

20210517000241420
05/17/2021 10:50:21 AM
DEEDS 1/3

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

Send Tax Notice To:
Flemming Partners, LLC
3545 Market Street
Hoover, AL 35226

CORPORATION FORM STATUTORY WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

That in consideration of FOUR MILLION SEVENTY FOUR THOUSAND AND NO/100 (\$4,074,000.00) DOLLARS to the undersigned grantor, **SB Dev. Corp.**, an Alabama corporation, (herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **Flemming Partners, LLC**, an Alabama limited liability company, (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

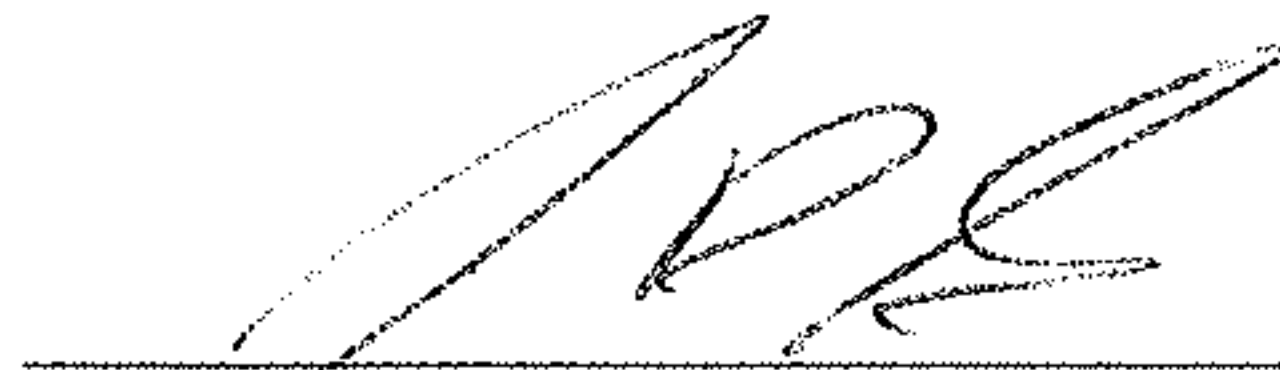
Lots 4101, 4102, 4103, 4104, 4105, 4106, 4107, 4108, 4109, 4110, 4111, 4112, 4113, 4114, 4115, 4116, 4117, 4118, 4119, 4120, 4121, 4122, 4123, 4124, 4125, 4126, 4127, 4128, 4129, 4130, 4131, 4132, 4133, 4134, 4135, 4136, 4137, 4138, 4139, 4140, 4141 and 4142 according to the Survey of Abingdon by the River Phase 2, as recorded in Map Book 53, Page 43 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said grantee, its successors and assigns forever.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the said Grantor, by J. Daryl Spears, its Authorized Representative, who is authorized to execute this conveyance, hereto set its signature and seal, this the 6th day of May, 2021.

