

STATUTORY WARRANTY DEED

20181119000407120
11/19/2018 09:48:31 AM
DEEDS 1/2

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
SDH Birmingham, LLC
8137 Helena Road, Suite 110
Pelham, AL 35124

STATE OF ALABAMA

COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Three Hundred Sixty-Nine Thousand and no/100 Dollars (\$369,000.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt where is acknowledged, I, **RANDALL H. GOGGANS, a married man** (herein referred to as Grantor) grant, bargain, sell and convey unto **SDH BIRMINGHAM, LLC** (herein referred to as Grantee), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

PARCEL I:

Lots 606 and 607, according to the Survey of Deer Ridge Lakes Sector 6, Phase 1, as recorded in Map Book 37, Page 58, in the Probate Office of Shelby County, Alabama.

PARCEL II:

Lots 650, 651, 681, 682, 683, 684, 717 and 718, according to the Survey of Deer Ridge Lakes Sector 6, Phase 2, as recorded in Map Book 37, Page 59, in the Probate Office of Shelby County, Alabama.

PARCEL III:

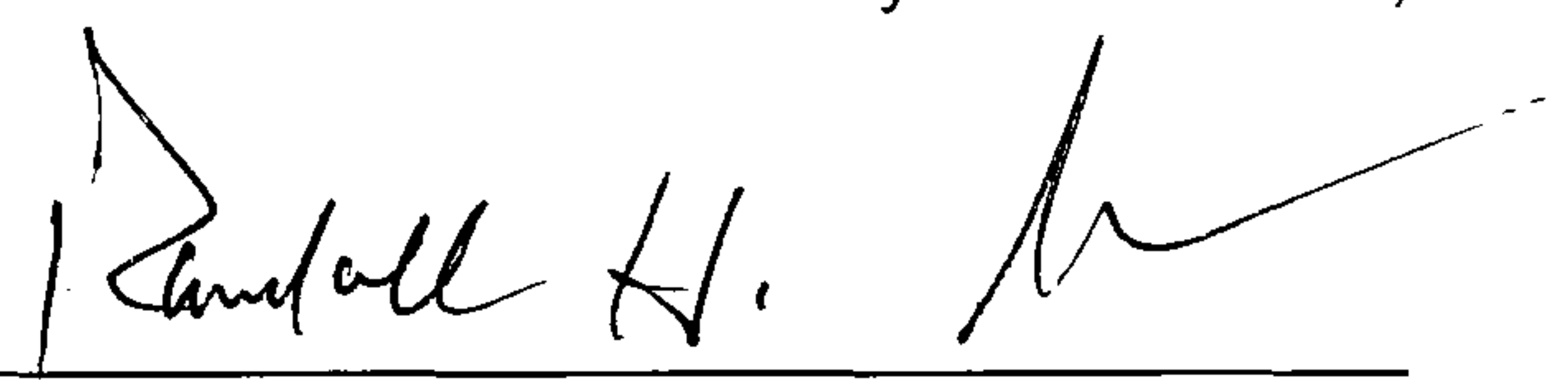
Lots 685A, 686A and 687A, according to A Resurvey of Lots 685, 686, 687 and Future Development of Deer Ridge Lakes, Sector 6, Phase 2, as recorded in Map Book 50, Page 1, in the Probate Office of Shelby County, Alabama.

This property does not constitute the homestead of the grantor as defined in §6-10-3, Code of Alabama (1975).

Subject to mineral and mining rights if not owned by Grantor. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

In Witness Whereof, I have hereunto set my hand and seal this 6th day of November, 2018.



