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

Jennifer Odell Kelly
2013 Kinzel Lane
Birmingham, AL 35242

CORPORATION FORM STATUTORY WARRANTY DEED

STATE OF ALABAMA)	
SHELBY COUNTY)	
(\$_\ 453,000.00\) Alabama limited liability company, (herein referred t	fty Three Thousand and no/100 igned grantor, BROCK POINT PARTNERS, LLC, and to as GRANTOR) in hand paid by the grantee herein, the RANTOR does by these presents, grant, bargain, sell and (herein referred
to as Grantee), the following described real estate, situ	
SEE ATTACHED EXHIBIT "A" FOR LEGAL 362,400.00 of the purchase price recited abo	
simultaneously herewith.	ord moregage roun eroca
TO HAVE AND TO HOLD unto the said gran	itee, its successors and assigns forever.
delivery of this Deed, the premises were free from al	he Grantee, except as above-noted, that, at the time of the ll encumbrances made by it, and that it shall warrant and ands of all persons claiming by, through, or under it, bu
IN WITNESS WHEREOF, the said GRANTO Authorized Representative who is authorized to executhe 19th day of April 2018	OR, by its Managing Member, SB Holding Corp., by its tute this conveyance, hereto set its signature and seal, this
	BROCK POINT PARTNERS, LLC
	By: SB HOLDING CORP. Managing Member
	By: Mull Handt
STATE OF ALABAMA)	Its: Authorized Representative
JEFFERSON COUNTY)	
Alabama corporation, Managing Member of BROCK company, is signed to the foregoing conveyance and we to be effective on the 19th day of April	d for said County, in said State, hereby certify that Authorized Representative of SB HOLDING CORP., at POINT PARTNERS, LLC, an Alabama limited liability who is known to me, acknowledged before me on this day, 20_18, that, being informed of the contents of the y, executed the same voluntarily for and as the act of said
Given under my hand and official seal this 19	th day of <u>April</u> , 2018
My Commission Expires: 10/31/2021	Mary Public Notary Public

EXHIBIT "A"

Lot 25, 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:

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- 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 PARTNE	RS, LLC
Mailing Address	3545 Market Street Hoover, AL 35226	
Grantee's Name	Jennifer ODell Kelly	
Mailing Address	2013 Kinzel Lane Birmingham, AL 35242	·
Property Address	2013 Kinzel Lane Birmingham, AL 35242	
Date of Sale	April 19, 2018	
Total Purchase Price or Actual Value \$ or Assessor's Market Value	\$453,000.00 \$	
The purchase price or actual value Bill of Sale Sales Contract Closing Stateme		verified in the following documentary evidence: (check one) Appraisal Other
If the conveyance document prese is not required.	nted for recordation contains	all of the required information referenced above, the filing of this forn
Grantor's name and mailing address mailing address.		structions person or persons conveying interest to property and their current
Grantee's name and mailing addre	ess – provide the name of the	person or persons to whom interest to property is being conveyed.
Property address – the physical ad	dress of the property being co	onveyed, 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.		
		f the property, both real and personal, being conveyed by the praisal conducted by a licensed appraiser or the assessor's current
If no proof is provided and the value the property as determined by the used and the taxpayer will be penaltical.	local official charged with the	urrent estimate of fair market value, excluding current use valuation, of responsibility of valuing property for property tax purposes will be abama 1975 § 40-22-1 (h).
I attest, to the best of my knowled understand that any false statement 1975 §40-22-1 (h).	its claimed on this form may i	tion contained in this document is true and accurate. I further result in the imposition of the penalty indicated in Code of Alabama
Date April 19, 2018	Print: .	Joshua L. Hartman
Unattested (verifie	Sign:	Granton/Grantee/Owner/Agent) sircle one



Filed and Recorded Official Public Records Judge James W. Fuhrmeister, Probate Judge, County Clerk Shelby County, AL 04/20/2018 07:55:37 AM \$112.00 CHERRY

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