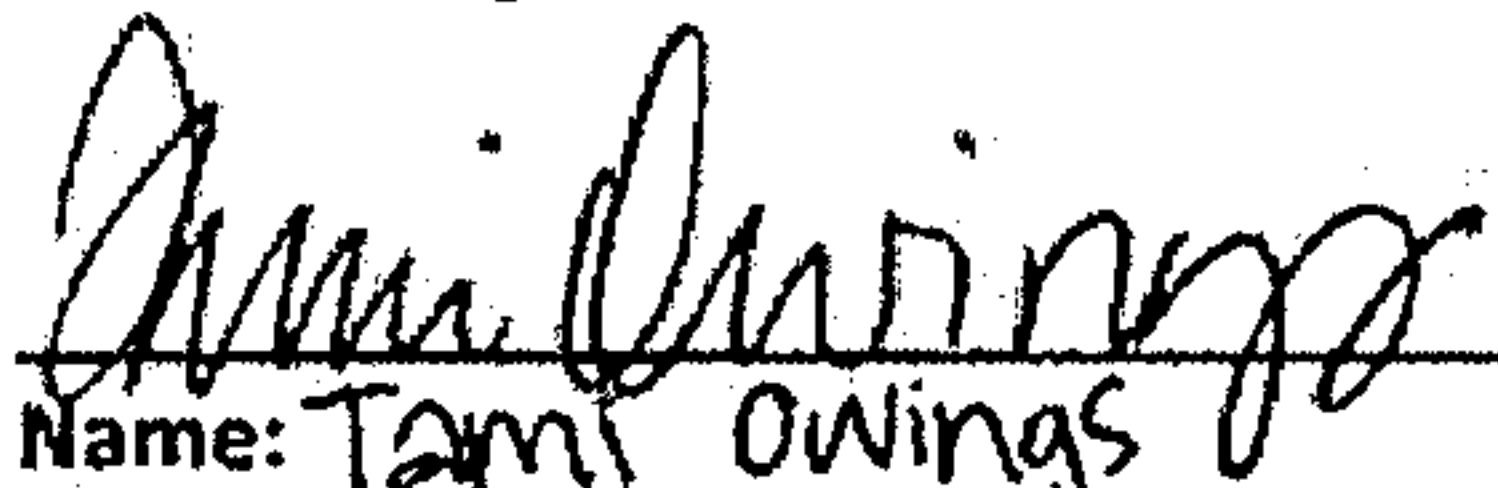
TO HAVE AND TO HOLD unto the said Grantee, for their joint lives and upon the death of one of them, to the survivor, his/her/their heirs and assigns forever.

This Deed is being recorded simultaneously with a Purchase Money Mortgage having a face amount of \$254,647.00.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

IN WITNESS WHEREOF, **SDH Birmingham, LLC**, has caused these present to be executed in its name and on its behalf as aforesaid, on this 16th day of MARCH, 2022.

