

20220808000308080
08/08/2022 10:09:08 AM
DEEDS 1/2

This instrument was prepared by:
Emily R. Siniard, Esq.
McMichael and Gray, P.C.
400 Franklin Street
Huntsville, Alabama 35801
Const-221263
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

THIS STATUTORY WARRANTY DEED made and entered into on this the ____ day of August 2022, by and between **HERITAGE LAND VENTURE I, LLC**, a Florida limited liability company, as Grantor, and **SDH ALABAMA LLC**, a Georgia limited liability company, as Grantee.

WITNESSETH: That the said Grantor for, and in consideration of Ten and No/100 Dollars (\$10.00) to it cash, cash in hand paid this day by said Grantee, the receipt of which is acknowledged, and other good and valuable consideration, has this day given, granted, bargained, sold, conveyed and confirmed unto the said Grantee, its successors and assigns, the following described real estate lying and being in the County of in Shelby County, Alabama, to-wit:

Lots 352, 353, 371, and 372 according to plat, Springs Crossing Sector 3, Phase 2, recorded in Map Book 55, Page 77, in the Probate Office 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 4 day of August 2022.

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

By: E. Paige W. Merkle
Name: E. Paige W. Merkle
Title: Manager

STATE OF GEORGIA

COUNTY OF COBB

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 4 day of August 2022.

E. Paige W. Merkle
Notary Public
My Commission Expires: 9-24-2024

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: PO Box 725589, Atlanta, GA 31139-2589
Grantee's Address: 248 Cahaba Valley Parkway, Pelham, AL 35124
Property Address: Lots 352, 353, 371, and 372, Springs Crossing, Shelby County, AL
Property Value: \$144,000.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/08/2022 10:09:08 AM
\$169.00 PAYGE
20220808000308080

Allen S. Beal