



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

Send Tax Notice To:  
Brock Point Partners, LLC  
3545 Market Street  
Hoover, AL 35226

**CORPORATION FORM STATUTORY WARRANTY DEED**

STATE OF ALABAMA )

SHELBY COUNTY )

\$ 113,500<sup>00</sup>

That in consideration of Ten Dollars and other good and valuable consideration and No/100 (\$10.00) to the undersigned grantor, **SB Dev. Corp., an Alabama corporation**, (herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **Brock Point Partners, LLC., an Alabama limited liability company**, (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Purchase price was paid from Master Mortgage filed as Inst. No. 201512300124097 in the office of Jefferson County and Inst. No. 20151223000436940 in the office of Shelby County, Alabama, is being amended to add property listed on this deed.

TO HAVE AND TO HOLD unto the said grantee, its successors and assigns forever.

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 19 day of July, 2017.

SB Dev. Corp., an Alabama corporation

By: J. Daniel Garrett  
J. Daniel Garrett, Chief Financial Officer

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. Daniel Garrett, whose name as Chief Financial Officer of SB Dev. Corp. an Alabama corporation, is signed to the foregoing conveyance and who is known to me, acknowledged before me on the 20th day of March, 2017, 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 19th day of July, 2017.

My Commission Expires  
03/19/2020

[Signature]  
Notary Public

**20170720000260330 07/20/2017 02:44:51 PM DEEDS 2/3**

**EXHIBIT "A"**

Lot 23A, according to the Survey of Brock Point Resurvey of Lots 9-13 and 18-23, as recorded in Map Book 47, Page 77, in the Probate Office of Shelby County, Alabama.



20170720000260330 2/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
07/20/2017 02:44:51 PM FILED/CERT

**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 Brock Point Partners, LLC

Mailing Address 2024 Kinzel Lane  
Hoover, AL 35242

Property Address 2024 Kinzel Lane  
Hoover, AL 35242

Date of Sale July 19, 2017

Total Purchase Price  
or Actual Value \$113,500.00  
or Assessor's Market Value \$



20170720000260330 3/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
07/20/2017 02:44:51 PM FILED/CERT

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 July 19, 2017

Print: Joshua L. Hartman

Unattested

(verified by)

Sign:

(Grantor/Grantee/Owner/Agent) circle one