## CORPORATION FORM WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:

B. Christopher Battles

3150 Highway 52 West

3150 Highway 52 West Pelham, AL 35124

Send tax notice to:
Fred Hamilton and
Jacqueline McCants-Har

Calera, AL 35040

Jacqueline McCants-Hamilton 7020 Kensington Avenue

20180226000058680

STATE OF ALABAMA COUNTY OF SHELBY 02/26/2018 08:32:47 AM

DEEDS 1/2

Know All Men by These Presents: That in consideration of **Two Hundred Six Thousand Three Hundred Fifty-Five and no/100 Dollars (\$206,355.00)**, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt where is acknowledged, **SDH BIRMINGHAM, LLC** (herein referred to as Grantor) grant, bargain, sell and convey unto **FRED HAMILTON and JACQUELINE McCANTS-HAMILTON** (herein referred to as Grantees), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lot 157, 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.

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

**\$206,355.00** 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 **Julie Head**, its **Authorized Agent**, who is authorized to execute this conveyance, has hereunto set its signature and seal this 16th day of February, 2018.

SDH BIRMINGHAM, LLC

BY: Julie Head ITS: Authorized Agent

STATE OF ALABAMA COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Julie Head**, whose name as **Authorized Agent** 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 she as such agent and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 16th day of February, 2018.

B. CHRISTOPHER BATTLES
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
January 31, 2021

Notary Public

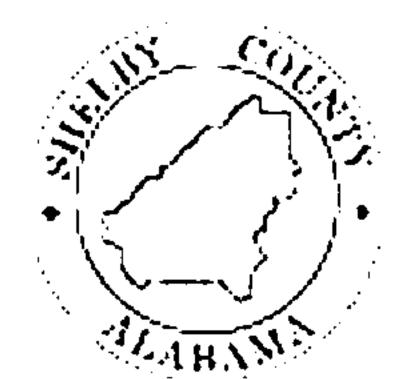
My Commission Expires:

01/30/2021

## Real Estate Sales Validation Form

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

Grantor's Name Mailing Address	SDH Birmingham, LLC	Grantee's Name Mailing Address	FRED HAMILTON  Jacqueline Hamilton
	8137 Helena Rd, Ste 110 Pelham, AL 35124		7020 Kensington Avenue Calera, AL 35040
Property Address	7020 Kensington Avenue Calera, AL 35040	Date of Sale Total Purchase Price Or	<b>2</b> 06,355.00
20180226000058680	02/26/2018 08:32:47 AM D	Actual Value EEDS 2/2 Or Assessor's Market Value	
•	<del> </del>		
	document presented for rec he filing of this form is not requ		of the required information
	Instrumailing address - provide the urrent mailing address.	uctions name of the person or p	ersons conveying interest to
Grantee's name and property is being co	d mailing address - provide the nveyed.	name of the person or	persons to whom interest to
Property address - t	he physical address of the pro	perty being conveyed, if	f available.
Date of Sale - the da	ate on which interest to the pro	perty was conveyed.	
•	e - the total amount paid for the he instrument offered for reco	•	erty, both real and personal,
being conveyed by t	property is not being sold, the he instrument offered for record ser or the assessor's current r	d. This may be evidence	-
excluding current us responsibility of val	ed and the value must be deservaluation, of the property and uing property for property taxto Code of Alabama 1975 § 40	as determined by the lox purposes will be use	cal official charged with the
and accurate. I furth	of my knowledge and belief that ner understand that any false nalty indicated in <u>Code of Alab</u>	statements claimed on	this form may result in the
Date	-	Print <u>B. CHRISTO</u>	PHER BATTLES
		Cian	
Unattested	(verified by)	SignGrantor/Grante	ee/Owner/ <u>Agent</u> ) circle one
			Form RT-1



Filed and Recorded Official Public Records Judge James W. Fuhrmeister, Probate Judge, **County Clerk** Shelby County, AL 02/26/2018 08:32:47 AM \$19.00 CHERRY

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