

**THIS INSTRUMENT PREPARED BY:**

David W. Morton  
Maynard Nexsen PC  
1901 Sixth Avenue North, Suite 1700  
Birmingham, AL 35203

**Send Tax Notices To:**

SDH Alabama, LLC  
110 Village Trail Suite 215  
Woodstock, GA 30188  
Attn: Edward Kleid

**STATE OF ALABAMA**

)

**COUNTY OF SHELBY**

)

**STATUTORY WARRANTY DEED**

**KNOW ALL PERSONS BY THESE PRESENTS:** That, for and in consideration of TEN DOLLARS (\$10.00), and other good and valuable consideration, this day in hand paid to **HERITAGE LAND VENTURE I LLC**, a Florida limited liability company (hereinafter referred to as the “Grantor”), the receipt and sufficiency of which is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto **SDH ALABAMA LLC f/k/a SDH BIRMINGHAM LLC**, a Georgia limited liability company (hereinafter referred to as the “Grantee”), together with every contingent remainder and right of reversion, its heirs and assigns, that certain real property situated in ShelbyCounty, Alabama (the “Property”) and more particularly described as:

**Lots 10 and 25, according to the Final Plat of Springs Crossing Sector 4, as recorded in Map Book 58, Page 4 in the Probate Office of Shelby County, Alabama.**

This conveyance is hereby made subject to the restrictions, easements and rights of way described on Exhibit A attached hereto and made a part hereof (the “Permitted Exceptions”).

**TO HAVE AND TO HOLD**, the Property described above together with all and singular the rights, privileges, tenements, appurtenances and improvements unto the said Grantee, its successors and assigns forever.

**AND SAID GRANTOR**, for said Grantor and Grantor’s successors and assigns, covenants with Grantee, and with Grantee’s successors and assigns, that Grantor is lawfully seized in fee simple of the said Property; that said Property is free and clear from all liens and encumbrances, except for the Permitted

Exceptions, ; and that Grantor will, and Grantor's successors and assigns shall, warrant and defend the same to said Grantee and Grantee's successors and assigns, forever against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

<b>Grantor's Name and Mailing Address:</b>	<b>Grantee's Name and Mailing Address:</b>
Heritage Land Venture I LLC	SDH Alabama, LLC
P.O. Box 725589	248 Cahaba Valley Parkway
Atlanta, GA 31139	Pelham, AL 35124

Property Address:	Lots 10 and 25, according to the Final Plat of Springs Crossing Sector 4, as recorded in Map Book 58, Page 4 in the Probate Office of Shelby County, Alabama.
Date of Sale:	October 26, 2023
Total Purchase Price:	\$100,000.00
The Purchase Price can be verified by:	<input checked="" type="checkbox"/> Closing Statement

[Signature appears on following page.]

IN WITNESS WHEREOF, Grantor has executed this Statutory Warranty Deed, to be effective as of October 26, 2023.

