

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

Send Tax Notice to:
Joseph C. Kovacs
Patricia H. Kovacs
2134 Raines Run
Hoover, AL 35242

CORPORATION FORM STATUTORY WARRANTY DEED – Jointly for Life with Remainder to Survivor

STATE OF ALABAMA)
SHELBY COUNTY)

That in consideration of Five Hundred Seventy Five Thousand and no/100
(\$ 575,000.00)

Dollars to the undersigned grantor, **BROCK POINT PARTNERS, LLC**, an Alabama limited liability company, (herein referred to as GRANTOR) in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Joseph C. Kovacs and Patricia H. Kovacs,
(herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

\$345,000.00 of the purchase price recited above has been paid by a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto 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 hereby 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.

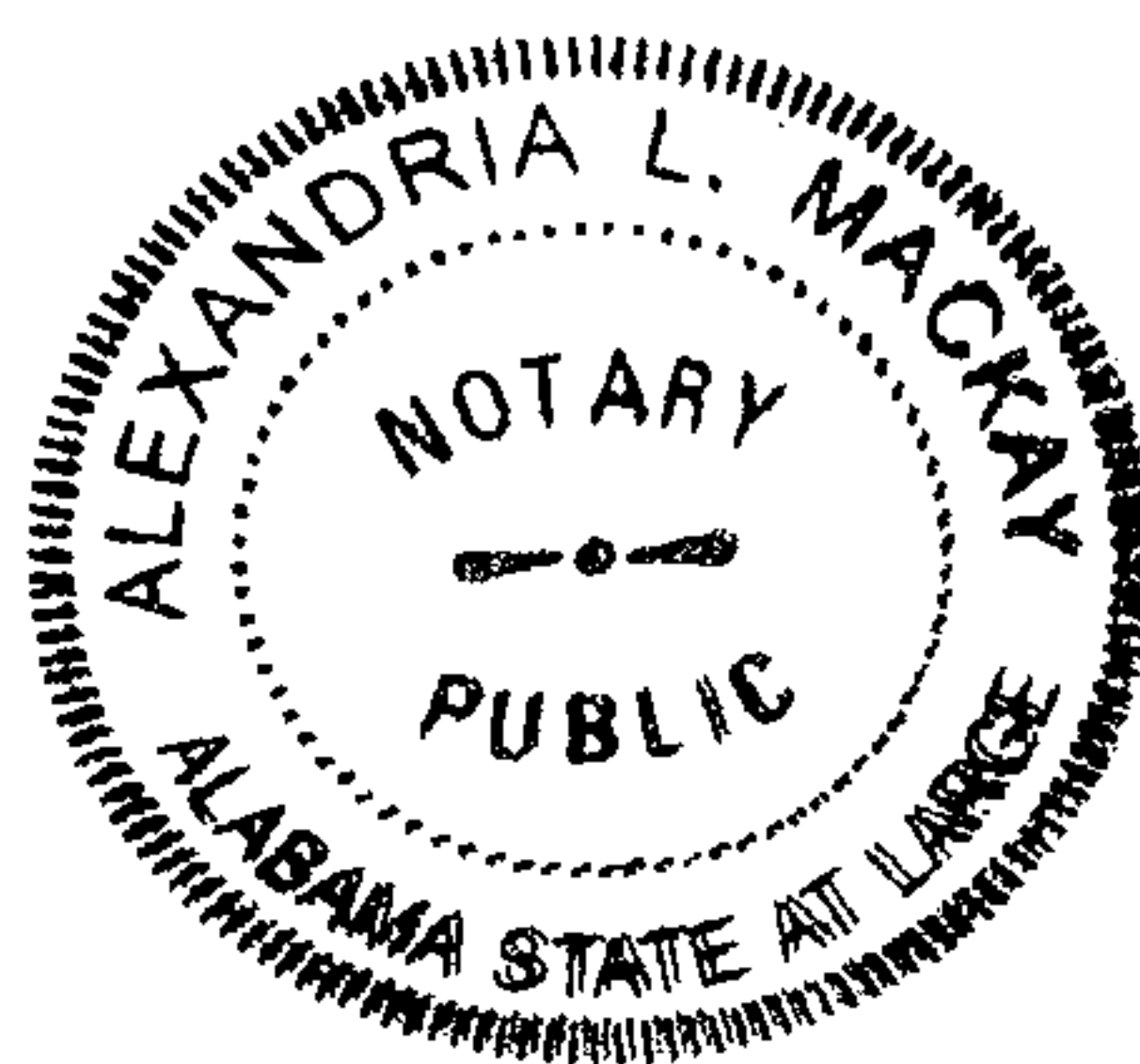
And the Grantors do hereby covenant with the Grantees, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it shall warrant and defend the same against the lawful claims and demands of all persons claiming by, through, 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 17th day of August, 20 18.

BROCK POINT PARTNERS, LLC

By: SB HOLDING CORP.
Its: Managing Member

By: *Daniel 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 17th day of August, 20 18, 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 limited liability company.

Given under my hand and official seal this 17th day of August, 20 18.
My Commission Expires: 10/31/2021

Alexandra L Mackay
Notary Public

EXHIBIT "A"

Lot 7, according to the Survey of Brock Point Phase 1A, as recorded in Map Book 46, Page 67, 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, building lines, and restrictions 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 Restates 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 235, Page 574;
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 35226Grantee's Name Joseph C. Kovacs
Patricia H. KovacsMailing Address 2134 Raines Run
Hoover, AL 35242Property Address 2134 Raines Run
Hoover, AL 35242

Date of Sale August 17, 2018

Total Purchase Price \$575,000.00

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 statement on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date August 17, 2018

Unattested



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL Joshua L. Hartman
 08/17/2018 03:07:33 PM
 \$251.90 FESSICA
 20180817000295280
 (Grantor/Grantee/Own)

A handwritten signature in black ink, appearing to read "Joshua L. Hartman", is written over a horizontal line.