

WARRANTY DEED

20191108000415390
11/08/2019 09:04:08 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 Rd, Suite 110
Pelham, AL 35124

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Two Hundred Twelve Thousand and 00/100 Dollars (\$212,000.00)**, to the undersigned Grantors, in hand paid by the Grantee herein, the receipt where is acknowledged, we, **CLAYTON L. BRANUM, an unmarried man and AURORA M. MITCHELL, a married woman** (herein referred to as Grantors) 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 58, 59, 60, 61, 71, 72, 73, and 74, according to the Survey of Farmingdale Estates, Sector Four, as recorded in Map Book 39, Page 120, in the Probate Office of Shelby County, Alabama.

This property does not constitute the homestead of the grantor as defined in §6-10-3, Code of Alabama (1975).

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

And we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seals this 3rd day of October, 2019.


CLAYTON L. BRANUM



AURORA M. MITCHELL, by her Attorney in Fact, CLAYTON L. BRANUM

STATE OF ALABAMA
COUNTY OF SHELBY

I, CHRISTINA NORWOOD, a Notary Public in and for said County, in said State, hereby certify that **CLAYTON L. BRANUM**, individually and whose name as Attorney in Fact for **AURORA M. MITCHELL**, 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 this instrument, he, in his individual capacity and as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of October, 2019.

CHRISTINA NORWOOD
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
July 23, 2023


Notary Public
My Commission Expires: 07/23/2023

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

Grantor's Name CLAYTON L. BRANUM
Mailing Address AURORA M. MITCHELL
1716 Lake Hardwood Drive
Birmingham, AL 35242

Grantee's Name SDH Birmingham, LLC
Mailing Address 8137 Helena Rd, Ste 110
Pelham, AL 35124

Property Address Lots in Farmingdale
Harpersville, AL 35078

Date of Sale October 3, 2019
Total Purchase Price \$ 212,000.00

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).

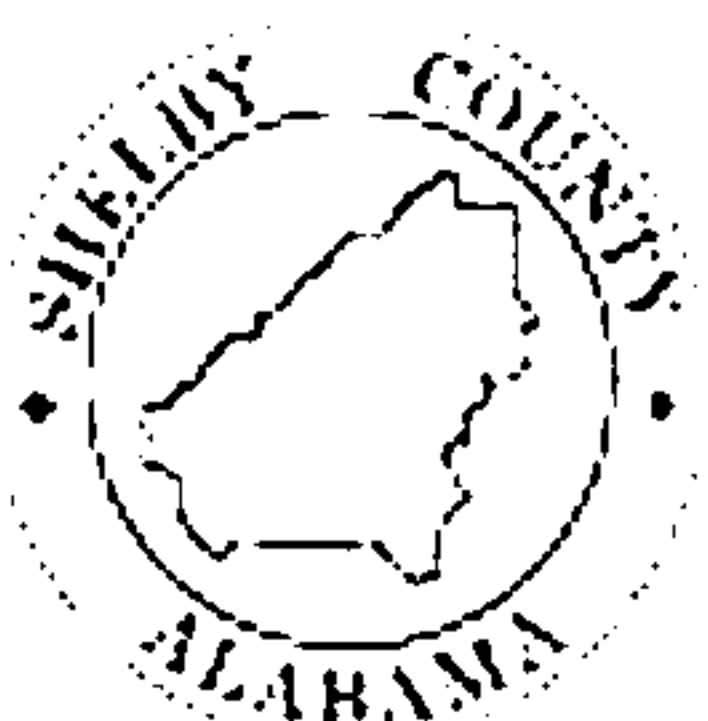
Date _____

Print B. CHRISTOPHER BATTLES

Unattested _____
(verified by)

Sign _____
(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
11/08/2019 09:04:08 AM
\$237.00 CHARITY
20191108000415390

Allen S. Bayl