**GRANTOR:**

**HERITAGE LAND VENTURE I, LLC,**  
a Florida limited liability company

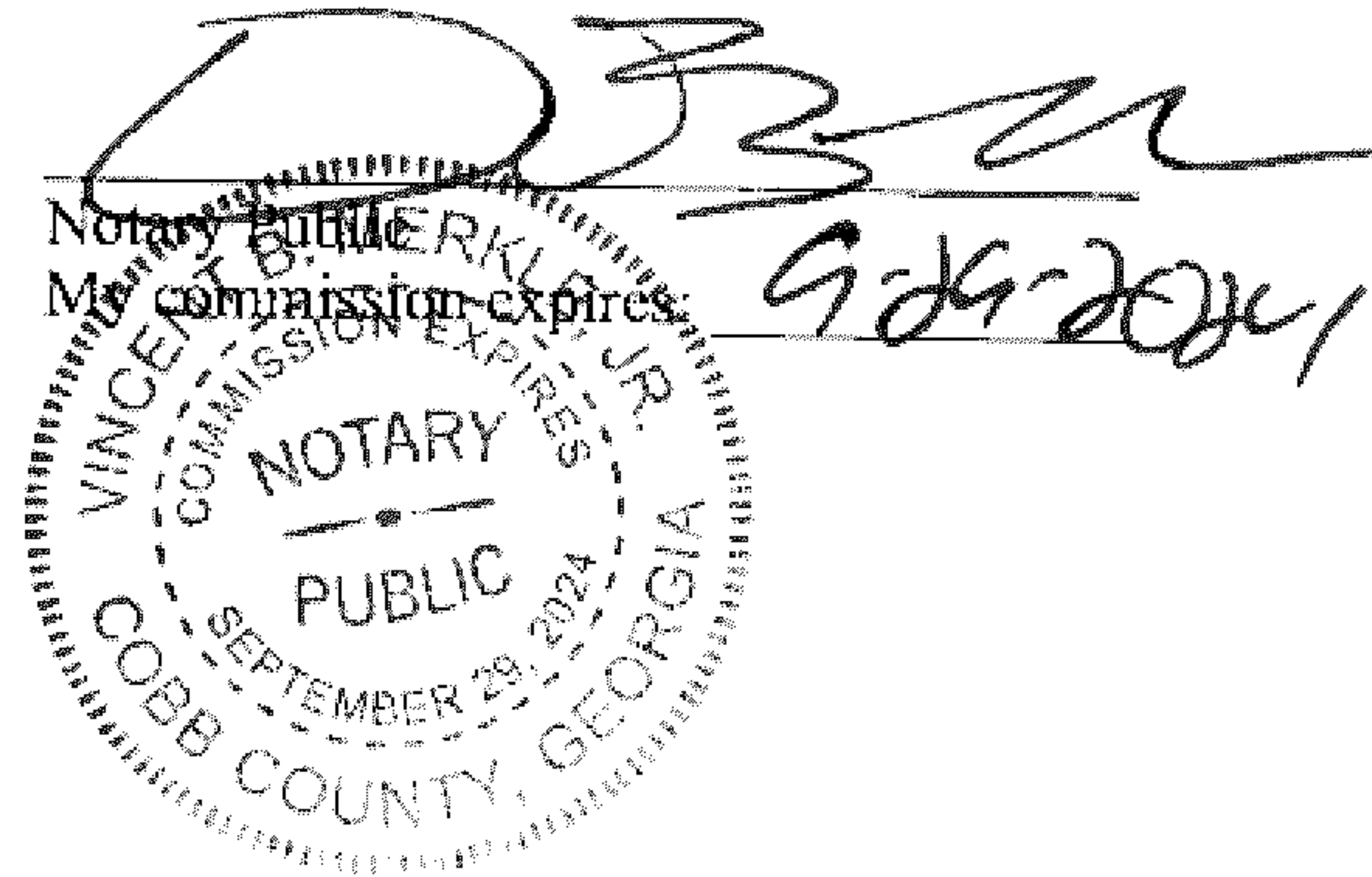
  
By: E. Paige W. Merkle  
Its: Manager

STATE OF GEORGIA           )  
COUNTY OF COBB         )

I, the undersigned, a Notary Public in and for said County and in said State, hereby certify that E. Paige W. Merkle, whose name as Manager of HERITAGE LAND VENTURE I, LLC, a Florida limited liability company, 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 foregoing, he, as such Manager and with full authority executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 26 day of October, 2023.

(Official Seal)



**EXHIBIT A**

**PERMITTED EXCEPTIONS**

1. All taxes for the year 2023 and subsequent years, not yet due and payable.
2. Taxes or special assessments which are not shown as existing liens by the public records.
3. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under the Land.
4. All matters as set forth in that Final Plat of Springs Crossing Sector 4, as recorded in Map Book 58, Page 4 in the Probate Office of Shelby County, Alabama.
5. Easement to Alabama Power Company as recorded in Inst. # 20220922000366380 in the Probate Office of Shelby County, Alabama.
6. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under subject property, as set forth in Inst. # 20211014000500910 in said Probate Office.
7. Terms and conditions of the Annexation Ordinance as recorded in Inst. # 20230510000137440 in said Probate Office.
8. Terms and conditions of the Easement to Norfolk Southern as recorded in Inst. # 20230213000037150 in said Probate Office.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**10/26/2023 04:00:02 PM**  
**\$131.00 CHARITY**  
**20231026000316310**

*Allen S. Bayl*