CORPORATION FORM WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by: B. Christopher Battles

3150 Highway 52 West Pelham, AL 35124 Send tax notice to:
Christopher Tickell and

Danielle Tickell

4905 Stonecreek Way Calera, AL 35040

STATE OF ALABAMA COUNTY OF SHELBY 20161104000408850 11/04/2016 02:40:29 PM

DEEDS 1/2

Know All Men by These Presents: That in consideration of **One Hundred Sixty-Four Thousand Seventy-Five and no/100 Dollars (\$164,075.00)**, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **SDH BIRMINGHAM**, **LLC** (herein referred to as Grantor), does hereby grant, bargain, sell and convey unto **CHRISTOPHER TICKELL and DANIELLE TICKELL** (herein referred to as Grantees), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

Lot 25, according to the Survey of Final Plat of Stone Creek, Phase 5, Plat One Lake Sector, as recorded in Map Book 39, Page 22, 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.

\$128,300.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

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

To Have and to Hold to the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and, if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And the Grantor does for itself, its successors and assigns, covenant with said Grantees, their heirs 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor, by **David Bonamy**, its **Member**, who is authorized to execute this conveyance, has hereunto set its signature and seal this 12th day of October, 2016.

SDH BIRMINGHAM, LLC

David Bonamy, ITS: Member

STATE OF ALABAMA COUNTY OF SHELBY

I, B. CHRISTOPHER BATTLES, a Notary Public in and for said County, in said State, hereby certify that **David Bonamy**, whose name as **Member** of **SDH BIRMINGHAM**, **LLC**, 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 12th day of October, 2016.

B. CHRISTOPHER BATTLES
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
February 22, 2017

Notary Public

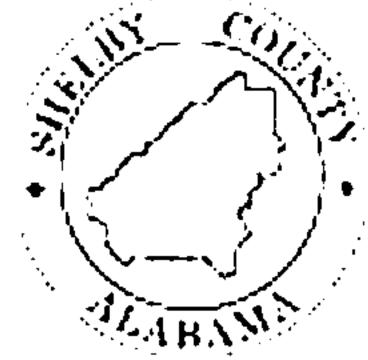
My Commission Expires:

02/22/2017

Real Estate Sales Validation Form

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

Grantor's Name Mailing Address	SDH Birmingham, LLC 8137 Helena Rd	Grantee's Name Mailing Address	Chrstopher Tickell Danielle Tickell 4905 Stonecreek Way
Property Address	Pelham, AL 35124 4905 Stonecreek Way Calera, AL 35040	Date of Sale Total Purchase Price Or Actual Value	Calera, AL 35040 10/12/2016 \$ 164,075.00
2016110400040885	0 11/04/2016 02:40:29 PI		
evidence: (check of Bill of Sale X Sales Control X Closing State If the conveyance	ne) (Recordation of docume act tement	this form can be verified in entary evidence is not required Appraisal Other recordation contains all o	the following documentary ed)
	In	structions	
Grantor's name and to property and the		the name of the person or	persons conveying interest
Grantee's name an property is being co		the name of the person or	persons to whom interest to
Property address -	the physical address of the	property being conveyed, if	available.
Date of Sale - the d	late on which interest to the	property was conveyed.	
Total purchase price being conveyed by	e - the total amount paid for the instrument offered for re	or the purchase of the prope ecord.	rty, both real and personal,
being conveyed b	y the instrument offered t	the true value of the prope for record. This may be e ssor's current market value.	evidenced by an appraisal
excluding current usersponsibility of variations.	ise valuation, of the proper	determined, the current esty as determined by the local tax purposes will be used \$40-22-1 (h).	cal official charged with the
and accurate. I fur	ther understand that any fa	f that the information containalse statements claimed on Alabama 1975 § 40-22-1 (h).	this form may result in the
Date		Print B. CHRISTO	PHER BATTLES
Unattested	(nerifical bus)	Sign	CARACTER AND COMPANY OF THE PROPERTY OF THE PR
	(verified by)	(Granton et al., 1997)	tee/Owner/ <u>Agent</u>) circle one Form RT-1
	Filed and I Official Pul	Recorded blic Records	



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Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/04/2016 02:40:29 PM

\$54.00 CHERRY 20161104000408850

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