

20190212000044450
02/12/2019 11:14:01 AM
DEEDS 1/3

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 One Hundred Thirty Thousand and No/100 (\$130,000.00) DOLLARS 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 Master Mortgage filed as Inst. No. 2015122300043694040 in the probate office of Shelby County, Alabama, amended by Inst. No. 20170120000026060, amended by Inst. No. 20190117000018570 as amended to add property listed on this deed.

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 8th day of February, 2019.

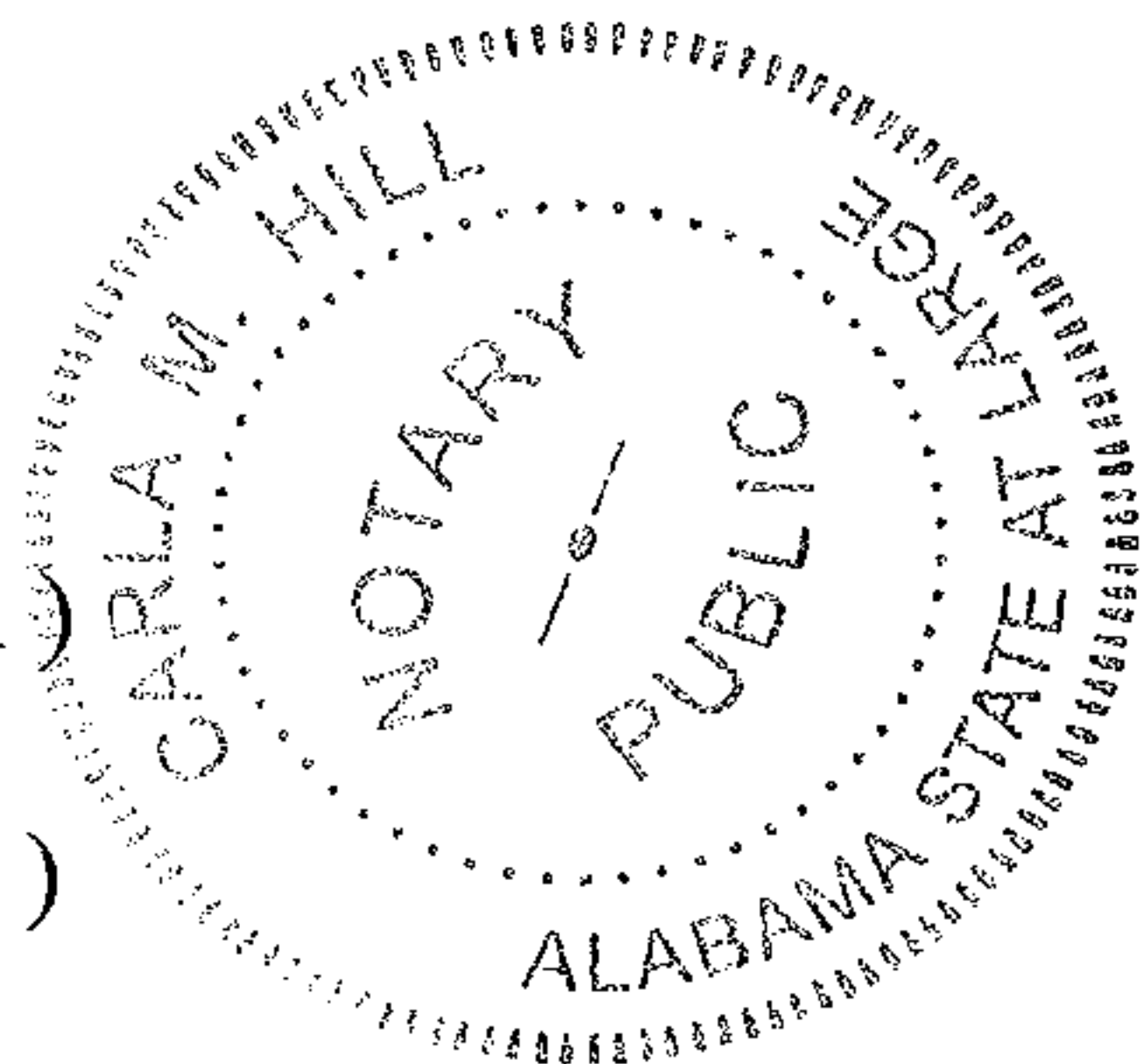
SB Dev. Corp., an Alabama corporation

By: _____

J. Daryl Spears, Chief Financial Officer

STATE OF ALABAMA)

JEFFERSON COUNTY)



I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. Daryl Spears, whose name as Chief Financial 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 8th day of February, 2019, 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 8th day of February, 2019.

My Commission Expires:

3/23/19

Notary Public

EXHIBIT "A"

Lot 84, according to the Survey of Brock Point Phase 2B, as recorded in Map Book 50, page 26 in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes for the year 2019 and subsequent years, not yet due and payable;
2. Easements, building lines, and restrictions as shown on recorded map;
3. Sanitary Sewer Easement recorded in Instrument No. 2016-33045 and Instrument No. 2016-39397;
4. Right-of-way granted to Alabama Power Company recorded in Volume 338, Page 636 and Volume 340, Page 23;
5. Amended and Restated 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;
6. Covenant and agreement for Water Service as recorded in Real 2365, Page 574;
7. Restrictions appearing of record in Inst. No. 2017-19952 and Inst. No. 2017-23878; and
8. Restrictions appearing of record in Inst. No. 2019-2930.

Grantor makes no warranties as to title to any mineral and/or mining rights and other rights, privileges and immunities relating thereto.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name SB Dev. Corp.

Mailing Address 3545 Market Street
Hoover, AL 35226

Grantee's Name Brock Point Partners, LLC

Mailing Address 3545 Market Street
Hoover, AL 35226Property Address 2501 Scarlet Lane
Hoover, AL 35242

Date of Sale February 8, 2019

Total Purchase Price \$130,000.00
or Actual Value \$
or Assessor's Market Value \$

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/12/2019 11:14:01 AM
\$22.00 CHARITY
20190212000044450

A. S. Byrd

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

Date February 8, 2019

Print: Joshua L. Hartman

Unattested

(verified by)

Sign:

(Grantor/Grantee/Owner/Agent) circle one