SB Dev. Corp.,
An Alabama corporation




By: J. Daryl Spears
As: Authorized Representative

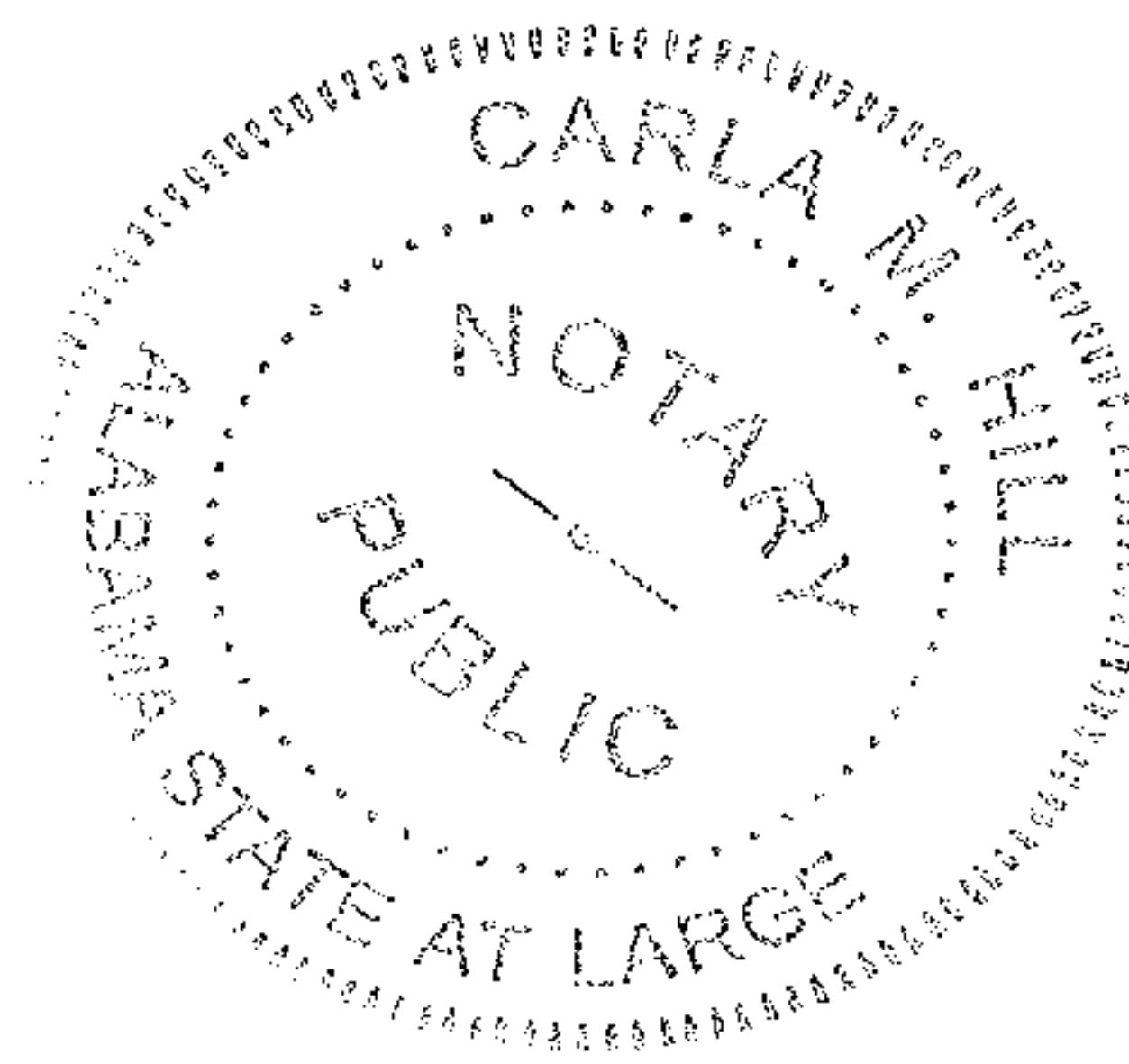
STATE OF ALABAMA)
JEFFERSON COUNTY)

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 Dev. Corp., an Alabama corporation, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day to be effective on the 6th day of May, 2021, that, being informed of the contents of the conveyance, he, as such Authorized Representative and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 6th day of May, 2021.


Notary Public

My Commission expires: 03/23/23





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/17/2021 10:50:21 AM
 S4102.00 CHERRY
 20210517000241420

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name SB Dev. Corp
 Mailing Address 3545 Market Street
Hoover, AL 35226

Grantee's Name Lonnie T. Okazaki, Jr
 Mailing Address 3545 Market Street
Hoover, AL 35226

Property Address Lots 4101-4142
Abingdon by the River Phase 2
Hoover, AL 35244

Date of Sale May 6, 2021
 Total Purchase Price \$4,074,000.00
 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 5/6/2020

Print Joshua L. Hartman

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/ Owner/Agent) circle one