

THIS INSTRUMENT PREPARED BY:  
BARNES & BARNES LAW FIRM, P.C.

8107 PARKWAY DRIVE  
LEEDS, ALABAMA 35094  
(205) 699-5000

Send Tax Notice To:  
TYLER JOSEPH MARTIN and  
MINA ZANDI ASL

1008 GLADES LN  
CALERA, AL 35040

### STATUTORY DEED WITH RIGHT OF SURVIVORSHIP

State of Alabama  
Shelby County

KNOW ALL MEN BY THESE PRESENTS, that the undersigned Grantor, SDH BIRMINGHAM, LLC, for and in consideration of Two Hundred Five Thousand Fifty-Five and 00/100 (\$205,055.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, does grant, sell, and convey unto TYLER JOSEPH MARTIN and MINA ZANDI ASL, (herein referred to as Grantees), his interest in said property pursuant to a divorce agreement entered into by he parties, the following described real property situated in the County of Shelby, State of Alabama:

LOT 1, ACCORDING TO THE MAP OF THE FINAL PLAT OF THE GLADES, AS RECORDED IN MAP BOOK 53, PAGE 22, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Property address: 1008 GLADES LN, CALERA, AL 35040

\*The purchase price or actual value of this conveyance can be verified in the following documentary evidence:  
Closing Statement

Subject to:

1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.
4. All matters as they pertain to 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 wit:
  - a. 20' rear setback
  - b. 25' front setback
  - c. 10' side setback
5. Easement to Bellsouth Telecommunications, Inc. recorded as Instrument No. 20060427000197160, in the Office of the Judge of Probate of Shelby County, Alabama.
6. Easement to Alabama Power Company, recorded as Instrument No. 20061212000602750, in the Office Of the Judge of Probate Of Shelby County, Alabama.
7. Subject to those Declaration of Covenants, as listed in Instrument No. 20080407000139980, as amended by Instrument No. 20210308000113560, in the Office of the Judge of Probate Of Shelby County, Alabama.
8. Easement to Alabama Power Company, recorded as Instrument No. 20200327000121210, in the Office of the Judge of Probate Of Shelby County, Alabama.

Subject, however, to all covenants, restrictions, reservations, easements, conditions, liens and other rights of whatever nature appearing of record; and further subject to any state of facts and accurate survey would show.

\$164,044.00 of the purchase price received above was paid from a purchase money mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, said Grantor has hereunto set its hand and seal this the 27th day of September, 2021.

SDH BIRMINGHAM, LLC

By:

