

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

Send Tax Notice to:
William R. Drace
Denise Harbin Drace
2256 Brock Circle
Hoover, AL 35242

STATUTORY WARRANTY DEED – Jointly for Life with Remainder to Survivor

STATE OF ALABAMA)
SHELBY COUNTY)

That in consideration of FOUR HUNDRED NINETY THREE THOUSAND SIX HUNDRED NINETY EIGHT
AND NO/100 ----- (\$ 493,698.00-----)
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
William R. Drace and Denise Harbin Drace -----,
(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.

\$296,200.00 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 29 day of January, 2002.

BROCK POINT PARTNERS, LLC

By: SB HOLDING CORP.
Its: Managing Member

By: [Signature]
Its: Authorized Representative

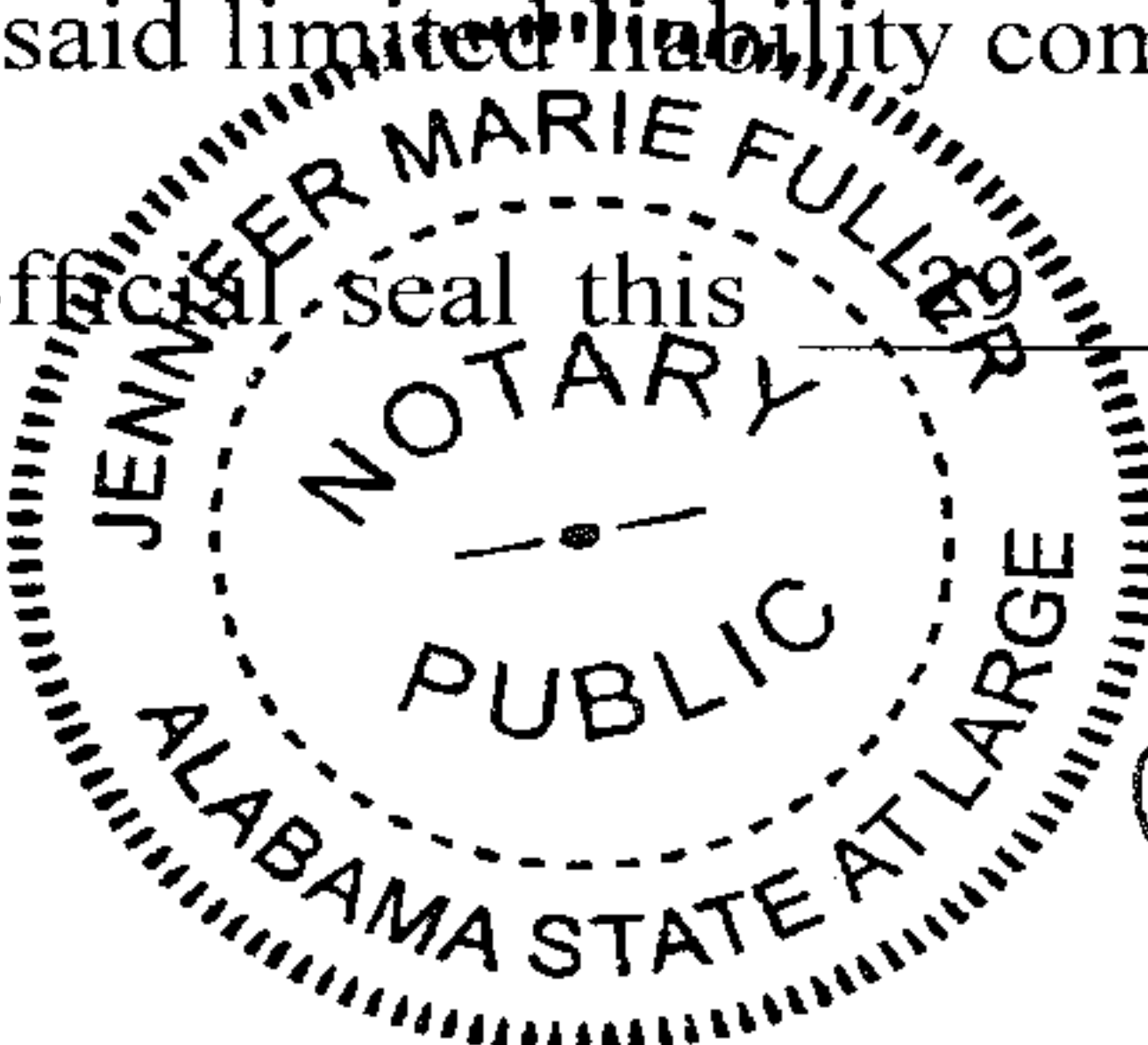
STATE OF ALABAMA)
JEFFERSON COUNTY)

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 29 day of January, 2020, 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 30 day of January, 2020.

My Commission Expires:

My Commission Expires January 3, 2024



[Signature]
Notary Public

Exhibit "A"
Property Description

Lot 50, according to the Resurvey of Brock Point Phase 1B, as recorded in Map Book 51, Page 38, in the Probate Office of Shelby County, Alabama

SUBJECT TO:

1. Taxes for the year 2020 and subsequent years, a lien not yet due and payable.
2. Easement(s), building lines(s) and restriction(s) as shown on recorded map.
3. Title to all minerals with in and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including the release of damages, are not insured herein.
4. Sanitary Sewer Easement recorded in Instrument No. 2016-33045 and Instrument No. 2016-39397.
5. Right-of-way granted to Alabama Power Company recorded in Volume 338, Page 636 and Volume 340, Page 23.
6. 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.
7. Covenant and agreement for Water Service as recorded in Real 2365, Page 574
8. 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; amended by Second Amendment to Brock Point Residential Declaration of Covenants, Conditions and Restrictions dated 11/28/2018 and recorded as Instrument No.: 20181129000418010; and by third amendment dated 01/25/2019 recorded 01/28/2019 in Instr. No. 2019012000029300.

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 William R. Drace and Denise Harbin
Drace
 Mailing Address _____

Property Address 2256 Brock Cir
Birmingham, AL 35242-6589

Date of Sale January 29, 2020
 Total Purchase Price \$493,698.00

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
 01/30/2020 01:36:19 PM
 S225.50 CHERRY
 20200130000040060

The purchase price or actual value of _____ is 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 01/29/2020 Print Joselyn Lewis [Signature]

_____ Unattested
 _____ (verified by)

Sign _____
 (Grantor/Grantee/Owner/Agent) circle one