

This instrument prepared by:  
J. Corbitt Tate  
Balch & Bingham, LLP  
1901 Sixth Avenue North, Suite 1500  
Birmingham, AL 35203

Send Tax Notices To:  
SDH Birmingham LLC  
7136 Helena Road, Suite 110  
Pelham, AL 35124

STATE OF ALABAMA       )  
                                      )  
COUNTY OF SHELBY     )

**STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TEN AND NO/100 DOLLARS, and other good and valuable consideration to the undersigned GRANTOR, **Western REI, LLC**, an Alabama limited liability company (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, GRANT, BARGAIN, SELL and CONVEY unto **SDH Birmingham LLC**, a Georgia limited liability company (herein referred to as GRANTEE), its successors and assigns, the following described real estate, situated in the County of Shelby, State of Alabama, to wit:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 13, 14, 15, 16, 17, 23 and 24 of the Final Plat of the Glades, recorded in Map Book 53, Page 22, in the Office of the Judge of Probate of Shelby County, Alabama.

**SUBJECT TO** those matters set forth on **EXHIBIT A** attached hereto and made a part hereof.

TO HAVE AND TO HOLD, the aforegranted premises, together with all improvements, easements and appurtenances thereunto pertaining, to the said GRANTEE, its successors and assigns FOREVER.

Pursuant to the provisions of the Code of Alabama § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Names and Mailing Addresses:  
Western REI, LLC  
Attn: Jason E. Spinks  
3360 Davey Allison Blvd.  
Hueytown, AL

Grantee's Name and Mailing Address:  
SDH Birmingham LLC  
7136 Helena Road, Suite 110.  
Pelham, AL 35124


Property Address:     Lots 1-9, 11-17, 23 and 24, Final Plat of the Glades, Shelby County, AL

Purchase Price:       \$656,250.00

The Purchase Price of the Property can be verified by the Closing Statement.

Shelby County, AL 10/02/2020  
State of Alabama  
Deed Tax:\$656.50

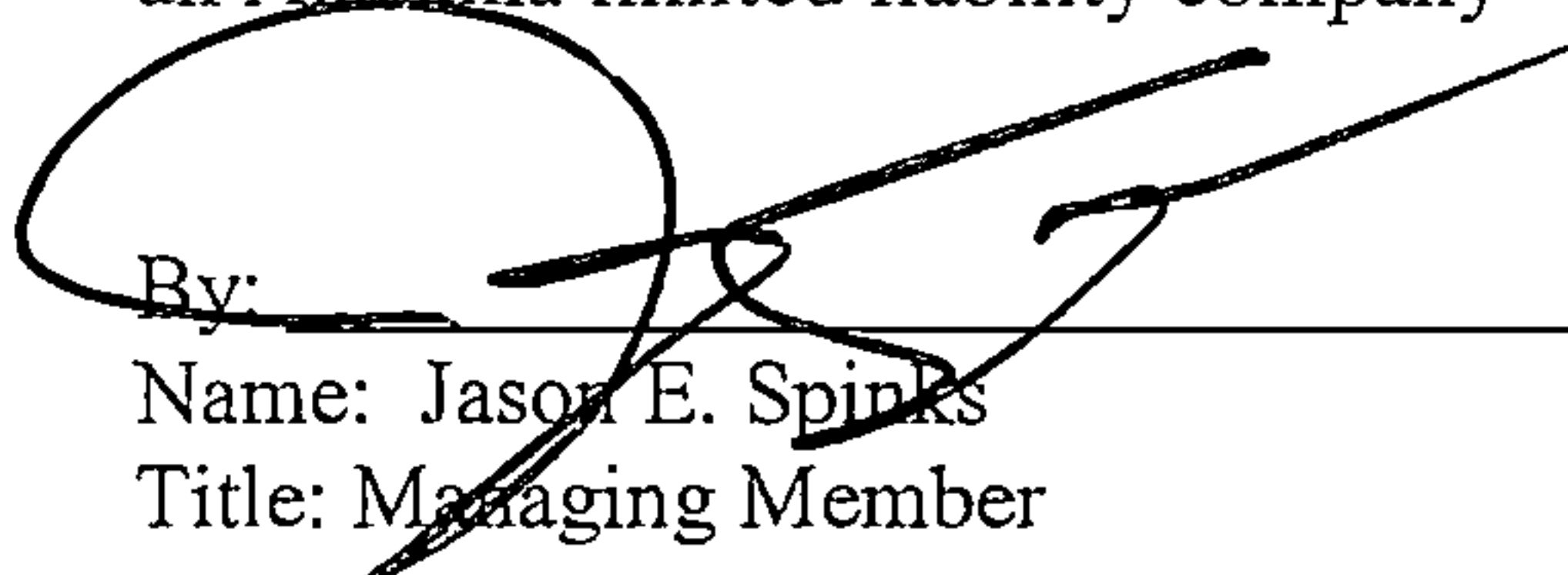
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20201002000446820 1/3 \$684.50  
Shelby Cnty Judge of Probate, AL  
10/02/2020 11:54:09 AM FILED/CERT

