

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

Send Tax Notice to:  
John T. Land  
Debbi Land  
2408 Violet Circle  
Hoover, AL 35242

**STATUTORY WARRANTY DEED – Jointly for Life with Remainder to Survivor**

STATE OF ALABAMA )  
SHELBY COUNTY )

**20200330000123870**  
**03/30/2020 01:06:27 PM**  
**DEEDS 1/3**

That in consideration of FIVE HUNDRED SIXTY NINE THOUSAND NINE HUNDRED SIXTY NINE AND NO/100  
----- (\$ 569,969.00 )

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 John T. Land and Debbi Land,

(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.

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 27th day of March, 20 20.

BROCK POINT PARTNERS, LLC

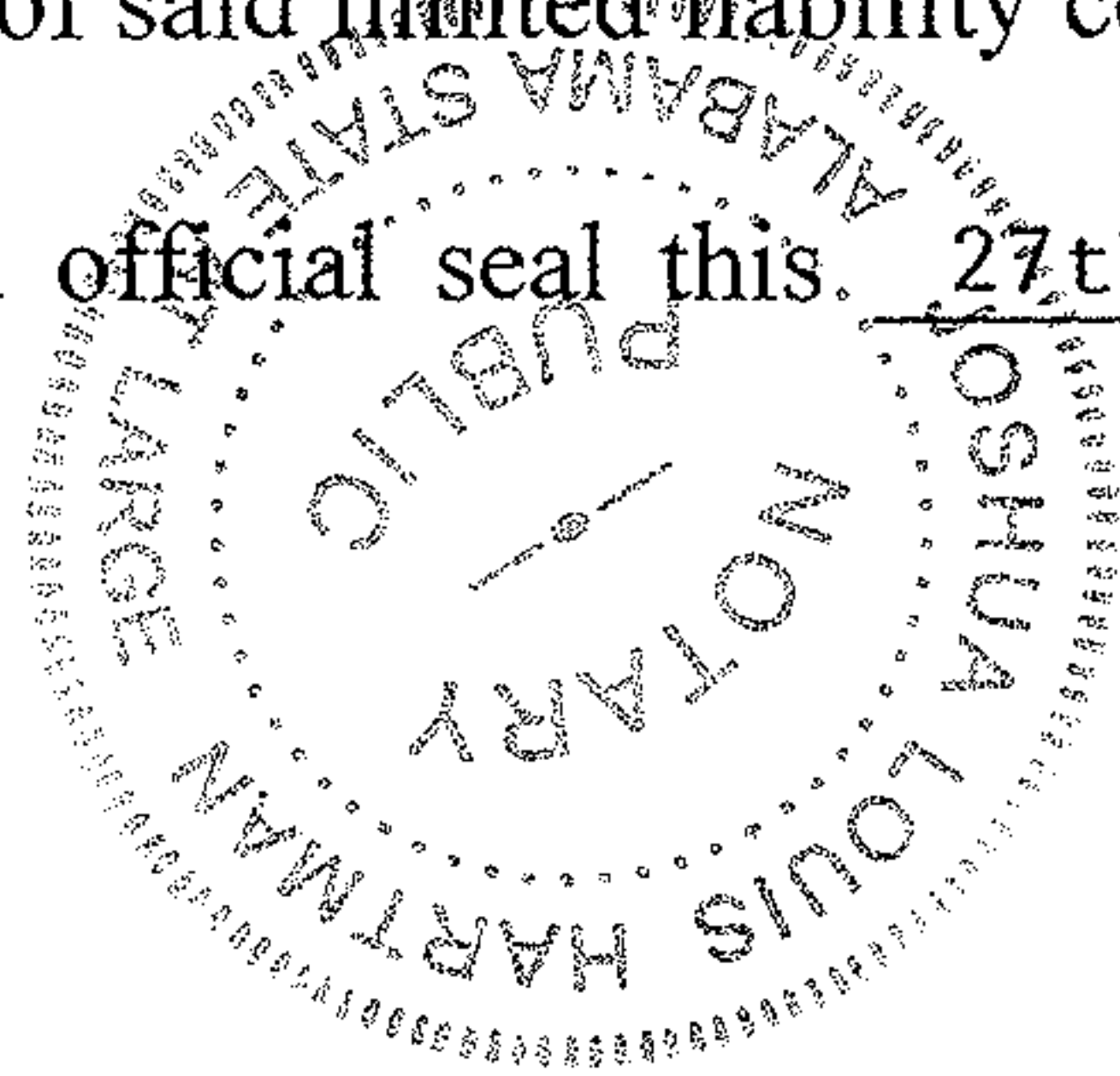
By: SB HOLDING CORP.  
Its: Managing Member

