

20190826000312640  
08/26/2019 10:30:59 AM  
DEEDS 1/2

**This instrument was prepared by:**

Joshua L. Hartman  
P. O. Box 846  
Birmingham, Alabama 35201

**Send Tax Notice To:**

Flemming Partners, LLC  
3545 Market Street  
Hoover, AL 35226

**CORPORATION FORM STATUTORY WARRANTY DEED**

STATE OF ALABAMA )

SHELBY COUNTY )

That in consideration of **TEN AND NO/100 (\$10.00)** 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 **Flemming Partners, LLC**, an Alabama limited liability company, (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

**Lots 2110, 2117, 2118, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2141, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2163, 2162, 2168, 2170, 2171, 2172 according to the Survey of FLEMMING FARMS PHASE 1A, as recorded in Map Book 51, Page 30, in the Probate Office of Shelby County, Alabama.**

**Lots 2001, 2002, 2003, 2004, 2005, 2053, 2054, 2055, 2056, 2057, according to the Survey of FLEMMING FARMS PHASE 2, as recorded in Map Book 50, Page 18 A, in the Probate Office of Shelby County, Alabama.**

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 23<sup>rd</sup> day of August, 2019.

**SB Dev. Corp., an Alabama corporation**

By: \_\_\_\_\_

J. Daryl Spears

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 Dev. Corp. an Alabama corporation, is signed to the foregoing conveyance and who is known to me, acknowledged before me on the 23<sup>rd</sup> day of August, 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 23<sup>rd</sup> day of August 2019.

My Commission Expires: 04-18-2020  
03/19/2020

Linda S Mayo  
Notary Public

LINDA S MAYO  
Notary Public, Alabama State At Large  
My Commission Expires April 18, 2020

**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 Flemming Partners, LLC

Mailing Address 3545 Market Street  
Hoover, AL 35226

Property Address 50 lots in Flemming Farms  
Hoover, AL 35226

Date of Sale August 23, 2019

Total Purchase Price \$4,800,000.00  
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  
08/26/2019 10:30:59 AM  
\$4818.00 CHERRY  
20190826000312640

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 August 23, 2019

Print: Joshua L. Hartman

Unattested

(verified by)

Sign:

(Grantor/Grantee/Owner/Agent) circle one