

STATUTORY WARRANTY DEED

20190221000055070
02/21/2019 10:00:26 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 Ninety-Seven Thousand Five Hundred and no/100 Dollars (\$397,500.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is acknowledged, **AR PROPERTIES, LLC** (herein referred to as Grantor) does hereby 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:

Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 30, according to the Survey of Springs Crossing Sector I, as recorded in Map Book 50, Page 59, in the Probate Office of Shelby County, Alabama.

A Note and Mortgage Modification and Spreader Agreement filed simultaneously herewith in the amount of \$298,125.00

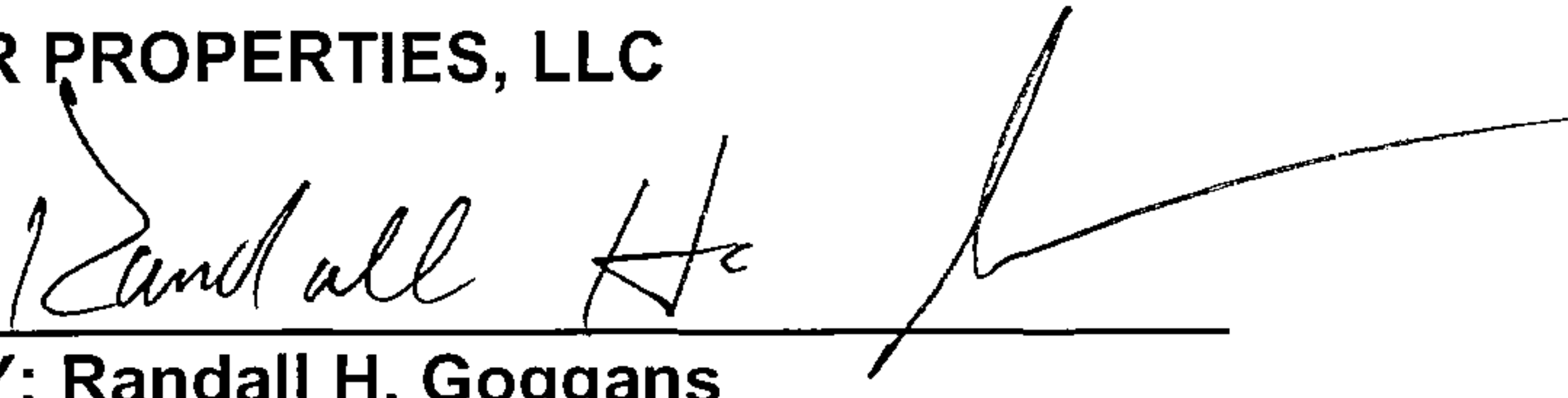
Subject to mineral and mining rights if not owned by Grantor. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

This instrument is executed as required by the Articles of Organization and Operating Agreement and same have not been modified or amended.

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

In Witness Whereof, the said Grantor, by **Randall H. Goggans**, its **Managing Member**, who is authorized to execute this conveyance, has hereunto set its signature and seal this 15th day of February, 2019.

