

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:**

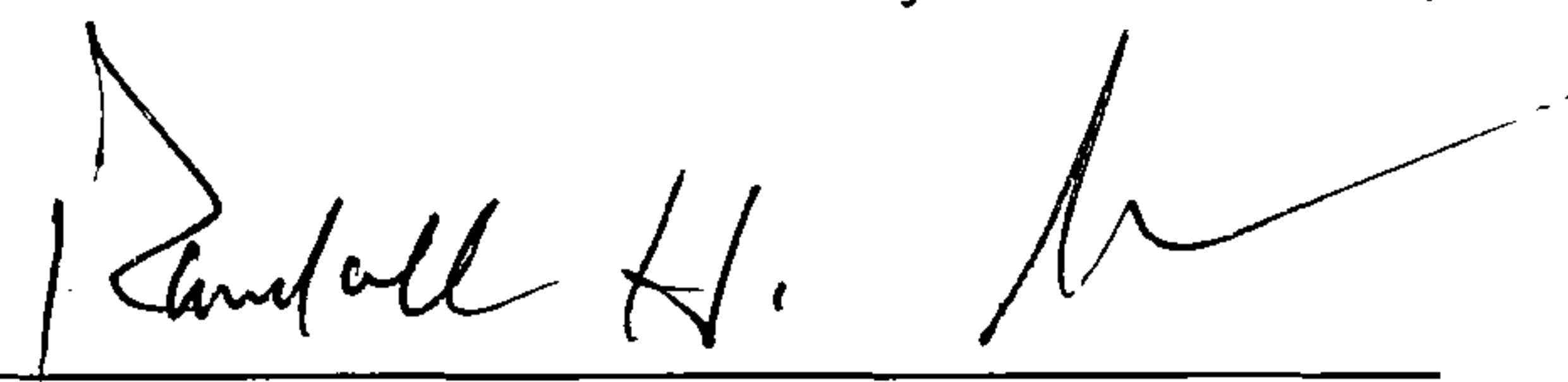
**Lots 685A, 686A and 687A, according to A Resurvey of Lots 685, 686, 687 and Future Development of Deer Ridge Lakes, Sector 6, Phase 2, as recorded in Map Book 50, Page 1, in the Probate Office of Shelby County, Alabama.**

**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

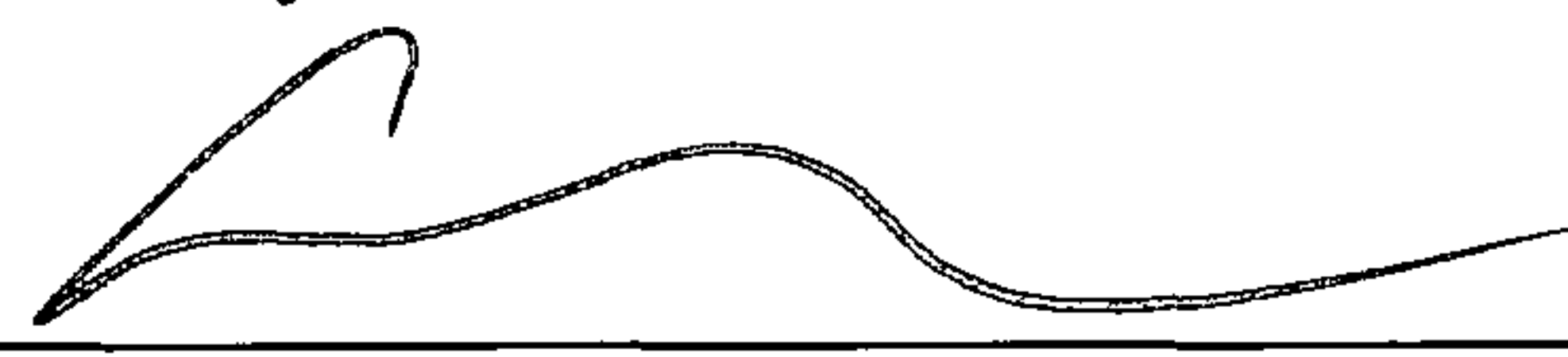
STATE OF ALABAMA

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

Grantee's Name	SDH Birmingham, LLC
Mailing Address	8137 Helena Rd, Ste 110 Pelham, AL 35124

Date of Sale November 6, 2018  
Total Purchase Price \$ 369,000.00

Or  
Assessor's Market Value \$ \_\_\_\_\_

☐ Bill of Sale  
☒ Sales Contract  
☒ Closing Statement

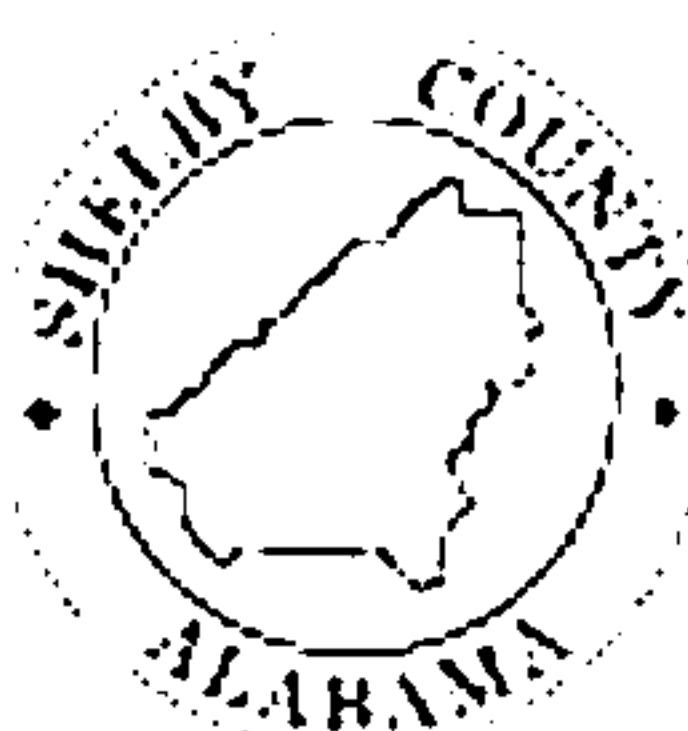
☐ Appraisal  
☐ Other \_\_\_\_\_

## Instructions

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).

Sign \_\_\_\_\_  
(Grantor/Grantee/Owner/**Agent**) 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. Bayal