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed on this 22nd day of September, 2020.

GRANTOR:


WESTERN REI, LLC,  
an Alabama limited liability company

By:   
Name: Jason E. Spinks  
Title: Managing Member

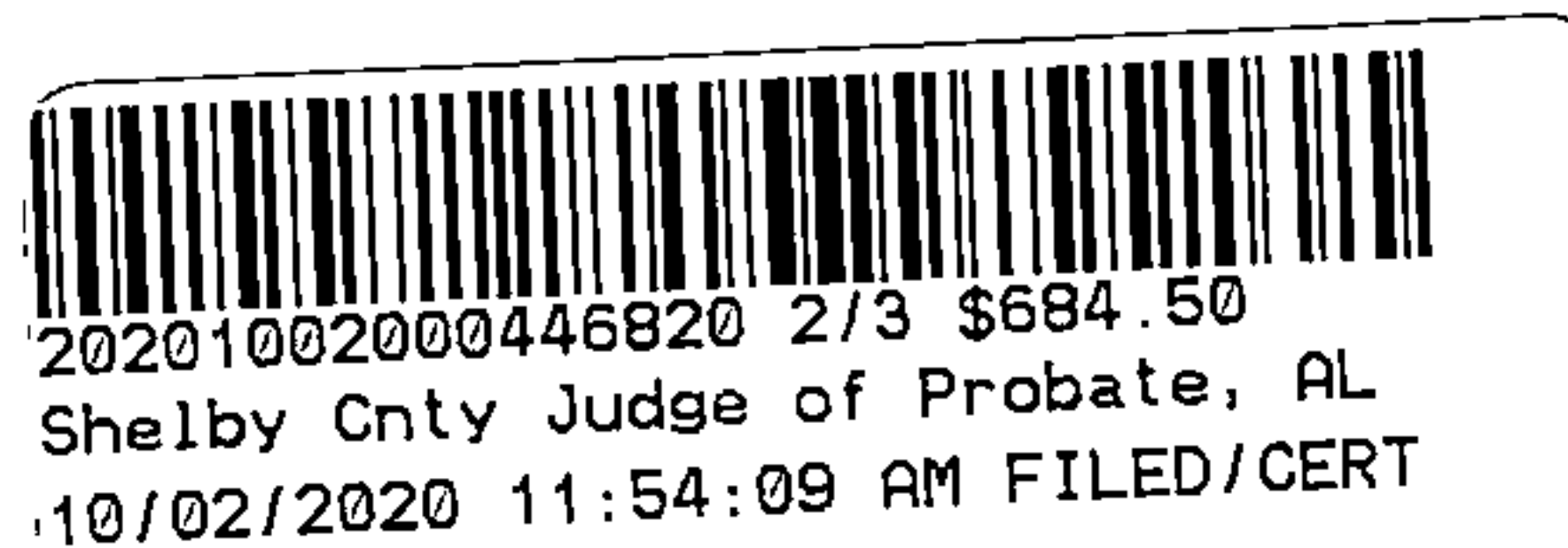
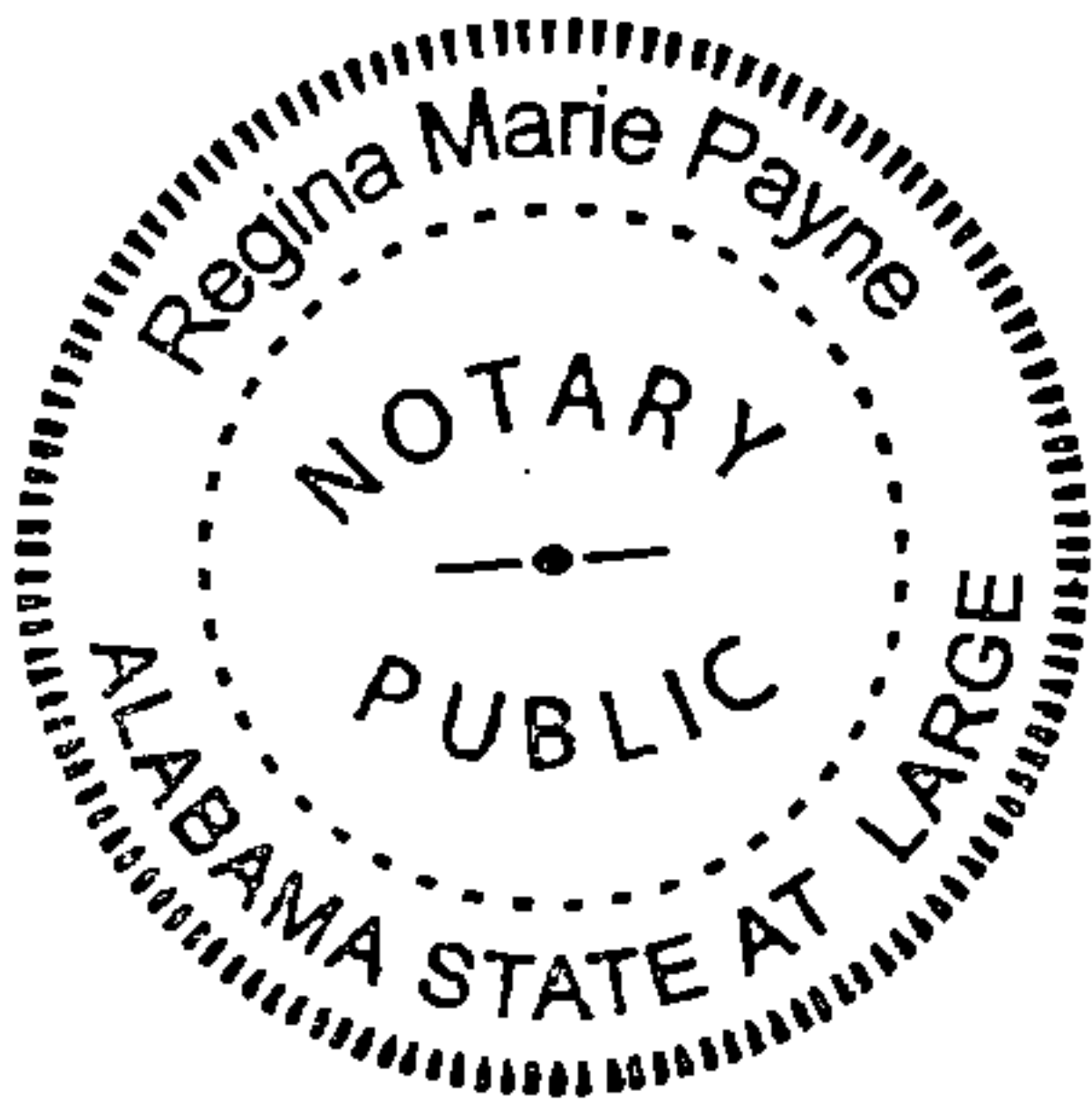
STATE OF ALABAMA )  
COUNTY OF Shelby )

I, the undersigned, a Notary Public in and for said State, hereby certify that Jason E. Spinks, whose name as Managing Member of WESTERN REI, LLC, an Alabama limited liability company, 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, as such managing member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this the 22<sup>nd</sup> day of September, 2020.

  
Notary Public  
My Commission Expires: 4-6-22

(NOTARIAL SEAL)



**Exhibit "A"**  
**Permitted Exceptions**

1. Taxes for the year 2020 which are not yet due and payable but which constitute a lien on the property.
2. Mineral, mining and oil and gas rights not owned by the GRANTOR, if any.
3. Declaration of Protective Covenants for the Glades at Whippoorwill recorded as Instrument No. 20080407000139980 in the Office of the Judge of Probate of Shelby County, Alabama.
4. Easement to Alabama Power Company recorded as Instrument No. 20061212000602750 in the Office of the Judge of Probate of Shelby County, Alabama.
6. Restrictions, limitations, setbacks, covenants, conditions, easements, rights of way and common areas as shown on the Survey of the Final Plat of the Glades, recorded in Map Book 53, Page 22 in the Office of the Judge of Probate of Shelby County, Alabama.

