20211012000495440 10/12/2021 10:13:48 AM 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: Kelly Wallis 479 Alpine View, Columbiana, AL 35051

STATE OF ALABAMA

COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of Two Hundred Thirty-One Thousand Seven Hundred Sixty and 00/100 Dollars (\$231,760.00), 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 **KELLY WALLIS** (herein referred to as Grantee), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lot 306, according to the Survey of Springs Crossing Sector 3, Phase 1, as recorded in Map Book 54, Page 3, 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.

\$173,820.00 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 September, 2021.

SDH BIRMINGHAM, LLC

BY: Jerrica Fletcher

TTS: 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 September, 2021.

HEATHER A. BRANTLEY My Commission Expires June 7, 2023

Notary Public

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 | Grantee's Name | KELLY WALLIS |
|---|--|---|-------------------------------------|
| | 8137 Helena Rd, Ste 110 | Mailing Address | 479 Alpine View, |
| | Pelham, AL 35124 | | Columbiana, AL 35051 |
| Property Address | 479 Alpine View, | Date of Sale | September 23, 2021 |
| r roperty Address | Columbiana, AL 35051 | Total Purchase Price | |
| | | Or | |
| | | Actual Value | • \$ |
| | Assessor's Market Value \$ | | |
| • | - | | |
| | | | |
| _ | document presented for rethe filing of this form is not re- | | of the required information |
| | Ins | tructions | |
| | d mailing address - provide th current mailing address. | e name of the person or p | ersons conveying interest to |
| Grantee's name are property is being co | nd mailing address - provide the onveyed. | he name of the person or | persons to whom interest to |
| Property address - | the physical address of the p | roperty being conveyed, i | f available. |
| Date of Sale - the | date on which interest to the p | roperty was conveyed. | |
| • | ce - the total amount paid for the instrument offered for rec | • | erty, both real and personal, |
| being conveyed by | e property is not being sold, the instrument offered for recalls aiser or the assessor's current | ord. This may be evidence | - |
| excluding current users of values. | ded and the value must be duse valuation, of the property faluing property for property to Code of Alabama 1975 § | as determined by the lotax purposes will be use | cal official charged with the |
| and accurate. I fur | of my knowledge and belief the the stand that any false and in Code of Alase and the cod | se statements claimed on | this form may result in the |
| Date | | Print B. CHRISTC | PHER BATTLES |
| | | | |
| Unattested | | Sign | |
| | (verified by) | | ee/Owner/ <u>Agent</u>) circle one |
| | Filed and Recorded Official Public Records Judge of Probate, Shelby County Ala Clerk Shelby County, AL 10/12/2021 10:13:48 AM | abama, County | Form RT-1 |
| AHANI A | \$83.00 CHERRY | | |

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