AR PROPERTIES, LLC


BY: Randall H. Goggans
ITS: Managing Member

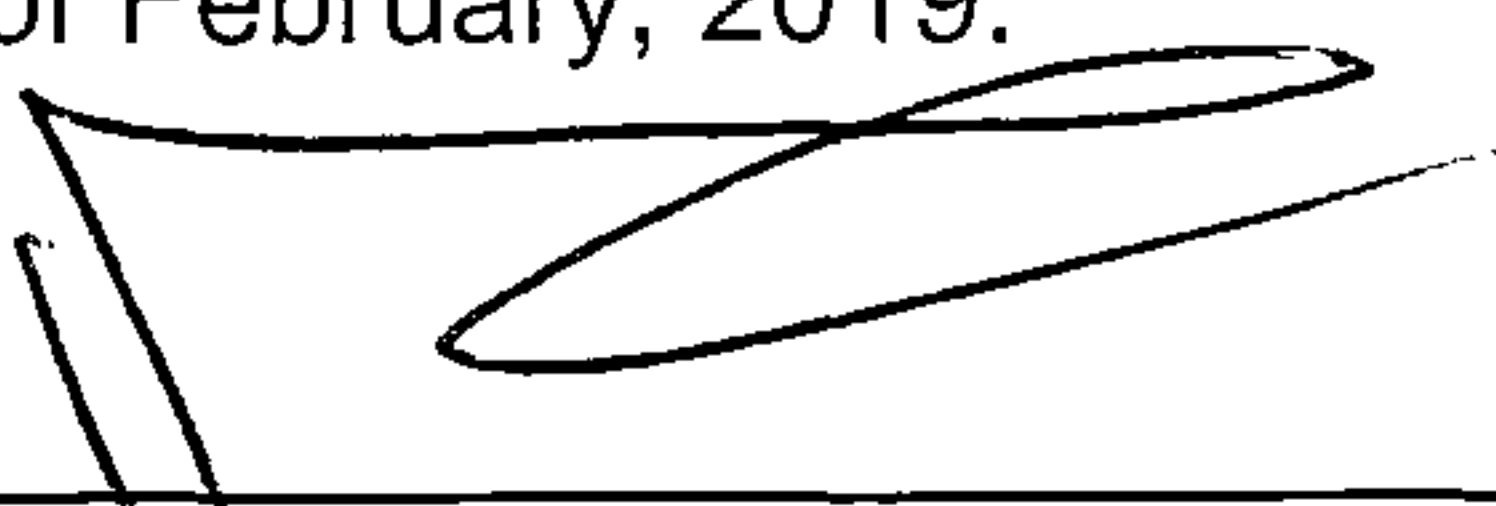
STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Randall H. Goggans**, whose name as **Managing Member** of **AR Properties, LLC**, is signed to the foregoing conveyance, and who is known to me acknowledged before me on this date, that being informed of the contents of this conveyance he as such member and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 15th day of February, 2019.

B. CHRISTOPHER BATTLES
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
January 31, 2021


Notary Public
My Commission Expires: 01/31/2021

Real Estate Sales Validation Form

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

Grantor's Name	AR Properties, LLC	Grantee's Name	SDH Birmingham, LLC
Mailing Address	400 Eagle Point Corp. Dr Birmingham, AL 35242	Mailing Address	8137 Helena Rd, Ste 110 Pelham, AL 35124
Property Address	Lots on Springs Crossing Ln/Dr Columbiana, AL 35051	Date of Sale	February 15, 2019
		Total Purchase Price \$	397,500.00
		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)

☐ Bill of Sale	☐ Appraisal
☒ Sales Contract	☐ Other
☒ 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.

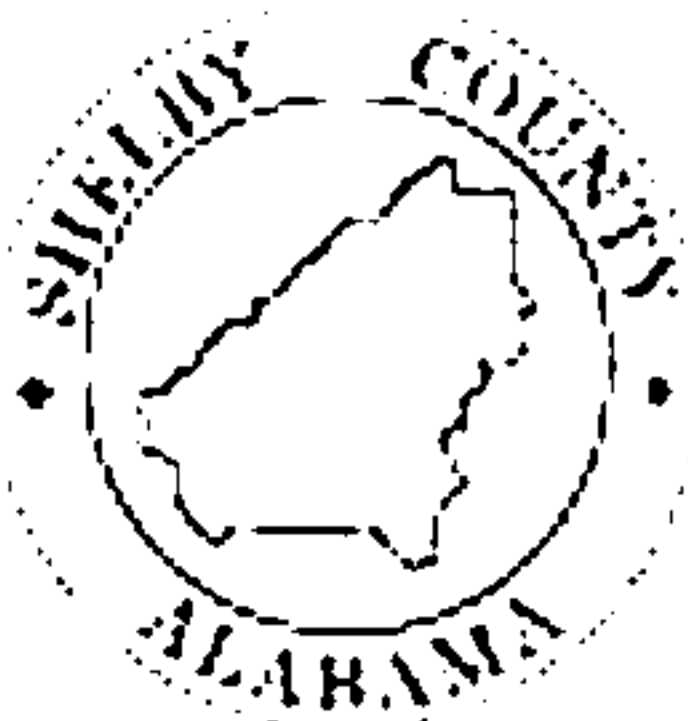
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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	Print B. CHRISTOPHER BATTLES
Unattested	Sign
(verified by)	(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
02/21/2019 10:00:26 AM
\$117.50 CHERRY
20190221000055070

Allen S. Bayl