

This instrument was prepared by:
Josh L. Hartman
P. O. Box 846
Birmingham, Alabama 35201

Send Tax Notice To:
Clara C. Berguson
Benjamin W. Berguson
445 Glen Iris Circle
Pelham, AL 35124

CORPORATION FORM STATUTORY WARRANTY DEED – Jointly for Life with Remainder to Survivor

STATE OF ALABAMA)

SHELBY COUNTY)

That in consideration of Three Hundred Eighty Six Thousand Six Hundred
Twenty Nine and NO/100 (\$ 386,629.00) Dollars
to the undersigned grantor, **SB DEV. CORP.**, an Alabama corporation, (herein referred to as GRANTOR) in
hand paid by the grantees herein, the receipt whereof is hereby acknowledged, the said GRANTOR does by
these presents, grant, bargain, sell and convey unto Clara C. Berguson and Benjamin W. Berguson
, (herein referred to as Grantees), for and during
their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with
every contingent remainder and right of reversion, the following described real estate, situated in Shelby
County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

\$309,303.00 of the purchase price recited above is being paid by a mortgage loan
closed simultaneously herewith.

TO HAVE AND TO HOLD unto 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
hereby 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.

IN WITNESS WHEREOF, the said GRANTOR, by its Authorized Representative, who is authorized to
execute this conveyance, hereto set its signature and seal, this the 26th day of May,
20 17.

SB DEV. CORP.

By: 

