

Prepared by:
Sandy F. Johnson
South Oak Title Pelham, LLC
3156 Pelham Parkway, Suite 4
Pelham, AL 35124

20190821000306580
08/21/2019 11:15:36 AM
DEEDS 1/1

Send Tax Notice To:
David Bennett
Kellee Bennett
1373 Kensington Blvd.
Calera, AL 35040

**STATUTORY DEED LIMITED LIABILITY COMPANY WITH RIGHT OF
SURVIVORSHIP**

State of Alabama
County of Shelby

That in consideration of Two Hundred Eighteen Thousand Five Hundred Eighty Five Dollars and No Cents (\$218,585.00) to the undersigned Grantor, SDH Birmingham, LLC, an Alabama Limited Liability Company (herein referred to as Grantor) in hand paid by the Grantees, herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto David Bennett and Kellee Bennett (herein referred to as Grantees), as joint tenants, with right of survivorship the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 198, according to the Survey of Kensington Place Phase II, as recorded in Map Book 42, Page 117, in the Probate Office of Shelby County, Alabama.

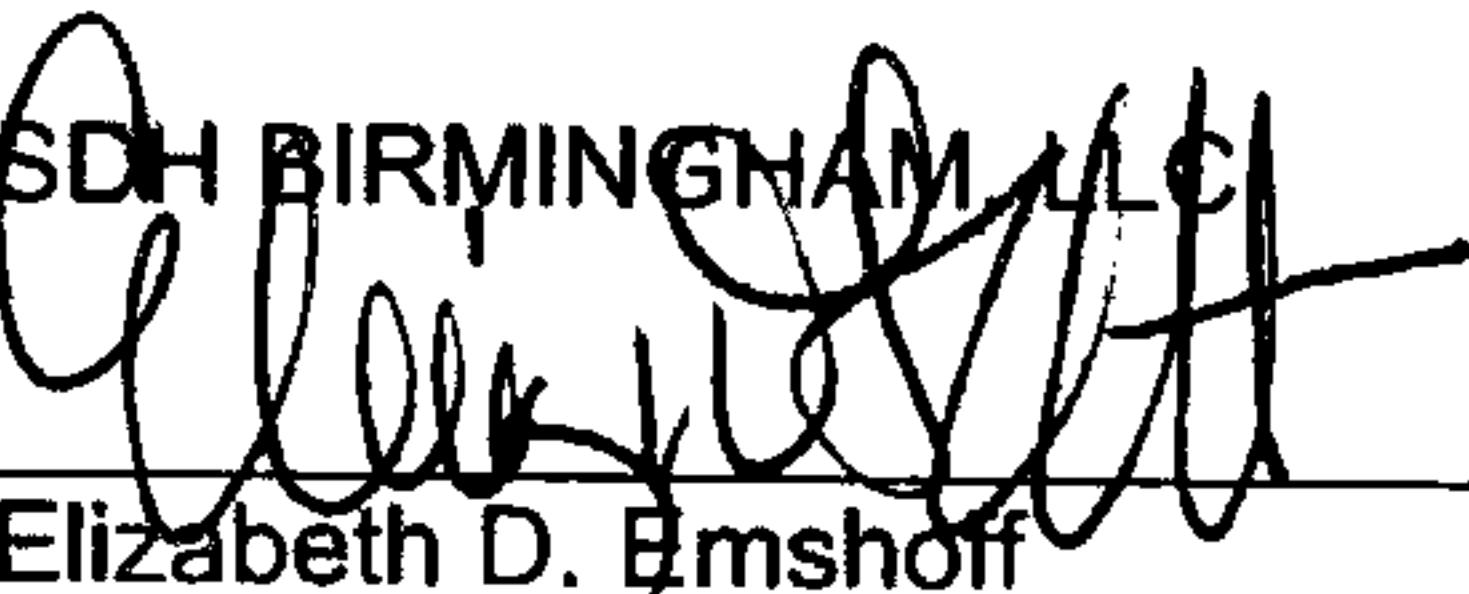
Subject to: All easements, restrictions and rights of way of record.

\$214,625.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantees, as joint tenants, with the 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.

Warranties of covenant are disclaimed herein except Grantor does hereby warrant the title to said property against lawful claims of all persons claiming by, through and under the Grantor.

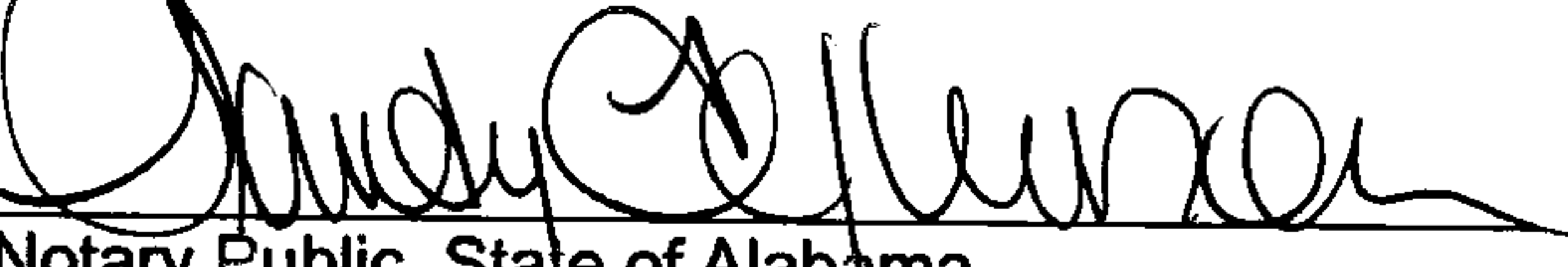
IN WITNESS WHEREOF, the said Grantor, by its President, who is authorized to execute this conveyance has hereto set its signature and seal, this the 9th day of August, 2019.