By:   
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 27th day of March, 20 20, 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 27th day of March, 20 20.  
My Commission Expires:



  
Notary Public

**Exhibit "A"**  
**Property Description**

Lot 64, according to the Survey of Brock Point Phase 2A, as recorded in Map Book 48, Page 70, in the Probate Office of Shelby County, Alabama

SUBJECT TO:

1. Current taxes;
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 2365, 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; Amended 11/28/2018 in Inst No 20181129000418010; amended 1/28/2019 in Inst No. 20190128000029300; all in the Office of the Judge of Probate of Shelby County, Alabama.
7. 20' building setback line as shown on plat recorded in Map Book 50, Page 26 in the Office of the Judge of Probate of Shelby County, Alabama.
8. 10' Sanitary Sewer Easement as shown on plat map recorded in map Book 50, Page 26 and recorded in Inst # 20180129000028840 in the Office of the Judge of Probate of Shelby County, Alabama.



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

Grantee's Name John T. Land and Debbi Land  
Mailing Address 2408 Violet Circle  
Hoover, AL 35242

Property Address 2408 Violet Circle  
Hoover, AL 35242

Date of Sale March 27, 2020  
Total Purchase Price \$569,969.00  
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  
☐ 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: March 27, 2020

Joshua L. Hartman

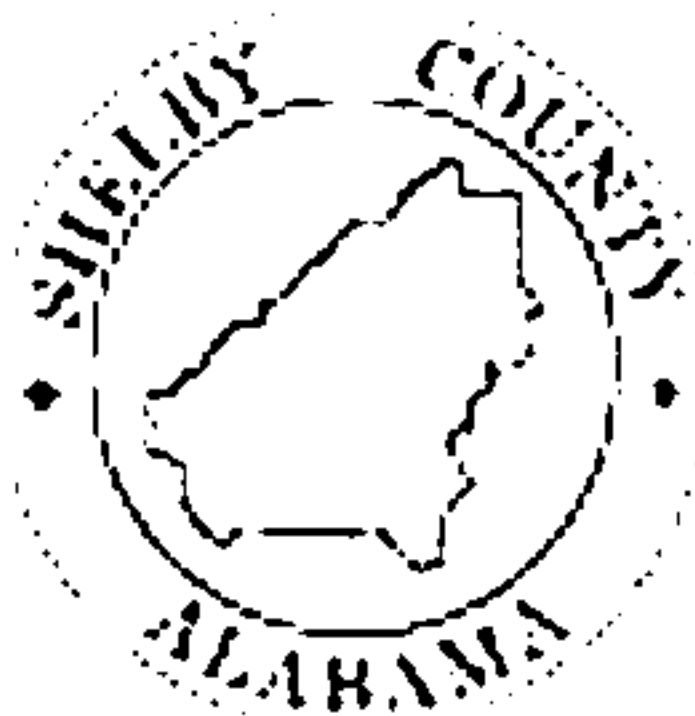
☐ Unattested

**JOSHUA LOUIS HARTMAN**  
**Notary Public, Alabama State At Large**  
**My Commission Expires March 19, 2024**

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  
03/30/2020 01:06:27 PM  
\$598.00 CHERRY  
20200330000123870

*Allen S. Bayl*