RANDALL H. GOGGANS

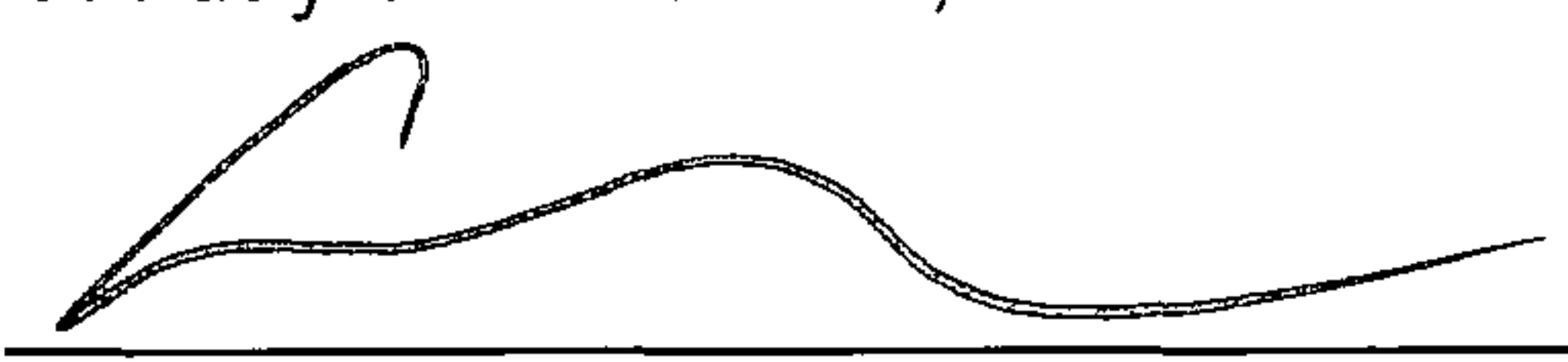
STATE OF ALABAMA

COUNTY OF SHELBY

I, CHRISTINA ELIZABETH WALL, a Notary Public in and for said County, in said State, hereby certify that **RANDALL H. GOGGANS**, whose name 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 this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of November, 2018.

CHRISTINA ELIZABETH WALL
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
January 30, 2021



Notary Public
My Commission Expires: 01/30/2021

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

Grantor's Name	<u>RANDALL H. GOGGANS</u>	Grantee's Name	<u>SDH Birmingham, LLC</u>
Mailing Address	<u>2909 County Road 1005</u> <u>Jemison, AL 35085</u>	Mailing Address	<u>8137 Helena Rd, Ste 110</u> <u>Pelham, AL 35124</u>
Property Address	<u>13 Lots in Deer Ridge Lakes</u> <u>Chelsea, AL 35043</u>	Date of Sale	<u>November 6, 2018</u>
		Total Purchase Price \$	<u>369,000.00</u>
		Or	
		Actual Value \$	<u></u>
		Or	
		Assessor's Market Value \$	<u></u>

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)

☐ Bill of Sale	☐ Appraisal
☒ Sales Contract	☐ Other <u></u>
☒ Closing Statement	☐ <u></u>

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.

