

This Instrument was Prepared by:

Send Tax Notice To: SDH BIRMINGHAM LLC,

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051  
File No.: MV-18-24724

**20180720000258660**  
**07/20/2018 10:24:42 AM**  
**DEEDS 1/2**

### **CORPORATION FORM WARRANTY DEED**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Seventy Thousand Dollars and No Cents (\$270,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Bagley Properties, LLC, an Alabama limited liability company**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **SDH BIRMINGHAM LLC,, a Georgia limited liability company**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

Lots 23A, 24A, 25A, 26A, 27A, 4A, 12A, 13A, 14A, and 15A, according to the Map of Ammersee Lakes, Second Sector, Amended Map as recorded in Map Book 36, Page 99, in the Probate Office of Shelby County, Alabama.

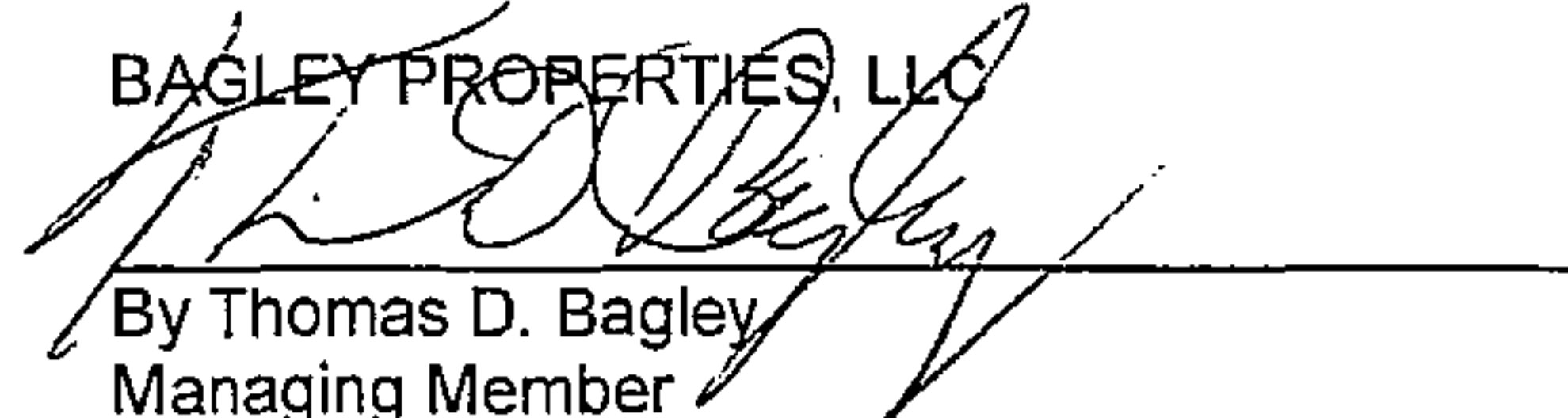
A Note and Mortgage Modification and Spreader Agreement filed simultaneously herewith in the amount of \$842,607.00.

Subject to taxes for 2018 and subsequent years, easements, restrictions, rights of way and permits of record.

TO HAVE AND TO HOLD, to the said Grantee, his, her or their heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, 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 Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Managing Member, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 13th day of July, 2018.


BAGLEY PROPERTIES, LLC  
  
By Thomas D. Bagley  
Managing Member

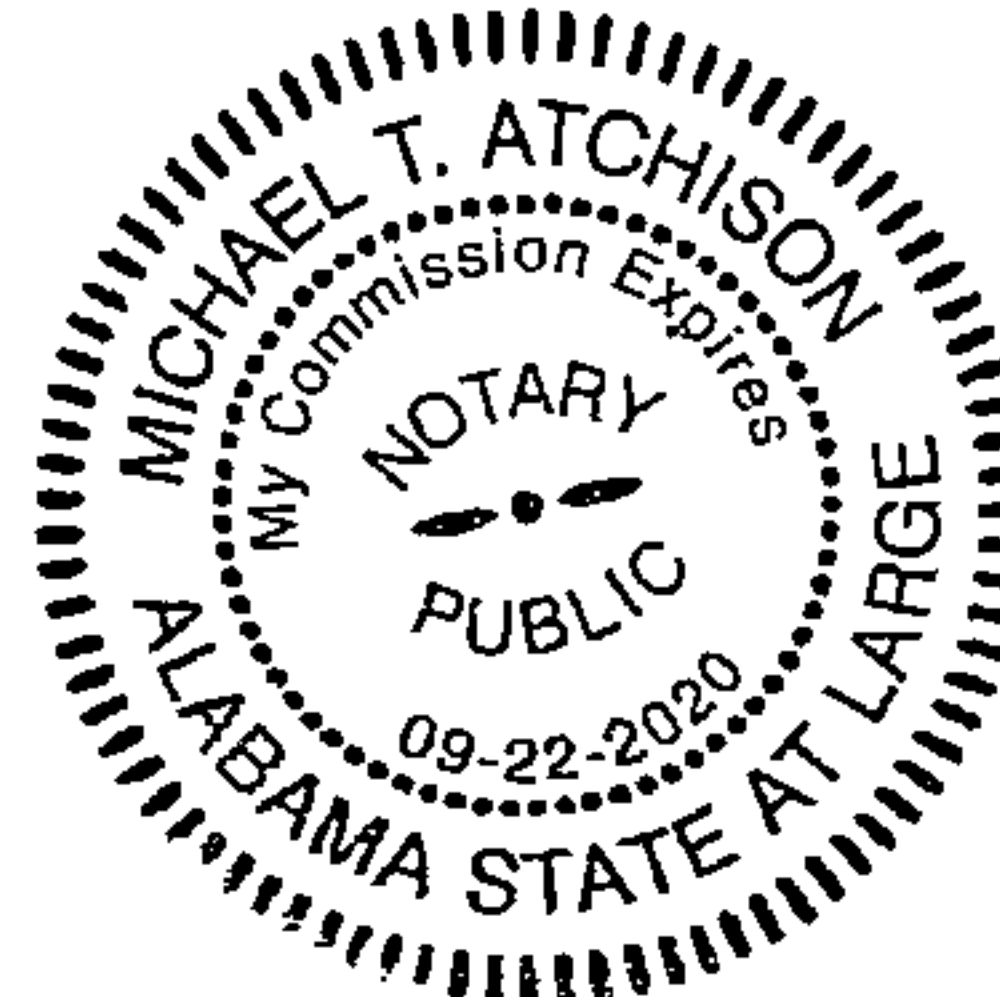
State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for said County in said State, hereby certify that Thomas D. Bagley as Managing Member of Bagley Properties, LLC, an Alabama limited liability company is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 13th day of July, 2018.

  
Notary Public, State of Alabama  
Mike T. Atchison  
My Commission Expires: September 22, 2020



## Real Estate Sales Validation Form

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

Grantor's Name	Bagley Properties, LLC	Grantee's Name	SDH BIRMINGHAM LLC,
Mailing Address	P.O. Box 660634	Mailing Address	
	Birmingham, AL 35266		
Property Address	0 Moores Spring Road	Date of Sale	July 13, 2018
	Montevallo, AL 35115	Total Purchase Price	\$270,000.00
		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) (Recordation of documentary evidence is not required)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input 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 of 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 10, 2018

Unattested

(verified by)

Print Bagley Properties, LLC

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
07/20/2018 10:24:42 AM  
\$19.00 CHERRY  
20180720000258660

*James W. Fuhrmeister*

Form RT-1