

WARRANTY DEED

This instrument was prepared by:  
B. Christopher Battles  
3150 Highway 52 West  
Pelham, AL 35124

Send tax notice to:  
SDH Birmingham, LLC  
8137 Helena Road, Suite 110  
Pelham, AL 35124

STATE OF ALABAMA

COUNTY OF SHELBY

20170417000129650

04/17/2017 12:45:06 PM

DEEDS 1/2

Know All Men by These Presents: That in consideration of **One Hundred Twelve Thousand and no/100 Dollars (\$112,000.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **HIGHLAND FALLS ALABAMA, LLC** (herein referred to as Grantor) does hereby grant, bargain, sell and convey unto **SDH BIRMINGHAM, LLC**, (herein referred to as Grantee), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

**Lots 124, 126 and 127, according to the Survey of Kensington Place Phase II, as recorded in Map Book 42, Page 117, in the Probate Office of Shelby County, Alabama.**

**A Note and Mortgage Modification and Spreader Agreement filed simultaneously herewith in the amount of \$600,306.00**

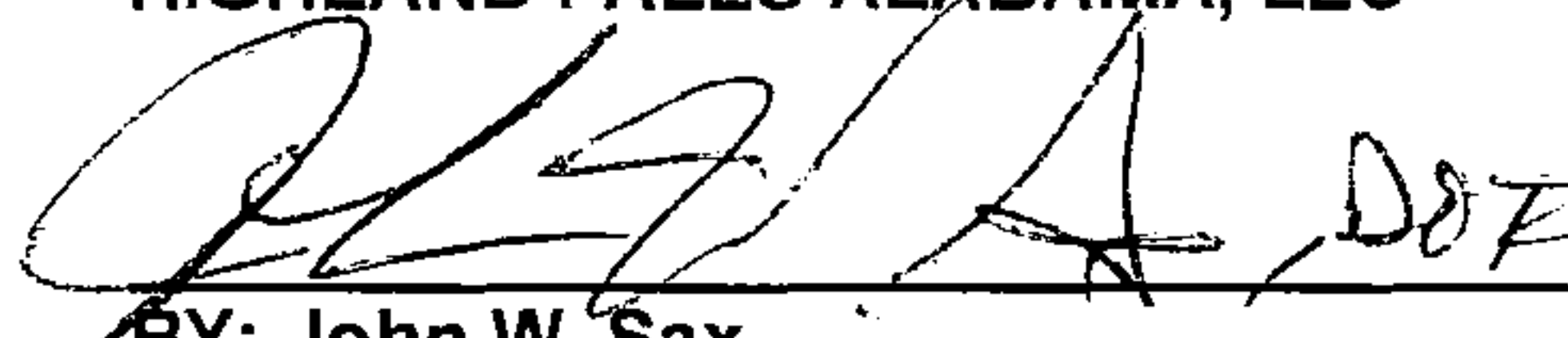
Subject to mineral and mining rights if not owned by Grantor. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

This instrument is executed as required by the Articles of Organization 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.

In Witness Whereof, the said undersigned Grantor, who is authorized to execute this conveyance, has hereunto set its signature and seal this 10<sup>th</sup> day of April, 2017.

