20201230000602220 12/30/2020 03:25:05 PM DEEDS 1/2

CORPORATION FORM WARRANTY DEED

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

Send tax notice to: Cheryl R. Driver 367 Country Side Circle, Calera, AL 35040

STATE OF ALABAMA **COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of Two Hundred Fifty-Five Thousand Three Hundred Ninety-Five and 00/100 Dollars (\$255,395.00), to the undersigned Grantor, in hand paid by the Grantee herein, the receipt where is acknowledged, SDH BIRMINGHAM, LLC (herein referred to as Grantor) grant, bargain, sell and convey unto CHERYL R. DRIVER (herein referred to as Grantee), the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 39, according to the Survey of Country View Estates, Phase 3, as recorded in Map Book 51, Pages 41 A and B, in the Probate Office of Shelby County, Alabama.

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

\$229,856.00 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.

And the Grantor does for itself, its successors and assigns, covenant with said Grantee, his/her 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 Grantee, his/her 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 23rd day of December, 2020.

SDH BIRMINGHAM, LLC

BY: Jerrica Fletcher

」する: 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 23rd day of December, 2020.

HEATHER A. BRANTLEY My Commission Expires June 7, 2023

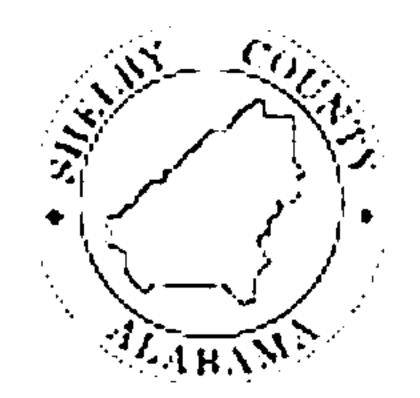
Notary Rublic My Commission Expires: 06/07/2023

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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 8137 Helena Rd, Ste 110 Pelham, AL 35124	Grantee's Name Mailing Address	CHERYL R. DRIVER	
			367 Country Side Cir Calera, AL 35040	
Property Address	367 Country Side Circle, Calera, AL 35040	Date of Sale Total Purchase Price Or	\$ 255,395.00	
		Actual Value Or		
		Assessor's Market Value	\$	
•				
	document presented for rethe filing of this form is not req		of the required information	
	Instiduction of the contract o	ructions e name of the person or pe	ersons conveying interest to	
Grantee's name are property is being co	d mailing address - provide thonveyed.	e name of the person or p	persons to whom interest to	
Property address -	the physical address of the pr	operty being conveyed, if	available.	
Date of Sale - the	date on which interest to the pr	roperty was conveyed.		
-	ce - the total amount paid for the the instrument offered for reco	-	erty, both real and personal,	
being conveyed by	e property is not being sold, the instrument offered for reconsiser or the assessor's current	rd. This may be evidence		
excluding current uresponsibility of va	ded and the value must be deuse valuation, of the property for property to Code of Alabama 1975 § 4	as determined by the locax purposes will be used	cal official charged with the	
and accurate. I fur	of my knowledge and belief the	e statements claimed on	this form may result in the	
Date		Print <u>B. CHRISTO</u>	PHER BATTLES	
Unattested		Sign		
	(verified by)		e/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
12/30/2020 03:25:05 PM
\$51.00 JESSICA

20201230000602220

