

20220412000149300  
04/12/2022 12:11:54 PM  
DEEDS 1/2

This instrument was prepared by:  
Emily R. Siniard, Esq.  
McMichael and Gray, P.C.  
400 Franklin Street  
Huntsville, Alabama 35801  
CONST-220537  
**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

Send tax notice to:  
SDH Alabama LLC  
Attn: Edward Kleid  
110 Village Trail, Suite 215  
Woodstock, GA 30188

### **STATUTORY WARRANTY DEED**

Know All Men by These Presents: That in consideration of **Four Hundred Thirty Two Thousand and 00/100 Dollars (\$432,000.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is acknowledged, **SDH ALABAMA, LLC**, a Georgia limited liability company (herein referred to as Grantor) does hereby grant, bargain, sell and convey unto **HERITAGE LAND VENTURE I, LLC**, a Florida limited liability company (herein referred to as Grantee), its successors and assigns, the following described real estate, situated in **Shelby County**, Alabama, to-wit:

**Lots 337, 338, 339, 340, 352, 353, 354, 355, 356, 357, 371, and 372, according to the Final Plat of Springs Crossing Sector 3, Phase 2, as recorded in Map Book 55, Page 77, in the Office of the Judge of Probate of Shelby County, Alabama.**

**Source of title: Instrument No. 20220328000126030.**

Subject to those conditions, limitations, easements, rights of way, setback lines, and other matters of record; any and all zoning ordinances and laws pertaining to said property; and ad valorem taxes for the current tax year; and matters that would be reflected by a current, accurate survey of the property.

And the Grantor does for itself, its successors and assigns, covenant with said Grantee, its successors 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, its successors and assigns forever, against the lawful claims of all persons owning, holding or claiming by, through or under Grantor, but not otherwise.

In Witness Whereof, the said Grantor, has caused these presents to be executed by on this the 29<sup>th</sup> day of March 2022.

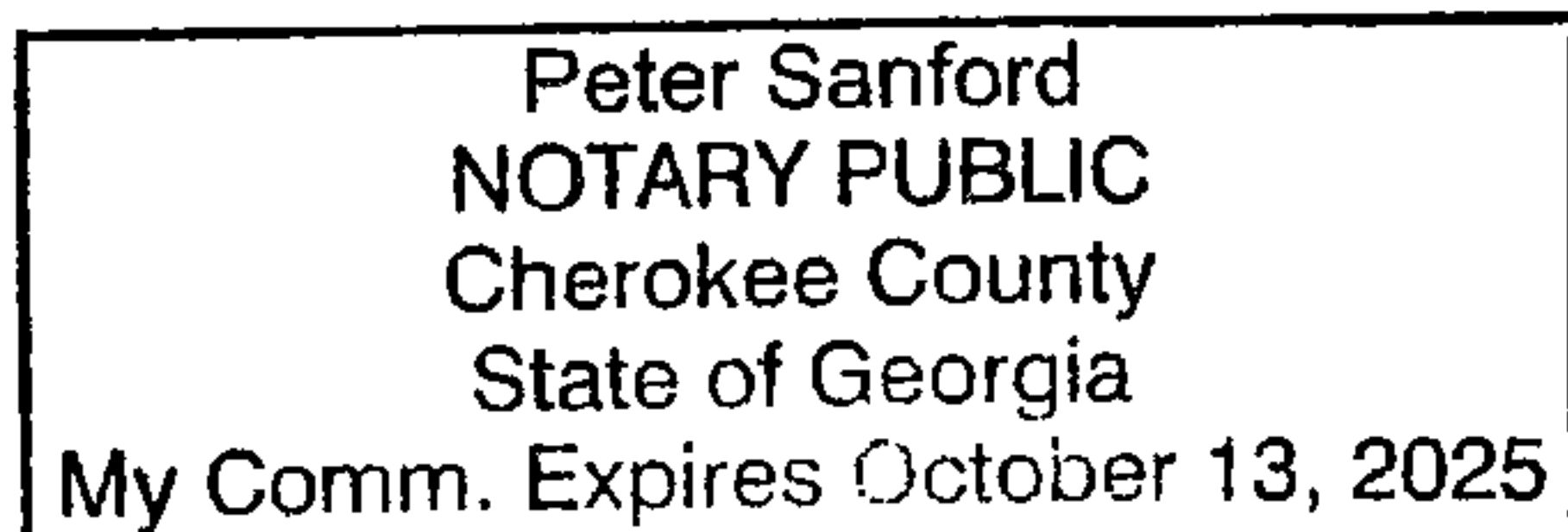
**SDH ALABAMA, LLC,**  
a Georgia limited liability company

By: Rebekah Sanford [SEAL]  
Name: Rebekah Sanford  
Title: Land Acquisition Coordinator

STATE OF GEORGIA  
COUNTY OF CHEROKEE

Before me, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Rebekah Sanford, as Land Acquisition Coordinator for SDH Alabama, LLC, a Georgia limited liability company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing instrument, she, as such manager and with full authority, executed the same voluntarily for and as the act of said company, as of the date of this acknowledgment.

GIVEN under my hand and official seal this the 29<sup>th</sup> day of March 2022.



[Signature]  
Notary Public  
My Commission Expires: 10/13/2025

Pursuant to and in accordance with Section 40-22-1 of the Code of Alabama (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Address: 248 Cahaba Valley Parkway, Pelham, AL 35124  
Grantee's Address: 3067 Grasslands Drive, Lakeland, FL 33803-  
Property Address: Lots 337-340, 352-357, 371, and 372, according to the Final Plat of Springs Crossing Sector 3, Phase 2  
Property Value: \$432,000.00



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/12/2022 12:11:54 PM  
\$457.00 MIST  
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Allen S. Bayl