

This instrument was prepared by:
Emily R. Siniard, Esq.
McMichael and Gray, P.C.
400 Franklin Street
Huntsville, Alabama 35801

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

**STATE OF ALABAMA
COUNTY OF SHELBY**

STATUTORY WARRANTY DEED

Know All Men by These Presents: That in consideration of **Two Hundred Eighty Eight Thousand and 00/100 Dollars (\$288,000.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is acknowledged, **HERITAGE LAND VENTURE I, LLC**, a Florida limited liability company (herein referred to as Grantor) does hereby grant, bargain, sell and convey unto **SDH ALABAMA, LLC**, a Georgia 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, 354, 355, 356, and 357, 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.

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 17 day of May 2022.

HERITAGE LAND VENTURE I, LLC,
a Florida limited liability company

By: E. Paige W. Merkle [SEAL]
Name: E. Paige W. Merkle
Title: Manager

STATE OF GEORGIA

COUNTY OF COBBS

Before me, the undersigned authority, a Notary Public in and for said County and State, hereby certify that E. Paige W. Merkle, as Manager of Heritage Land Venture I, LLC, a Florida 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.

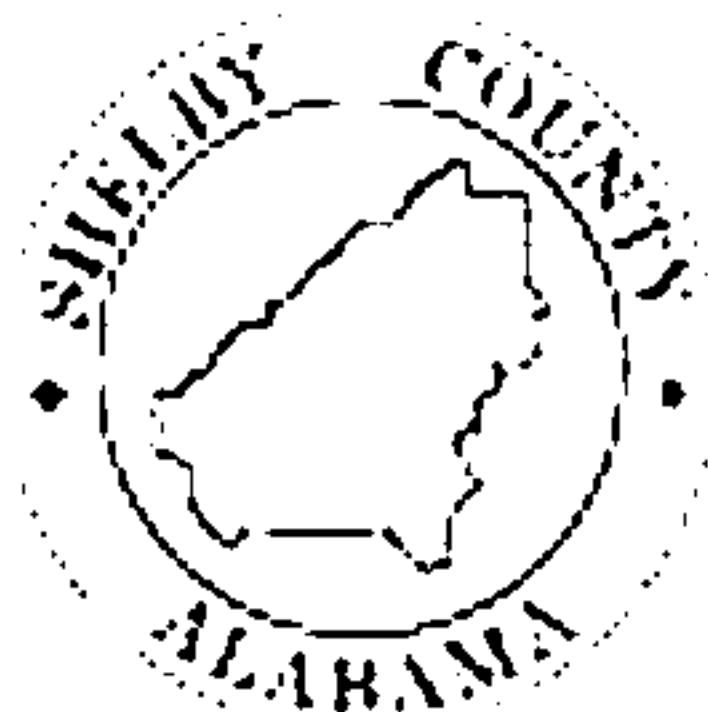
GIVEN under my hand and official seal this the 17th day of May 2022.

E. Paige W. Merkle
Notary Public

My Commission Expires: 6-29-2024

Pursuant to and in accordance with Section 40-2-2 of the Code of Alabama (1975), the following information is offered in lieu of submitting Form RT-1.

Grantor's Address: 3067 Grasslands Drive, Lakeland, FL 33801-5421
Grantee's Address: 248 Cahaba Valley Parkway, Phenix City, AL 36860
Property Address: Lots 337-340, 355-357, Springs Crossing Subdivision, Shelby County, Alabama.
Property Value: \$288,000.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/26/2022 08:37:24 AM
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Allen S. Bayl