20201203000553000 12/03/2020 11:46:01 AM DEEDS 1/2

CORPORATION FORM WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by: B. Christopher Battles 3150 Highway 52 West Pelham, AL 35124

STATE OF ALABAMA COUNTY OF SHELBY Send tax notice to: Chara Chua and Marvin Shelley 817 Ridgeway Avenue Columbiana, AL 35051

Know All Men by These Presents: That in consideration of **One Hundred Eighty-Three Thousand Eight Hundred Ninety and 00/100 Dollars (\$183,890.00)**, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt where is acknowledged, **SDH BIRMINGHAM**, **LLC** (herein referred to as Grantor) grant, bargain, sell and convey unto **CHARA CHUA and MARVIN SHELLEY** (herein referred to as Grantees), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lot 210, according to the Survey of Springs Crossing Sector 2, as recorded in Map Book 52, Page 57, in the Probate Office of Shelby County, Alabama.

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.

\$180,558.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

This instrument is executed as required by the Articles of Organization and Operating Agreement and same have not been modified or amended.

To Have and to Hold to 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 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 Grantor does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor, by **Jerrica Fletcher**, its **Authorized Signatory Agent**, who is authorized to execute this conveyance, has hereunto set its signature and seal this 30th day of November, 2020.

SDH BIRMINGHAM, LLC

BY: Jerrica Fletcher

イTS: Authorized Signatory Agent

STATE OF ALABAMA COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jerrica Fletcher**, whose name as **Authorized Signatory Agent** of **SDH BIRMINGHAM**, **LLC**, is signed to the foregoing conveyance, and who is known to me acknowledged before me on this date, that being informed of the contents of this conveyance she as such agent and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 30th day of November, 2020

HEATHER A. BRANTLEY
My Commission Expires
June 7, 2023

Notary Public

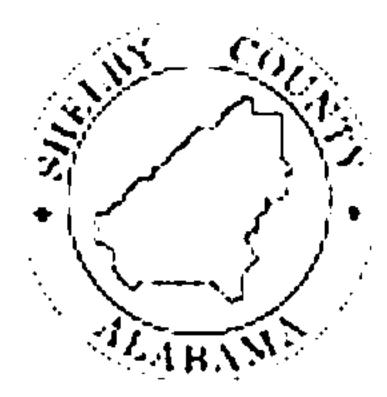
My Commission Expires:

06/07/2023

20201203000553000 12/03/2020 11:46:01 AM DEEDS 2/2 Real Estate Sales Validation Form

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

Grantor's Name Mailing Address	SDH Birmingham, LLC	Grantee's Name	CHARA CHUA
		Mailing Address	MARVIN SHELLEY
	8137 Helena Rd, Ste 110 Pelham, AL 35124		817 Ridgeway Avenue Columbiana, AL 35051
			OOT CITTOY TAND OOOT
Property Address	817 Ridgeway Avenue	Date of Sale	November 30, 2020
	Columbiana, AL 35051	Total Purchase Pric	e\$ 183,890.00
		Or	
		Actual Value	e \$
A		Or	~
	<i>f</i>	Assessor's Market Value	e p
"	·		
-	document presented for rec he filing of this form is not requ		of the required information
	Inctr	uctions	
	mailing address - provide the urrent mailing address.		persons conveying interest to
Grantee's name and property is being co	d mailing address - provide the nveyed.	name of the person or	persons to whom interest to
Property address - t	he physical address of the pro	perty being conveyed, i	f available.
Date of Sale - the da	ate on which interest to the pro	perty was conveyed.	
•	e - the total amount paid for the the instrument offered for reco		erty, both real and personal,
being conveyed by t	property is not being sold, the he instrument offered for recor iser or the assessor's current r	d. This may be evidence	
excluding current us responsibility of val	ed and the value must be dese valuation, of the property a uing property for property tate to Code of Alabama 1975 § 40	as determined by the local purposes will be use	ocal official charged with the
and accurate. I furtl	of my knowledge and belief the her understand that any false halty indicated in <u>Code of Alab</u>	statements claimed or	this form may result in the
Date		Print B, CHRISTO	PHER BATTLES
~ + + ~ ~ + ~ ~		Sian "	
Unattested	(verified by)	Sign\ Granton Grant	ee/Owner/ <u>Agent</u>) circle one
			Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/03/2020 11:46:01 AM
\$28.50 CHARITY
20201203000553000

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