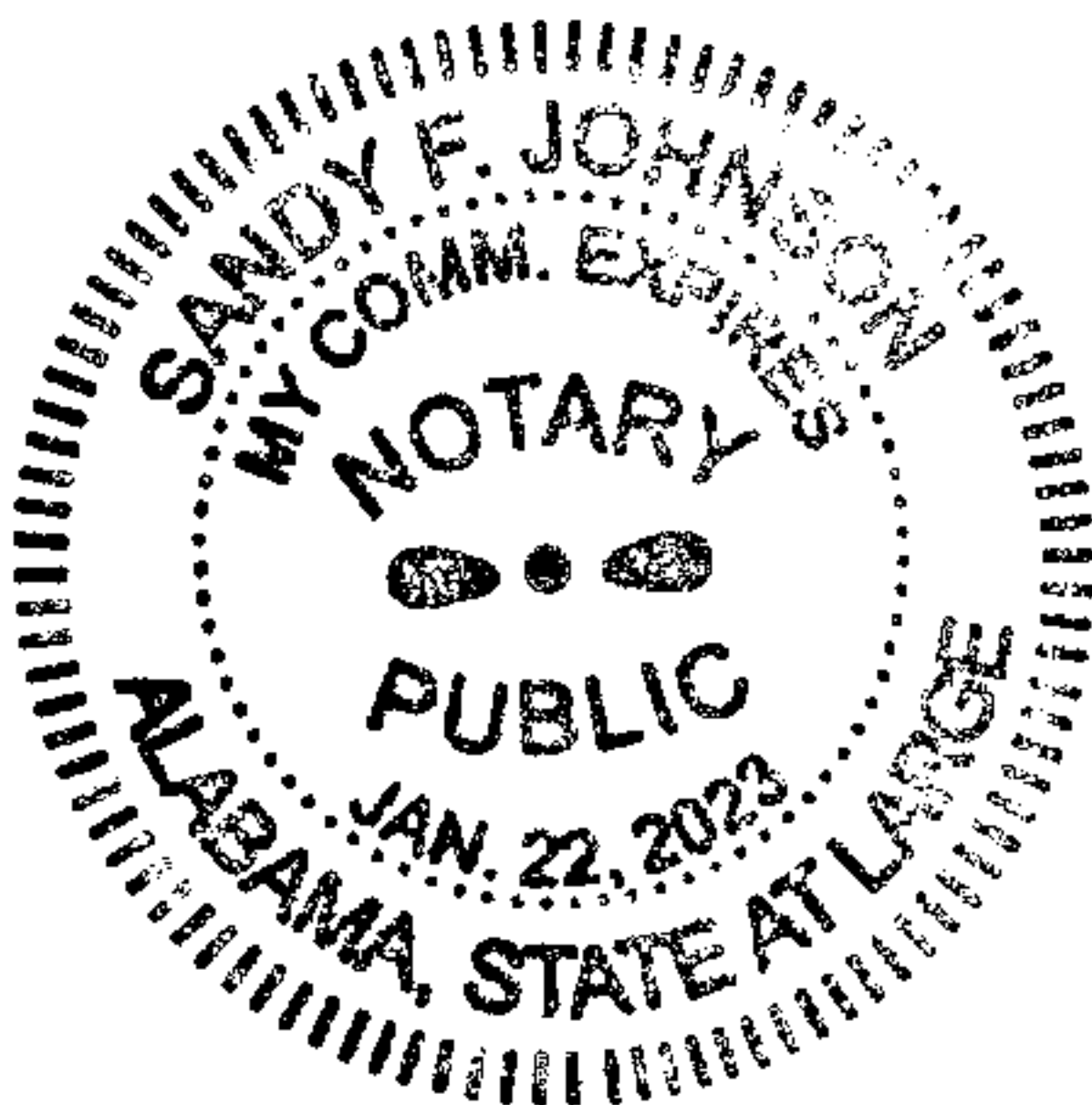
SDH BIRMINGHAM, LLC

Elizabeth D. Emshoff
President

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Elizabeth D. Emshoff, whose name as President of SDH Birmingham, LLC and whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that being informed of the contents of said instrument, that she, as such President 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 the 9th day of August, 2019.


Notary Public, State of Alabama
Sandy F. Johnson
Printed Name of Notary
My Commission Expires: January 22, 2023



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/21/2019 11:15:36 AM
\$19.00 CHARITY
20190821000306580

Allen S. Bayle