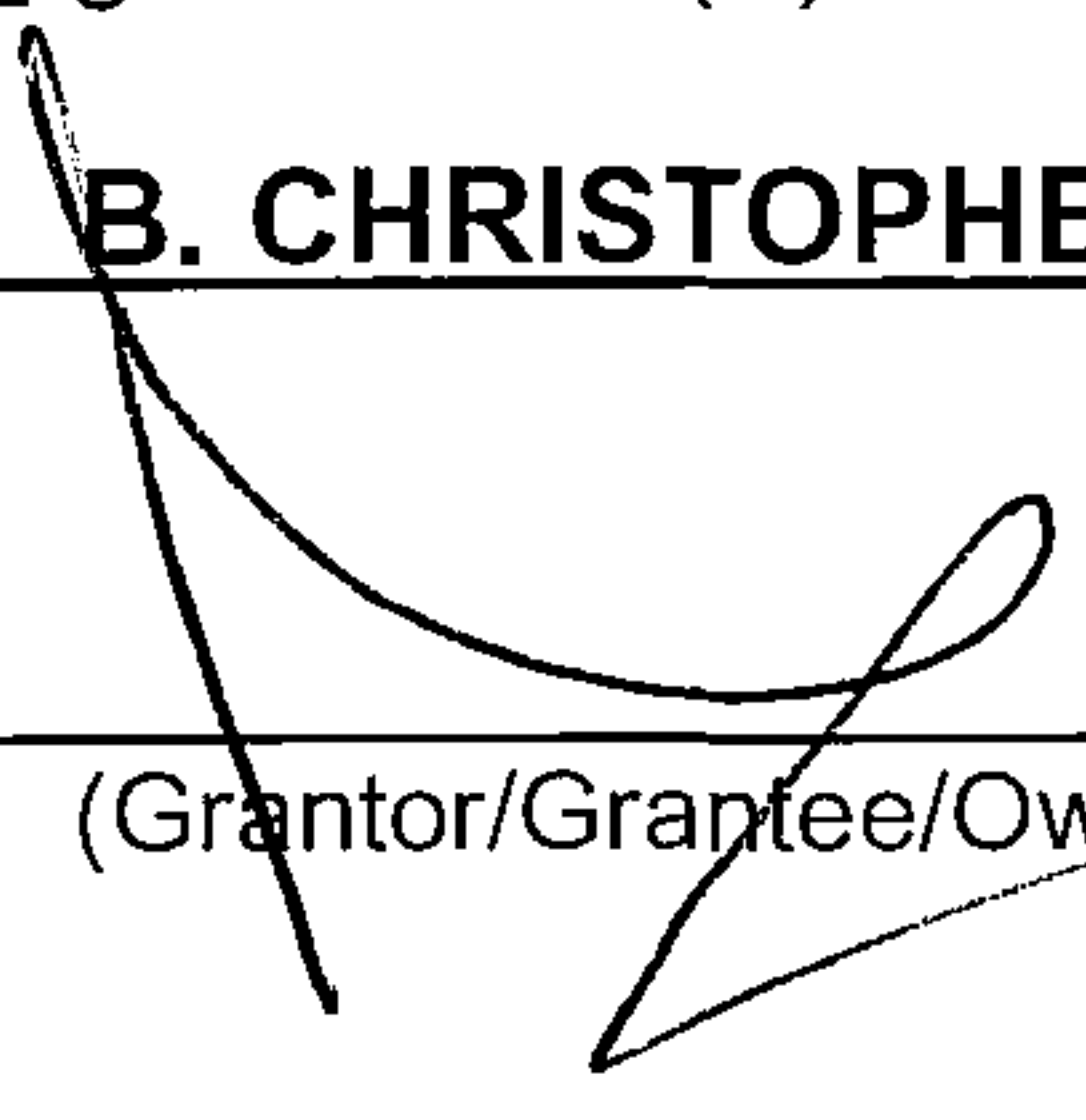
Date of Sale - the date on which interest to the property was conveyed.

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.

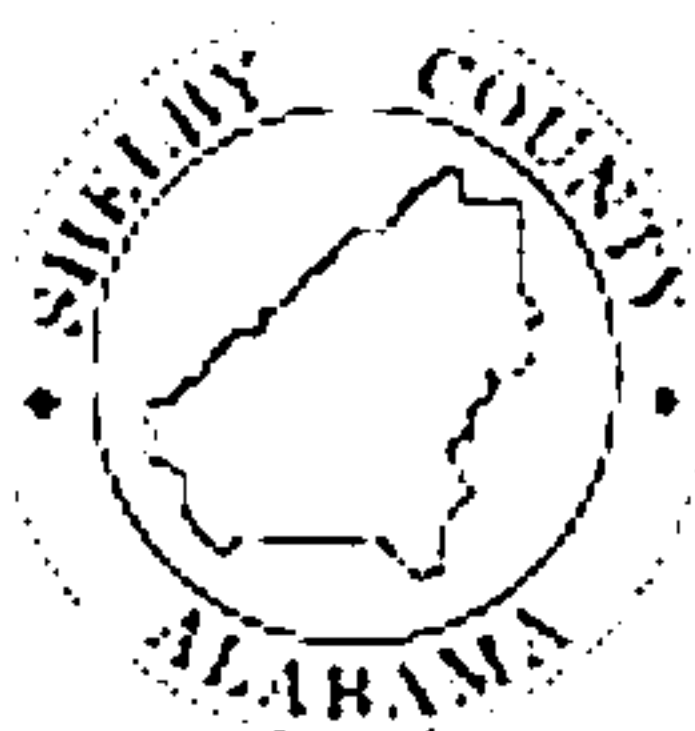
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 <u></u>	Print <u>B. CHRISTOPHER BATTLES</u>
<u></u> Unattested <u></u> (verified by)	Sign <u></u> (Grantor/Grantee/Owner/ <u>Agent</u>) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/19/2018 09:48:31 AM
\$387.00 CHARITY
20181119000407120

Allen S. Bayl