  
R. LEE BARNES,

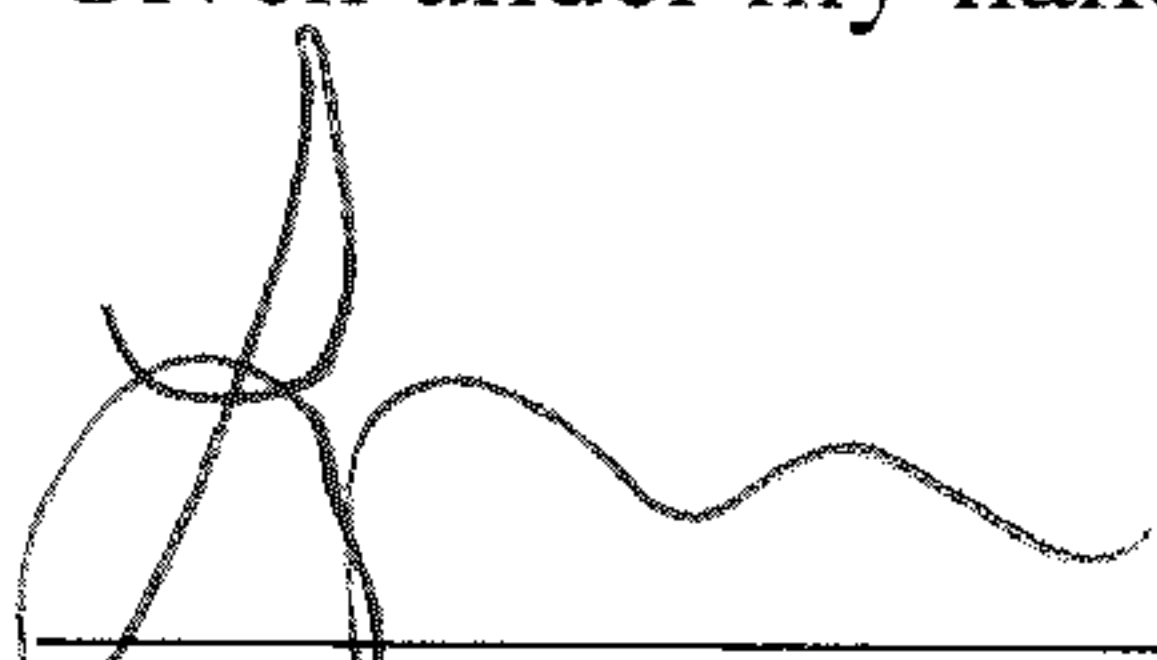
AUTHORIZED SIGNATORY

Its: AUTHORIZED SIGNATORY

STATE OF ALABAMA  
JEFFERSON COUNTY

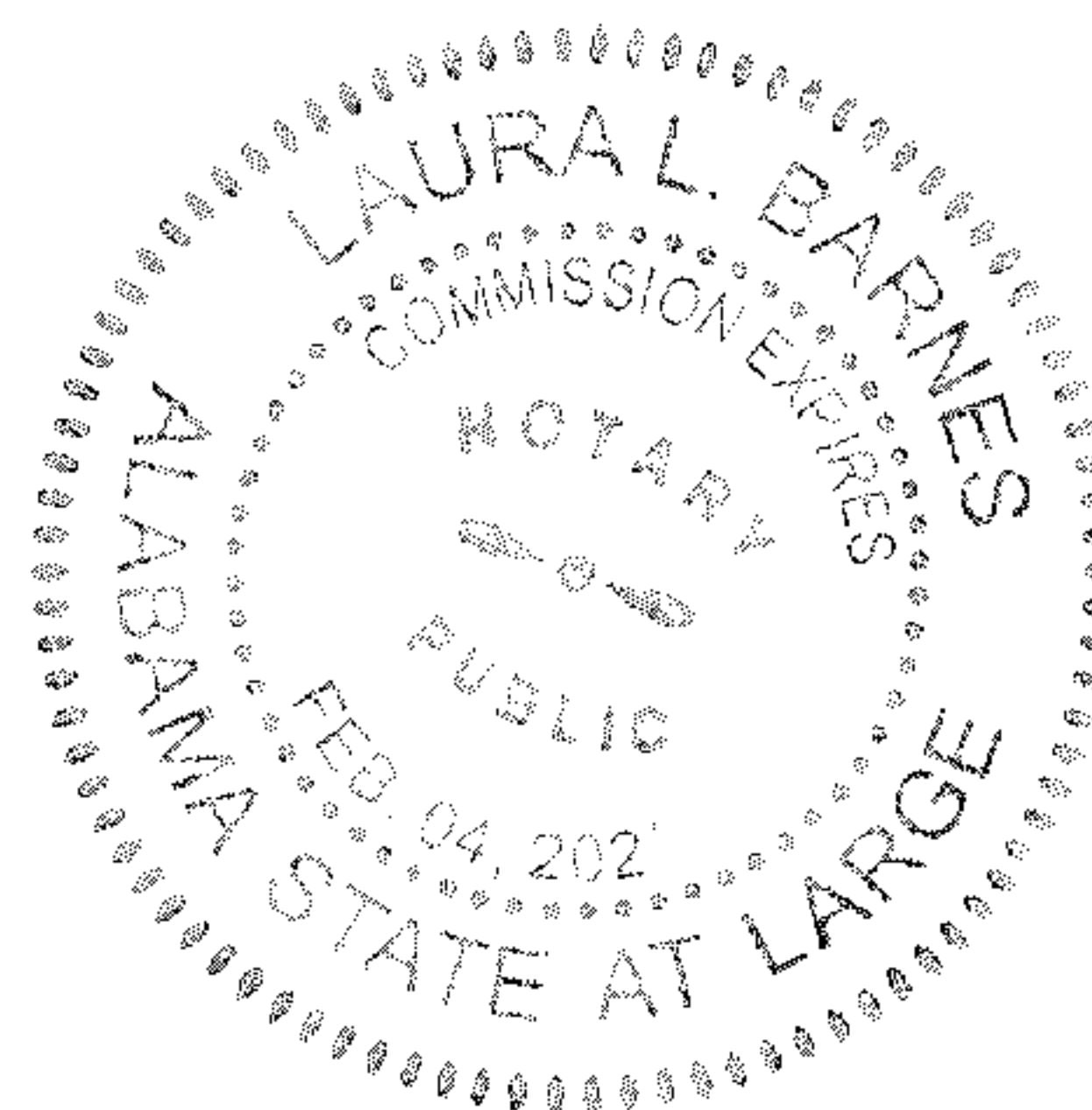
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that R. LEE BARNES, whose name as AUTHORIZED SIGNATORY of SDH BIRMINGHAM, LLC, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, R. LEE BARNES, AUTHORIZED SIGNATORY, in his/her capacity as such officer and with full authority, executed the same voluntarily for and as the act of said SDH BIRMINGHAM, LLC on the day the same bears date.

Given under my hand and official seal this 27th day of September, 2021.

  
\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires:

2/4/2024



Real Estate Sales Validation Form

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

Grantor's Name:	SDH BIRMINGHAM, LLC	Grantee's Name:	TYLER JOSEPH MARTIN and MINA ZANDI ASL
Mailing Address:	1008 GLADES LN CALERA, AL 35040	Mailing Address:	1008 GLADES LN CALERA, AL 35040
Property Address:	1008 GLADES LN CALERA, AL 35040	Date of Sales	September 27th, 2021
		Total Purchase Price:	(\$205,055.00)
		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	_____	Tax Appraisal
_____	Sales Contract	_____	Other Tax Assessment
x _____	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: September 27th, 2021

Print Laura L. Barnes

\_\_\_\_\_ Unattested

Sign \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) **circle one**

Tyler Joseph Martin  
*Tyler Joseph Martin*

Mina Zandi Asl  
*Zandi Asl*



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/28/2021 08:06:17 AM  
\$69.50 JOANN  
20210928000470910

*Allen S. Byrd*