

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

Send Tax Notice To:  
Jennie H. Duffner  
2109 Cameron Circle  
Birmingham, AL 35242

**CORPORATION FORM STATUTORY WARRANTY DEED**

STATE OF ALABAMA )

SHELBY COUNTY )

That in consideration of One Hundred Fifty Thousand and no/100  
(\$ 150,000.00) Dollars to the undersigned grantor, **BROCK POINT PARTNERS, LLC**, an  
Alabama limited liability company, (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 Jennie H. Duffner (herein referred  
to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

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

And the Grantor does hereby covenant with the Grantee, except as above-noted, that, at the time of the  
delivery of this Deed, the premises were free from all encumbrances made by it, and that it shall warrant and  
defend the same against the lawful claims and demands of all persons claiming by, through, or under it, but  
against none other.

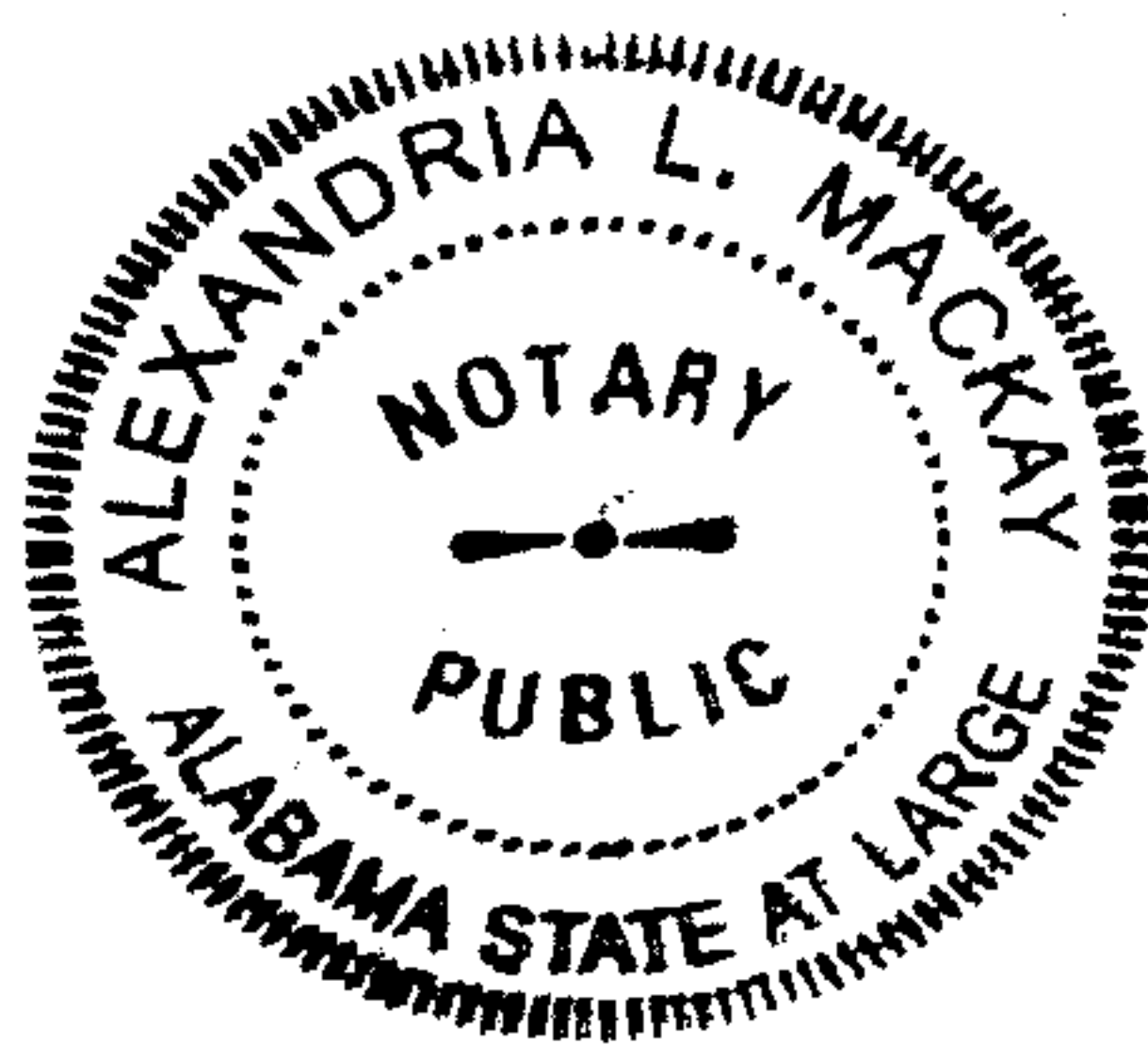
IN WITNESS WHEREOF, the said GRANTOR, by its Managing Member, SB Holding Corp., by its  
Authorized Representative who is authorized to execute this conveyance, hereto set its signature and seal, this  
the 23rd day of February, 2018.