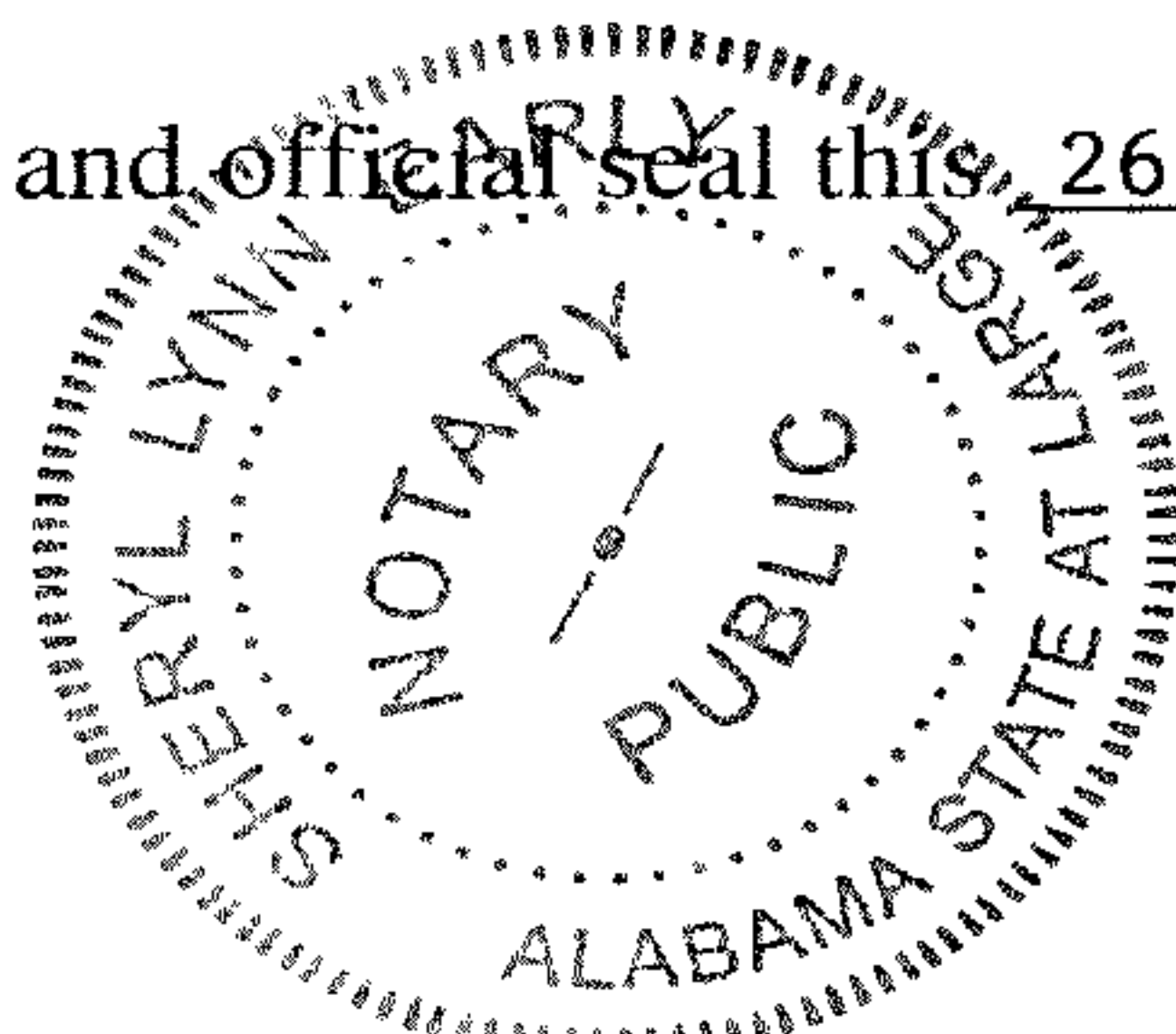
Authorized Representative

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Levi Mixon, whose name as Authorized Representative of SB DEV. CORP., a
corporation, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this
day to be effective on the 26th day of May, 20 17, that, being informed of the contents
of the 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 26th day of May, 20 17.

My Commission Expires:
09/15/2020



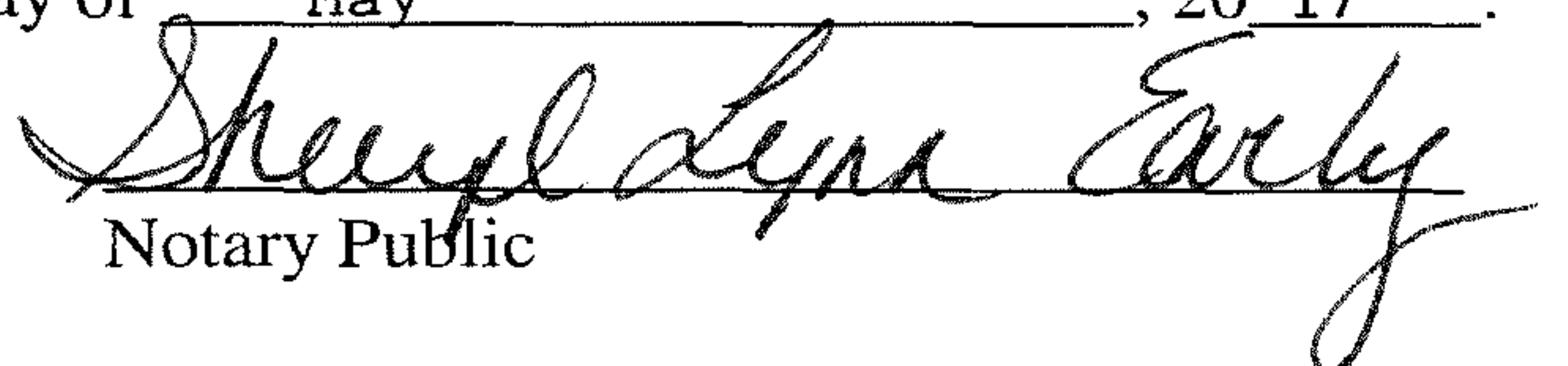

Notary Public

EXHIBIT "A"

Lot 2046, according to the Survey of Glen Iris at Kilkerran Phase 3, Sector 2, as recorded in Map Book 47, Page 21, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes and assessments for the current year and subsequent years and not yet due and payable;
2. Easement(s) building line(s) and restriction(s) as shown on recorded map;
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein;
4. Restrictions appearing of record in Inst. No. 2017-71.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name SB Dev. Corp.

Mailing Address 3545 Market Street
Hoover, AL 35226

Grantee's Name Clara C. Berguson
Benjamin W. Berguson

Mailing Address 445 Glen Iris Circle
Pelham, AL 35124

Property Address 445 Glen Iris Circle
Pelham, AL 35124

Date of Sale May 26, 2017

Total Purchase Price \$386,629.00
or Actual Value \$
or Assessor's Market Value \$



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/26/2017 11:51:32 AM
\$98.50 CHERRY
20170526000184680

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)

☐	Bill of Sale	☐	Appraisal
☐	Sales Contract	☐	Other
☒	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 May 26, 2017

Print: Joshua L. Hartman

Unattested

(verified by)

Sign:

(Grantor/Grantee/Owner/Agent) circle one