

20220112000014410 1/2 \$299 00  
Shelby Cnty Judge of Probate, AL  
01/12/2022 01 13 19 PM FILED/CERT

# CORPORATION FORM WARRANTY DEED

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

Send tax notice to  
Kay Bennett Davis  
528 Alpine View  
Columbiana, AL 35051

STATE OF ALABAMA

COUNTY OF SHELBY

Know All Men by These Presents That in consideration of **Two Hundred Seventy-Three Thousand Five Hundred Twenty-Five and 00/100 Dollars (\$273,525 00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt where is acknowledged, **SDH ALABAMA, LLC, a Georgia Limited Liability Company, formerly known as SDH BIRMINGHAM, LLC, a Georgia Limited Liability Company** (herein referred to as Grantor) grant, bargain, sell and convey unto **KAY BENNETT DAVIS** (herein referred to as Grantee), the following described real estate, situated in **SHELBY** County, Alabama, to-wit

**Lot 318, 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

**\$246,173 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, 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, 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 4th day of January, 2022

**SDH ALABAMA, LLC, formerly known  
as SDH BIRMINGHAM, LLC**

  
BY **Jerrica Fletcher**  
ITS **Authorized Signatory Agent**

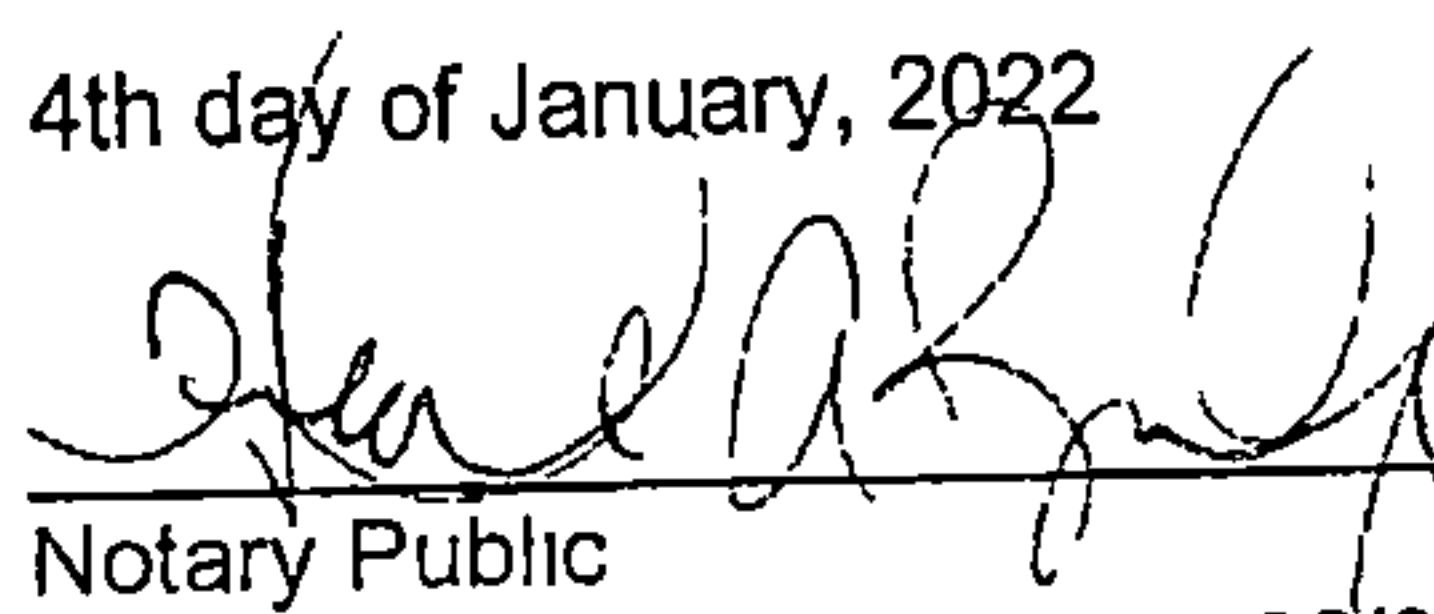
STATE OF ALABAMA

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 ALABAMA, LLC formerly known as 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 4th day of January, 2022



  
Notary Public  
My Commission Expires 06/07/2023

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*20220112000014410 2/2 \$299 00  
Shelby Cnty Judge of Probate, AL  
01/12/2022 01 13 19 PM FILED/CERT

Grantor's Name	<u>SDH Alabama, LLC f/k/a</u>	Grantee's Name	<u>KAY BENNETT DAVIS</u>
Mailing Address	<u>SDH Birmingham, LLC</u> <u>248 Cahaba Valley Pkwy</u> <u>Pelham, AL 35124</u>	Mailing Address	<u>528 Alpine View</u> <u>Columbiana, AL 35051</u>
Property Address	<u>528 Alpine View</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>January 4, 2022</u>
		Total Purchase Price \$	<u>273,525 00</u>
		Or	
		Actual Value \$	<u>                    </u>
		Or	
		Assessor's Market Value \$	<u>                    </u>

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)

<u>      </u> Bill of Sale	<u>      </u> Appraisal
<u>  x  </u> Sales Contract	<u>      </u> Other <u>                    </u>
<u>  x  </u> Closing Statement	<u>                                    </u>

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                     Print B CHRISTOPHER BATTLES       Unattested                     

(verified by)

Sign                     (Grantor/Grantee/Owner/Agent) circle one**Form RT-1**

Filed and Recorded  
Official Public Records  
Shelby County, AL 01/12/2022  
State of Alabama  
Deed Tax \$274 00

Alabama, County

*Allen S. Byrd*