

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
SB Homes, LLC
13521 Shelby Co. Hwy 280 Suite 101
Birmingham, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Two Hundred Sixteen Thousand and 00/100 (\$216,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **The Crossings Investment Co., LLC**, an Alabama limited liability company (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **SB Homes, LLC**, an Alabama limited liability company (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lots 94, 95, 106, 107, 108 and 109, according to the Survey of Polo Crossings, Sector II, as recorded in Map Book 46, Page 21, in the Probate Office of Shelby County, Alabama.

Subject To:
Ad valorem taxes for 2017 and subsequent years not yet due and payable until October 1, 2017. Existing covenants and restrictions, easements, building lines and limitations of record.

\$172,800.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

This instrument is executed as required by the Articles of Organization and Operational Agreement of said limited liability company and same have not been modified or amended.

This conveyance is made with the express reservation and condition that by acceptance of this deed, the Grantees, for themselves and on behalf of their heirs, administrators, executors, successors, assigns, contractors, permittees, licensees and lessees, hereby acknowledge s and agrees that (a) Grantee has been given the absolute and unfettered right, prior to purchasing the lots from Grantor, to conduct all inspections, test, evaluations and investigations of the Lot(s) as Grantee, in Grantee’s sole discretion, may determine to be necessary in order to satisfy Grantee of the physical and environmental condition of the lot and utility availability of the Lot, (b) Grantee has assumed full and complete responsibility for the investigation and determination of the suitability of the surface and subsurface conditions of the Lot(s), including, without limitation the existence or presence of any sinkholes, underground mines, tunnels, water channels, soil compaction, and limestone formations or deposits on, under, adjacent to or in close proximity with the Lot(s), (c) Grantor has not made and does not make any covenants, representations or warranties either express or implied, regarding the physical condition of the lot(s) or any portion thereof, the suitability or fitness of the Lot(s) for any intended or specific use or whether any underground storage tanks or any hazardous or toxic waste substances or materials, including, without limitation, asbestos, radon, formaldehyde and polychlorinated biphenyls, are present or at any time prior to the date hereof or the date of closing have been located in, on, under, upon or adjacent to the lot and (d) the Lot(s) is/are sold and Grantee does hereby irrevocably and unconditionally waive, release and forever discharge Grantor, its agents, employees, officers, directors, stockholders, mortgagees, successors and assigns, of and from any and all actions, causes of actions, claims, potential claims, demands, agreements, covenants, suits, obligations, controversies, accounts, damages, costs, expenses, losses and liabilities of every kind and nature, known or unknown, arising out of or as a result of any past, present or future soil surface and subsurface condition known or unknown (including, without limitation, sinkholes, underground mines, soil compaction, tunnels, water channels and limestone formations and deposits) under or upon the Lot(s) or any other personal or real property surrounding, adjacent to or in close proximity with the Lot(s) which may be owned by the Grantor.

CLAYTON T. SWEENEY, ATTORNEY AT LAW

20170104000003300 1/3 \$64.50
Shelby Cnty Judge of Probate: AL
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Shelby County, AL 01/04/2017
State of Alabama
Deed Tax: \$43.50

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 GRANTEE, its successors and assigns forever.

IN WITNESS WHEREOF, said GRANTOR has through its duly authorized member hereunto set its hand and seal this the 27th day of December, 2016.

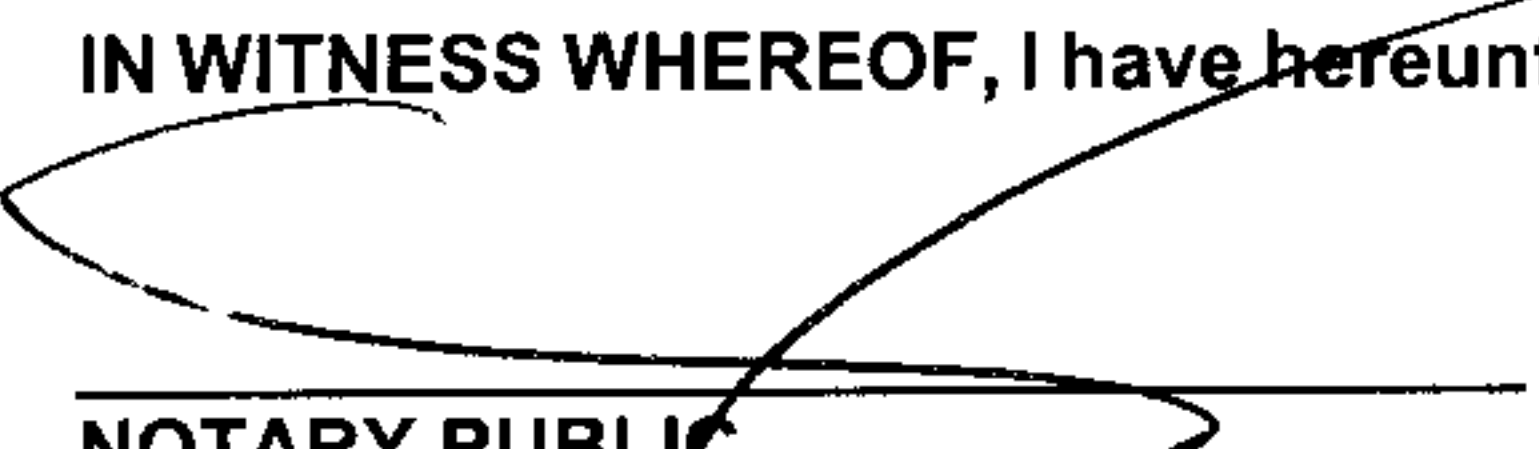
The Crossings Investment Co., LLC

By: 
Steve Issis, Manager

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Steve Issis, whose name as Manager of The Crossings Investment Co., 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 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 27th day of December, 2016.


NOTARY PUBLIC
My Commission Expires: 06-02-2019




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Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

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

Grantor's Name	The Crossings Investment Co., LLC	Grantee's Name	SB Homes, LLC
Mailing Address	PO Box 381208 Birmingham, AL 35238	Mailing Address	13521 Shelby Co. Hwy 280, Ste. 101 Birmingham, AL 35242
Property Address	613, 619, 628, 624, 620 & 616 Polo Circle Chelsea, AL 35043	Date of Sale	December 27, 2016
		Total Purchase Price	\$ 216,000.00
		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 | ☐ Appraisal/ Assessor's Appraised Value |
| ☐ Sales Contract | ☐ Other – property tax redemption |
| ☒ Closing Statement | |

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 _____

The Crossings Investments Co., LLC
Print by: Steve Iasis, Manager

Unattested _____

(verified by) _____

Sign _____

(Grantor/Grantee/Owner/Agent) circle one



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