

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

Send Tax Notice to:  
John Alexander Graziano  
Lisa Graziano  
2255 Brock Circle  
Hoover, AL 35242

**STATUTORY WARRANTY DEED – Jointly for Life with Remainder to Survivor**

STATE OF ALABAMA )  
SHELBY COUNTY )

That in consideration of Six Hundred Twenty-one Thousand Four Hundred Seventy-seven  
& no/100-----(\$ 621,477.00-----)  
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  
John Alexander Graziano and Lisa Graziano,  
(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.

\$471,200.00 of the purchase price recited above has been paid from the proceeds of 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 18th day of June, 20 19.

BROCK POINT PARTNERS, LLC

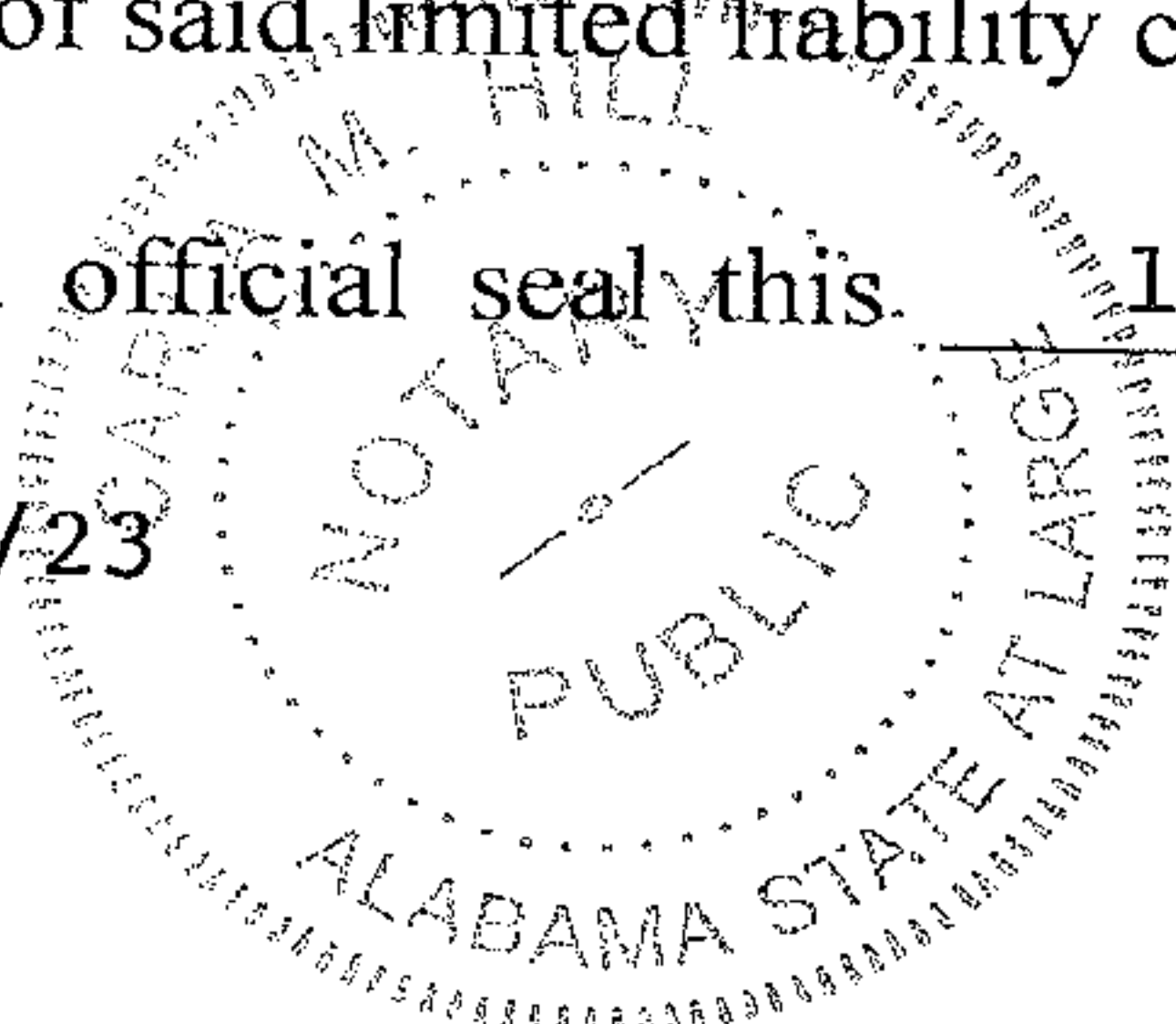
By: SB HOLDING CORP.  
Its: Managing Member

By: [Signature]  
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. Daryl Spears, 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 18th day of June, 20 19, 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 18th day of June, 20 19.  
My Commission Expires: 3/23/23



[Signature]  
Notary Public

**Exhibit "A"**  
**Property Description**

Lot 86, according to the Survey of Brock Point Phase 1B, as recorded in Map Book 47, Page 43, in the Probate Office of Shelby County, Alabama

1. Taxes and assessments for the year 2019 and subsequent years, which are not yet due and payable.
2. Sanitary Sewer Easement recorded in Instrument No. 2016-33045 and Instrument No. 2016-39397.
3. Right-of-way granted to Alabama Power Company recorded in Volume 338, Page 636 and Volume 340, Page 23.
4. 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.
5. Covenant and agreement for Water Service as recorded in Real 2365, Page 574
6. Restrictions appearing of record in Inst. No. 2017-19952 and Inst. No. 2017-23878; amended by First Amendment to Brock Point Residential Declaration of Covenants, Conditions and Restrictions recorded as Instrument No.: 20181129000418000.

**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 35226

Grantee's Name John Alexander Graziano and Lisa  
Graziano  
 Mailing Address 20344 Rose Cottage Way  
Land O' Lakes, FL 34637

Property Address 2255 Brock Circle  
Birmingham, AL 35242

Date of Sale June 18, 2019  
 Total Purchase Price \$621,477.00  
 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  
☐ Sales Contract

☐ Appraisal  
☐ 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: June 18, 2019  
 Unattested

Joshua L. Hartman  
 Sign

(Grantor/Grantee/ Owner/Agent) circle one

(verified by)

Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 06/19/2019 03:33:38 PM  
 S642.50 CHARITY  
 20190619000218890

*Allen S. Bayl*

