

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

Send Tax Notice To:
James A. Hembd, Trustee
Sandra L. Hembd, Trustee
2131 Raines Run
Hoover, AL 35242

CORPORATION FORM STATUTORY WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

That in consideration of Six Hundred Eleven Thousand Seven Hundred Eighteen & No/100
(\$ 611,718.00-----) Dollars to the undersigned grantor, **BROCK POINT PARTNERS, LLC**, an
Alabama limited liability company, (herein referred to as GRANTOR) in hand paid by the grantee herein, the
receipt whereof is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and
convey unto
James A. Hembd & Sandra L. Hembd, Trustees of the James A. Hembd & Sandra L. Hembd
Declaration of Trust dated November 15, 1976, and any amendments thereto

(herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

TO HAVE AND TO HOLD unto the said grantee, its successors and assigns forever.

And the Grantor does hereby covenant with the Grantee, 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.

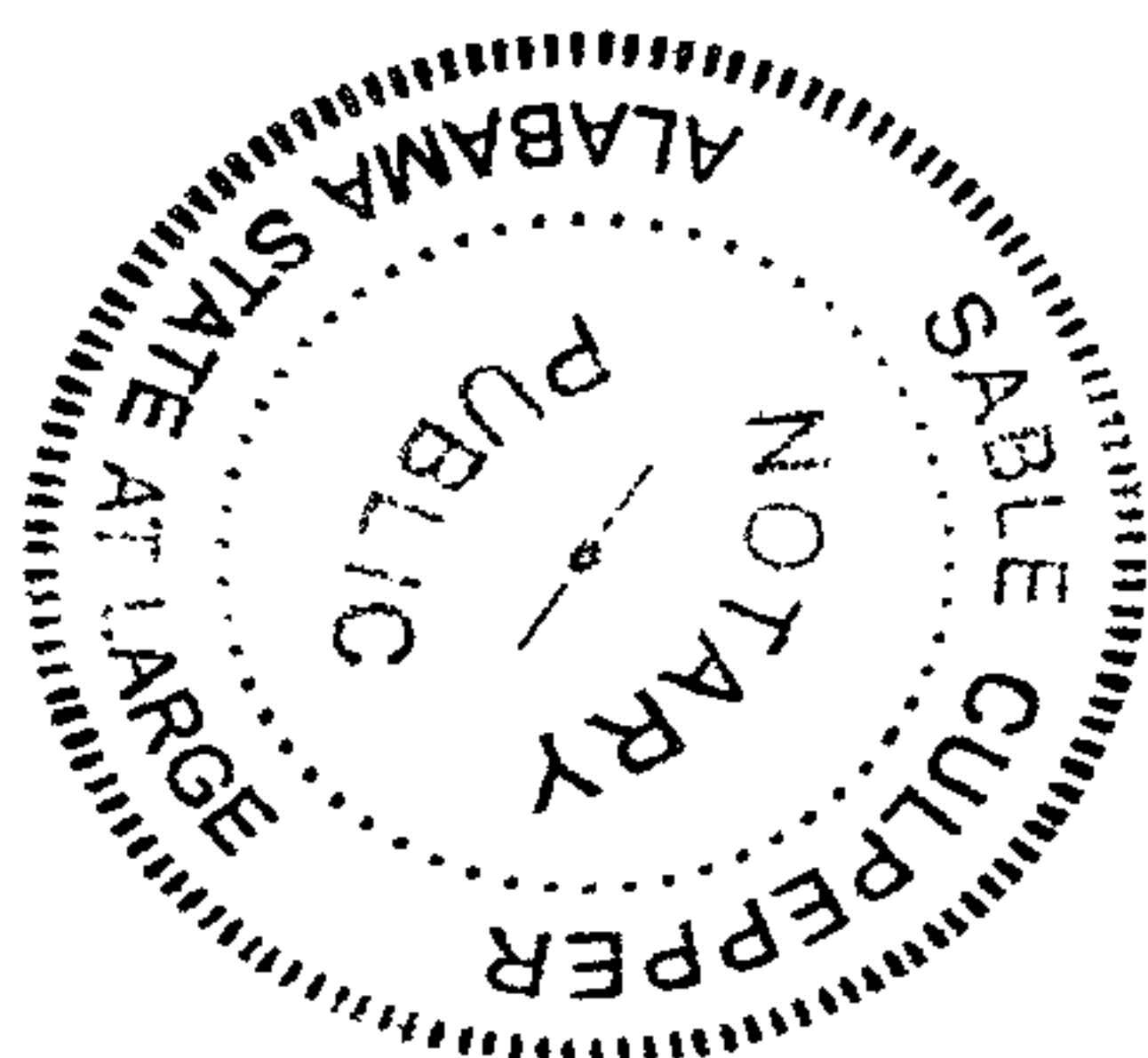
IN WITNESS WHEREOF, the said GRANTOR, by its Managing Member, SB Holding Corp., by its
Authorized Representative who is authorized to execute this conveyance, hereto set its signature and seal, this
the 30th day of July, 2019.

BROCK POINT PARTNERS, LLC

By: SB HOLDING CORP.
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 30th day of July, 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 30th day of July, 2019.

My Commission Expires:
August 1, 2020

[Signature]
Notary Public

Exhibit "A"
Property Description

Lot 11A, according to the Survey of Brock Point Resurvey of Lots 9-13 and 18-23, as recorded in Map Book 47, Page 77, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (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 235, 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
Mailing Address _____Grantee's Name James A. Hembd and Sandra L. Hembd,
Trustees of James A. Hembd and
Sandra L. Hembd, Trustees of the
James A. Hembd and Sandra L. Hembd
Declaration of Trust dated November
15, 1976, and any amendments thereto
Mailing Address 4195 Broadmoor Loop
Broomfield, CO 80023Property Address 2131 Raines Run
Hoover, AL 35242Date of Sale July 30, 2019Total Purchase Price \$611,718.00

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 StatementIf 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: July 30, 2019

Print: Joshua L. Hartman

Unattested _____

(verified by) _____

Sign Joshua L. Hartman
(Grantor/Grantee/ Owner/Agent) circle oneFiled and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/02/2019 09:40:01 AM
\$634.00 CHARITY
20190802000278190

Allison B. Burt

Form RT-1