

20220610000232040
06/10/2022 09:51:11 AM
DEEDS 1/3

This instrument was prepared by:
Emily R. Siniard, Esq.
McMichael and Gray, P.C.
400 Franklin Street
Huntsville, Alabama 35801
CONST-220903

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

STATE OF ALABAMA

COUNTY OF SHELBY

WARRANTY DEED

Know All Men by These Presents: That in consideration of **One Million Two Hundred Fifty Five Thousand and 00/100 Dollars (\$1,221,000.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is acknowledged, **Tortorigi Development, LLC**, an Alabama 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), the following described real estate, situated in **Shelby County, Alabama**, to-wit:


See Exhibit "A".

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.

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, by Joseph Tortorigi, its Manager, who is authorized to execute this conveyance, has hereunto set his signature and seal this 27th day of May 2022.

**Tortorigi Development, LLC,
an Alabama limited liability company**

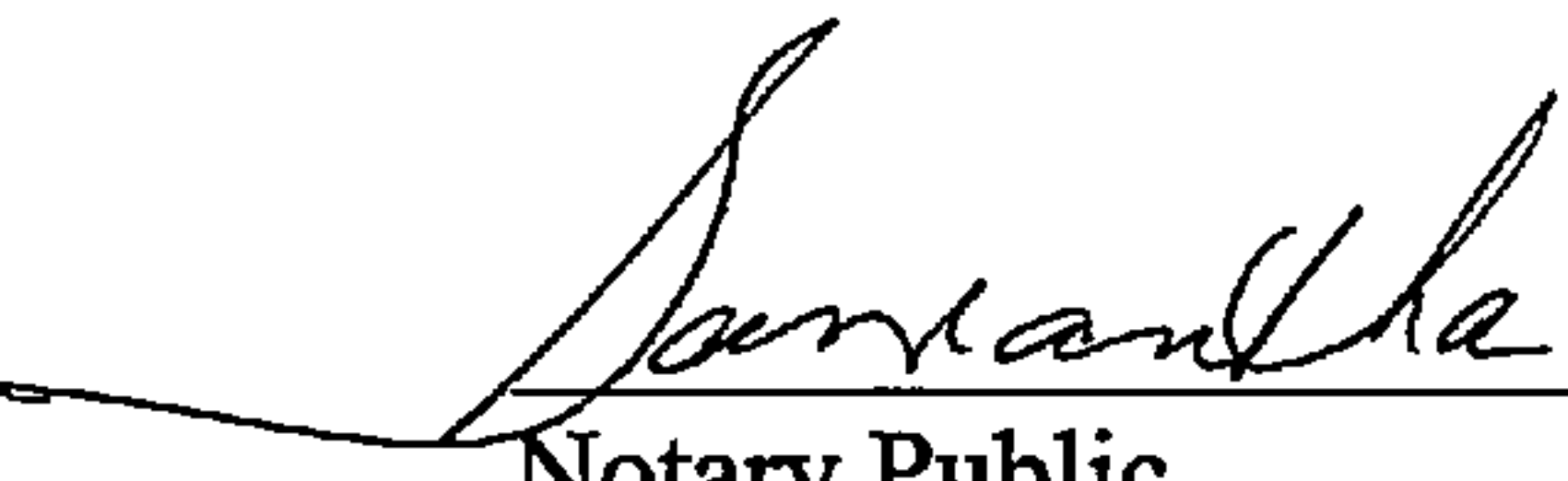
By:  [SEAL]
Joseph Tortorigi
Manager


STATE OF ALABAMA

COUNTY OF 

I, a Notary Public in and for said County, in said State, hereby certify that Joseph Tortorigi, as Manager of Tortorigi Development, LLC, an Alabama limited liability company, whose name 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 he as such officer and with full authority, executed the same voluntarily for and as the act of said company on the day the same bears date.

Given under my hand and official seal this 27 day of May 2022.


Notary Public
My Commission Expires August 17, 2024



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:	3801 Mary Taylor Road, Birmingham, AL 35235
Grantee's Address:	110 Village Trail, Suite 215, Woodstock, GA 30188
Property Address:	Lots 1-33 Harpers Creek Subdivision – Phase I, Shelby County, AL
Property Value:	\$1,221,000.00

Exhibit "A"

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, and 33 according to that certain Plat of Harpers Creek Subdivision Section 1 recorded in Map Book 56, Page 28A-28B and as Instrument Number 20220519000205230 in the Office of the Judge of Probate of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/10/2022 09:51:11 AM
\$1249.00 JOANN
20220610000232040

Allen S. Bayl