

20180709000242240
07/09/2018 10:14:39 AM
DEEDS 1/2

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)

That in consideration of Four Hundred Fifty-four Thousand and No/100 (\$454,000.00) 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 a Master Mortgage filed simultaneously herewith.

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 6th day of July, 2018.

SB Dev. Corp., an Alabama corporation

By: 

Levi Mixon

Its: Chief Operating Officer

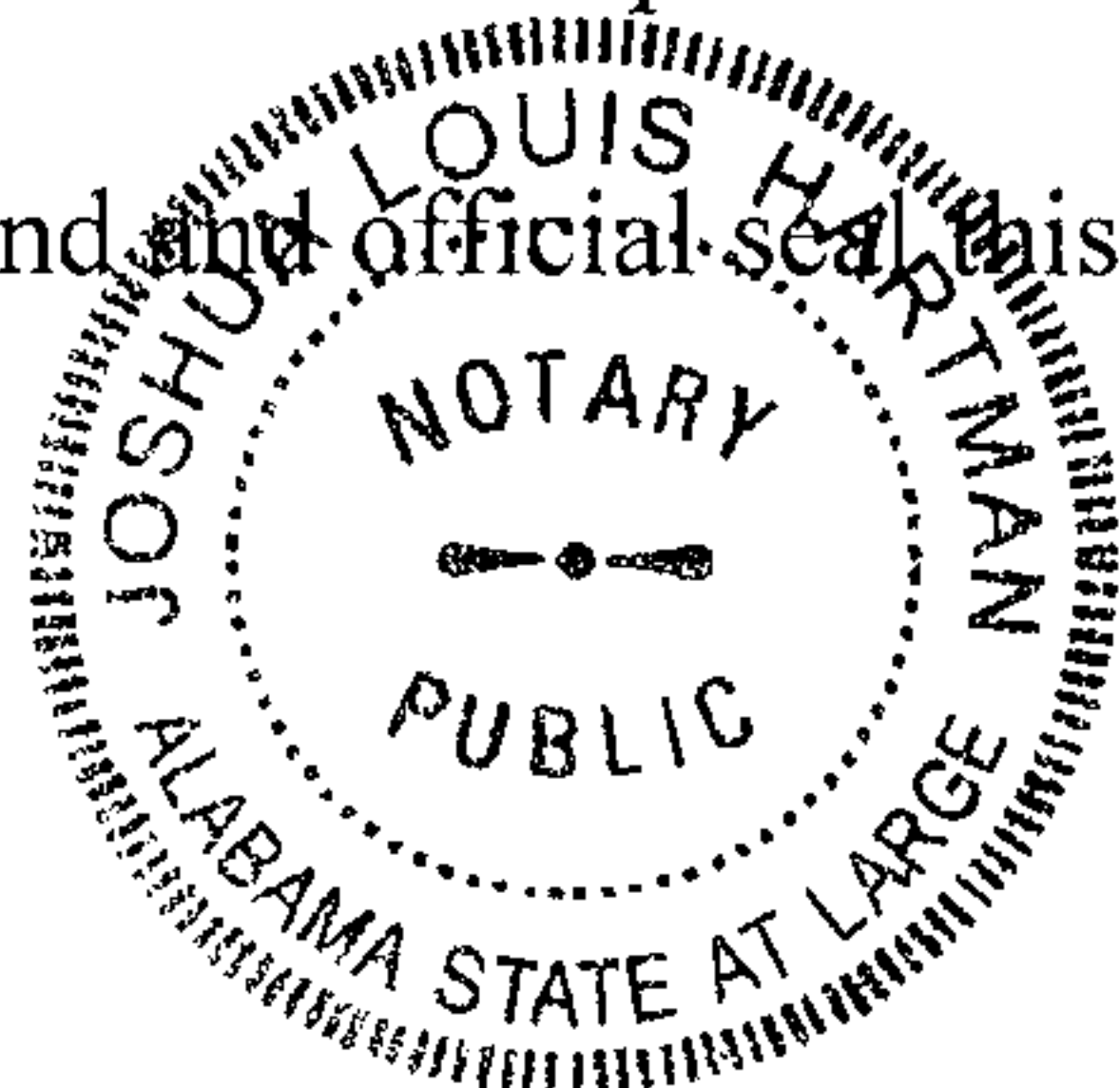
STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Levi Mixon, whose name as Chief Operating 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 6th day of July, 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 6th day of July, 2018.

My Commission Expires:
03/19/2020




Notary Public

EXHIBIT "A"

Lots 31, 33, 57 & 66, according to the Survey of Brock Point Phase 2A, as recorded in Map Book 48, page 70, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes for the year 2018 and subsequent years, not yet due and payable;
2. Easements, Rights of Way, Restrictions, Covenants, Conditions and Building Setback lines as shown on recorded Final Plat of the Subdivision of Brock Point Phase 2A, as recorded in Map Book 48, Page 70, in the Probate records of Shelby County, Alabama;
3. Right-of-way granted to Alabama Power Company recorded in Deed Book 340, Page 23 and Deed Book 338, Page 636;
4. Residential Driveway Easement Agreement as set out in Real Book 364, Page 188;
5. Sanitary Sewer Easement to SWWC Utilities as set out in Instrument No. 20160912000330450 & First Amendment in Instrument No. 20161026000393970;
6. Grant of Easement in Land for underground Sub to Alabama Power Company as set out in Instrument No. 20161202000441760 & Instrument No. 20180410000119460;
7. Easement to BellSouth Telecommunications, LLC d/b/a AT&T Alabama as set out in Instrument No. 20161017000379540;
8. Amended & Restated Restrictive Covenants as set out in Real Book 265, Page 96, amending Misc Book 12, Page 845 as amended in Misc Book 15, Page 844 & Misc Book 12, Page 852 as amended in Misc Book 15, Page 840;
9. Covenant & Agreement for Water Service as set out in Real Book 2365, Page 574 (Jefferson County, Alabama).



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/09/2018 10:14:39 AM
\$19.00 CHERRY
20180709000242240

A handwritten signature in black ink, appearing to be "J. Fuhrmeister", is written over the official text.