BROCK POINT PARTNERS, LLC

By: SB HOLDING CORP.  
Managing Member

By: Janiel Garrett

Its: Authorized Representative



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 Authorized Representative of SB HOLDING CORP., an  
Alabama corporation, Managing Member of BROCK POINT PARTNERS, LLC, an Alabama limited liability  
company, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day  
to be effective on the 23rd day of February, 2018, 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 23rd day of February, 2018.

My Commission Expires: 10/31/2021

Alexandra L Mackay  
Notary Public

**EXHIBIT "A"**

Lot 53, according to the Survey of Brock Point Phase 1B, as recorded in Map Book 47, page 43, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes for the year 2018 and subsequent years;
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. Sanitary Sewer Easement recorded in Instrument No. 2016-33045 and Instrument No. 2016-39397;
5. Right-of-way granted to Alabama Power Company recorded in Volume 338, Page 636 and Volume 340, Page 23;
6. Amended and Restated Restrictive Covenants between Dantract, Inc., Daniel Oak Mountain limited partners, Harry and Jane Brock, et al, dated November 3, 1989 and recorded in Real 265, Page 96, amending restrictions recorded in Misc. Book 12, Page 845 as amended in Misc. Book 15, Page 844 and Misc. Book 12, Page 852 as amended in Misc. Book 15, Page 840;
7. Covenant and agreement for Water Service as recorded in Real 2365, Page 574; and
8. Restrictions appearing of record in Inst. No. 2017-19952 and Inst. No. 2017-23878.

Real Estate Sales Validation Form

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

Grantor's Name                      BROCK POINT PARTNERS, LLC

Mailing Address                      3545 Market Street  
Hoover, AL 35226

Grantee's Name                      Jennie H. Duffner

Mailing Address                      2109 Cameron Circle  
Birmingham, AL 35242

Property Address                      2345 Brock Circle  
Hoover, AL 35242

Date of Sale                          February 23, 2018

Total Purchase Price                      \$150,000.00  
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)

<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		

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).

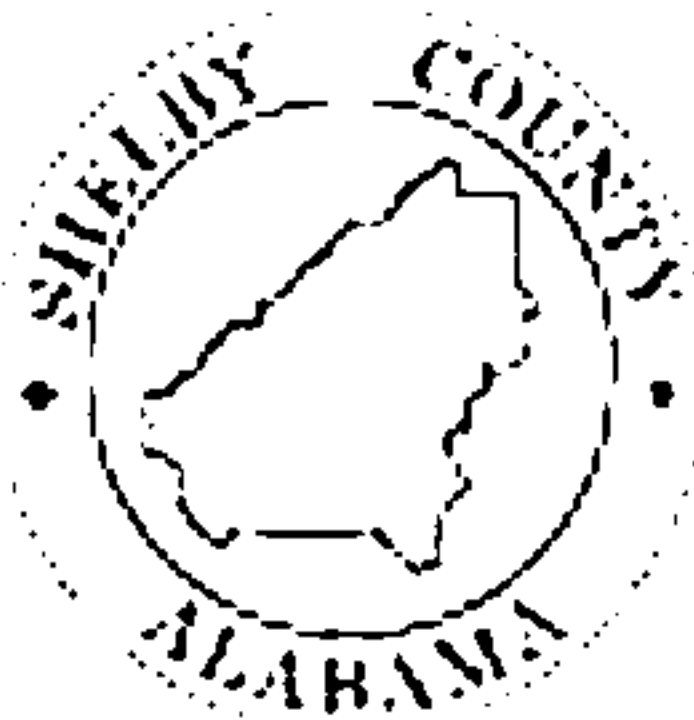
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 §40-22-1 (h).

Date      February 23, 2018

Print:      Joshua L. Hartman

Unattested  
(verified by)

Sign: \_\_\_\_\_  
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
02/26/2018 10:57:03 AM  
\$171.00 CHERRY  
20180226000059210

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister", is written over the official stamp.