HIGHLAND FALLS ALABAMA, LLC



BY: John W. Sax

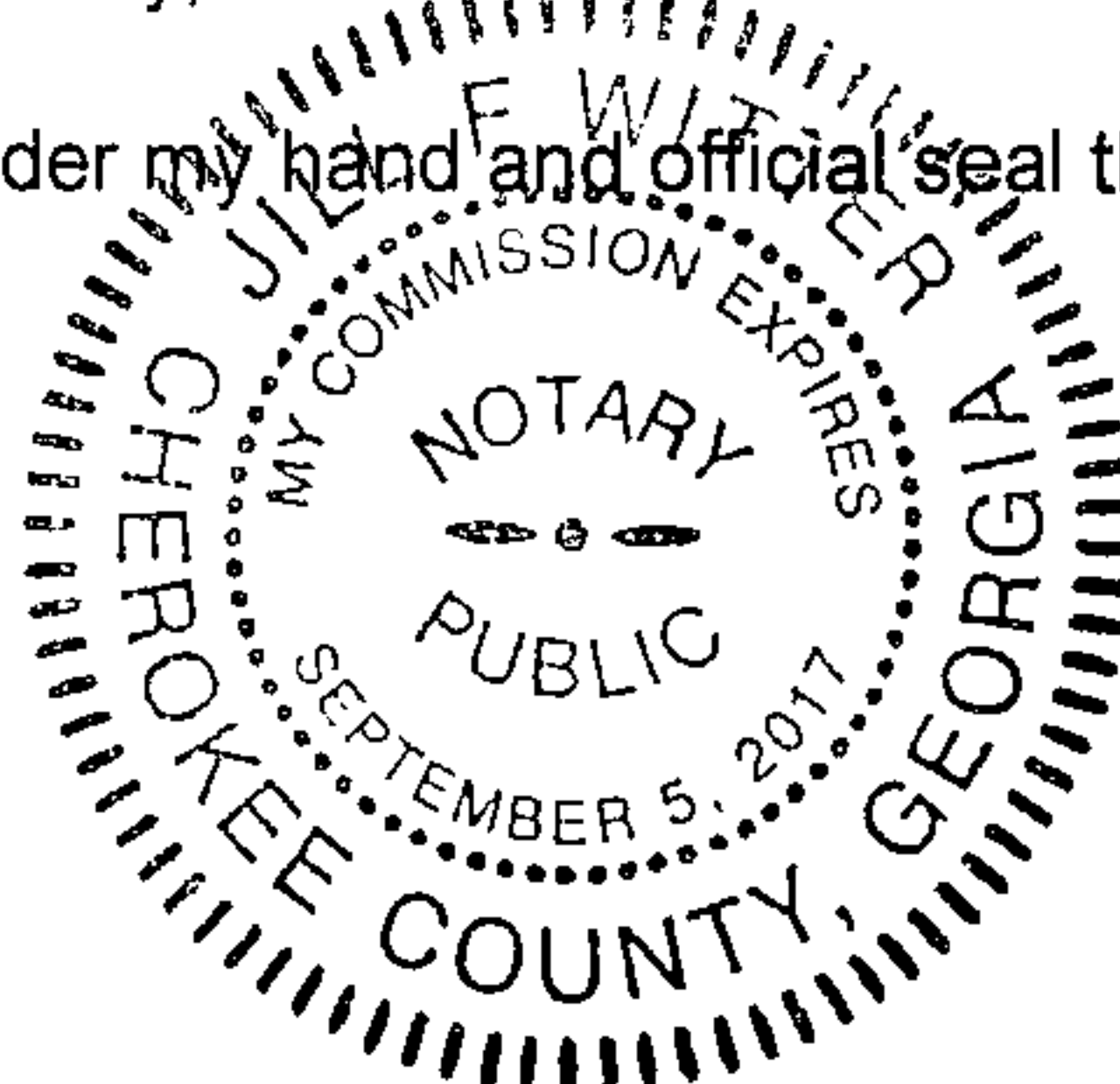
ITS: Director of Finance

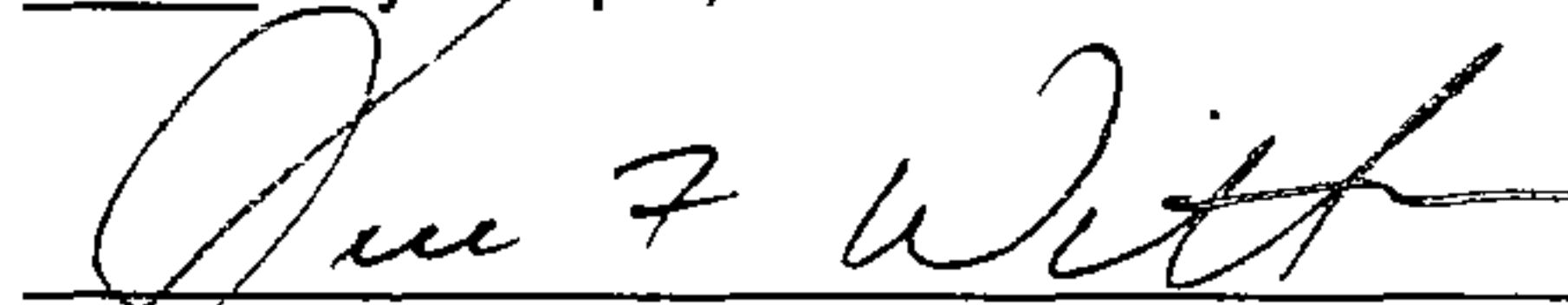
STATE OF GEORGIA

COUNTY OF Cherokee

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **John W. Sax**, whose name as **Director of Finance** of **HIGHLAND FALLS ALABAMA, 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 company.

Given under my hand and official seal this 10 day of April, 2017.





Notary Public

My Commission Expires: 9.5.17

# Real Estate Sales Validation Form

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

Grantor's Name	<u>Highland Falls Alabama, LLC</u>	Grantee's Name	<u>SDH Birmingham, LLC</u>
Mailing Address	<u>110 Village Trail</u>	Mailing Address	<u>8137 Helena Rd</u>
	<u>Suite 215</u>		<u>Suite 110</u>
	<u>Woodstock, GA 30188</u>		<u>Pelham, AL 35124</u>

Property Address	<u>Lots in Kensington Place</u>	Date of Sale	<u>04/10/2017</u>
		Total Purchase Price \$	<u>112,000.00</u>
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> Closing Statement	<b>20170417000129650 04/17/2017 12:45:06 PM DEEDS 2/2</b>

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 \_\_\_\_\_

Print B. CHRISTOPHER BATTLES

\_\_\_\_ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
04/17/2017 12:45:06 PM  
\$19.00 CHERRY  
20170417000129650