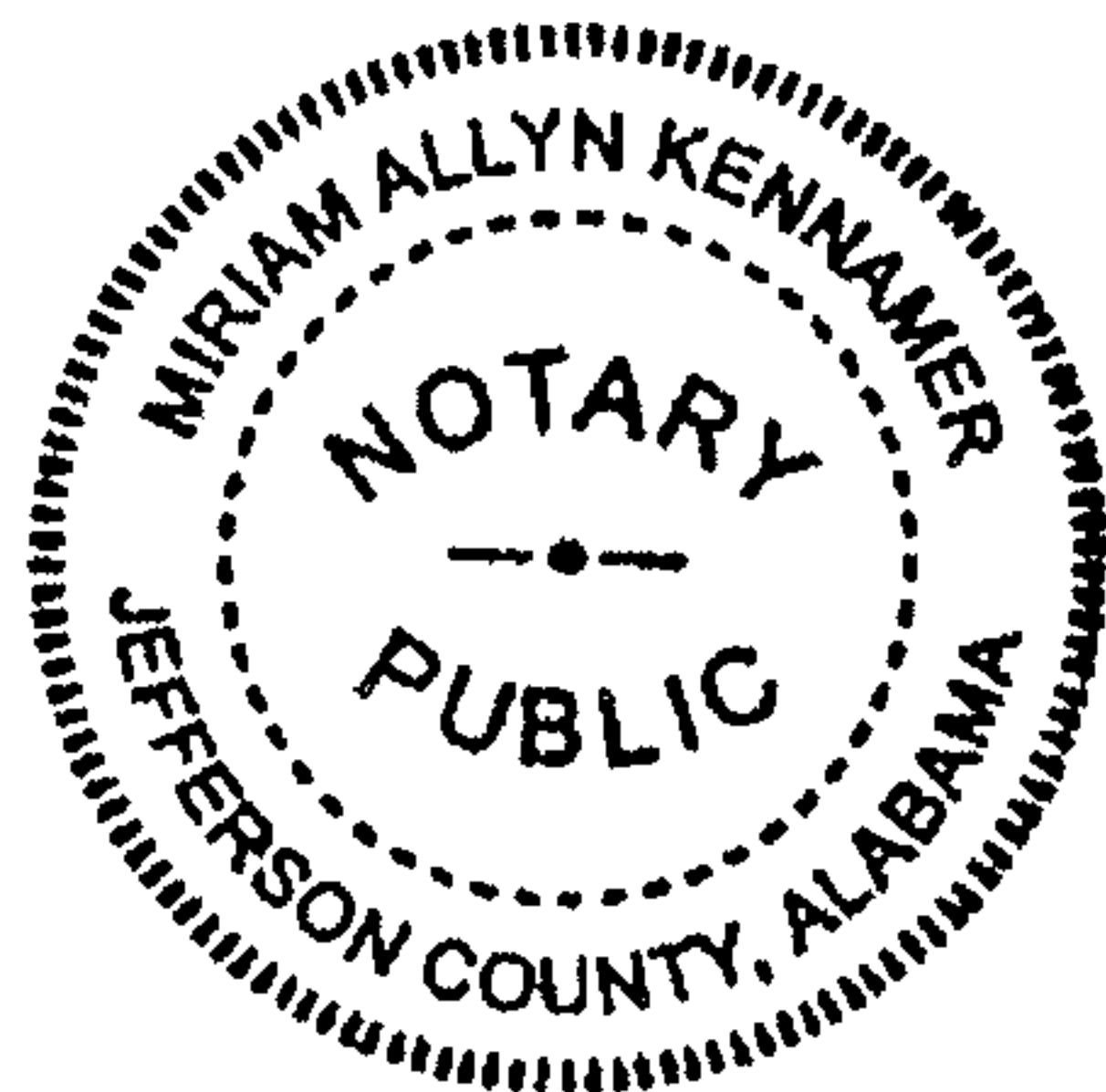
SDH Birmingham, LLC


Name: Tami Owings
Title: Qualifying Broker

Miriam Allyn Kennamer
Notary Public, Alabama State At Large
State of _____ My Commission Expires 01/28/2026
County of _____

I, Miriam Allyn Kennamer the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Tami Owings as Qualifying Broker for SDH Birmingham, LLC has 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 they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation, acting in their capacity as aforesaid on the day that bears the same date.

Given under my hand and official seal this 16th day of March, 2022.



Miriam Allyn Kennamer
Notary Public
My commission expires:
[Seal]

REAL ESTATE SALES VALIDATION FORM

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

Grantor's Name: SDH Birmingham, LLC
Mailing Address: 748 Cahaba
VALLEY PKWY PUNAMI AL

Grantee's Name: Success Jumbo and Chinyere Jumbo
Mailing Address: 763 Ridgeway Avenue
Columbiana, AL 35051

Property Address:
763 Ridgeway Avenue
Columbiana, AL 35051

Date of Sale: 3-1-22
Total Purchase Price: \$264,505.00
Or
Actual Value _____
Or
Assessor's Market Value _____

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
_____ Sales Contract
☒ Closing Statement

_____ Appraisal
_____ Other

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 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 is 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)

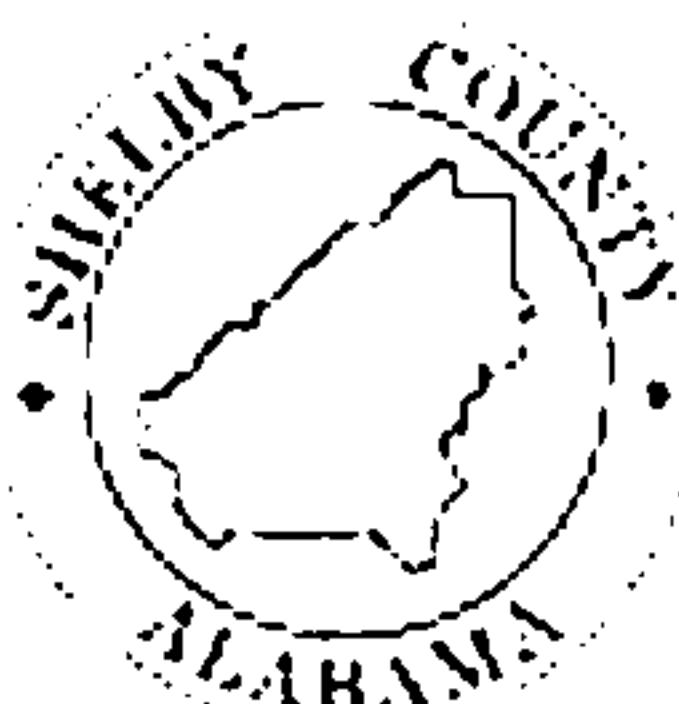
Date: 3-1-22

_____ Unattested _____

Verified by:

Print: Access Title & Closing Group, LLC

Sign: [Signature]
(Grantor/Grantee/Owner/AGENT) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
03/15/2022 03:00:35 PM
\$38.00 BRITTANI
20220315000107160

Allen S. Bevil