

This instrument was prepared by:
Jonathan Kasper, Esq.
McMichael and Gray, P.C.
2055 North Brown Road, Suite 250
Lawrenceville, GA 30043
CONST-221553
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 30 day of September 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:

Lot 227 according to the Survey of Springs Crossing Sector 2, recorded in Map Book 52, Page 57, 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 30 day of September 2022.

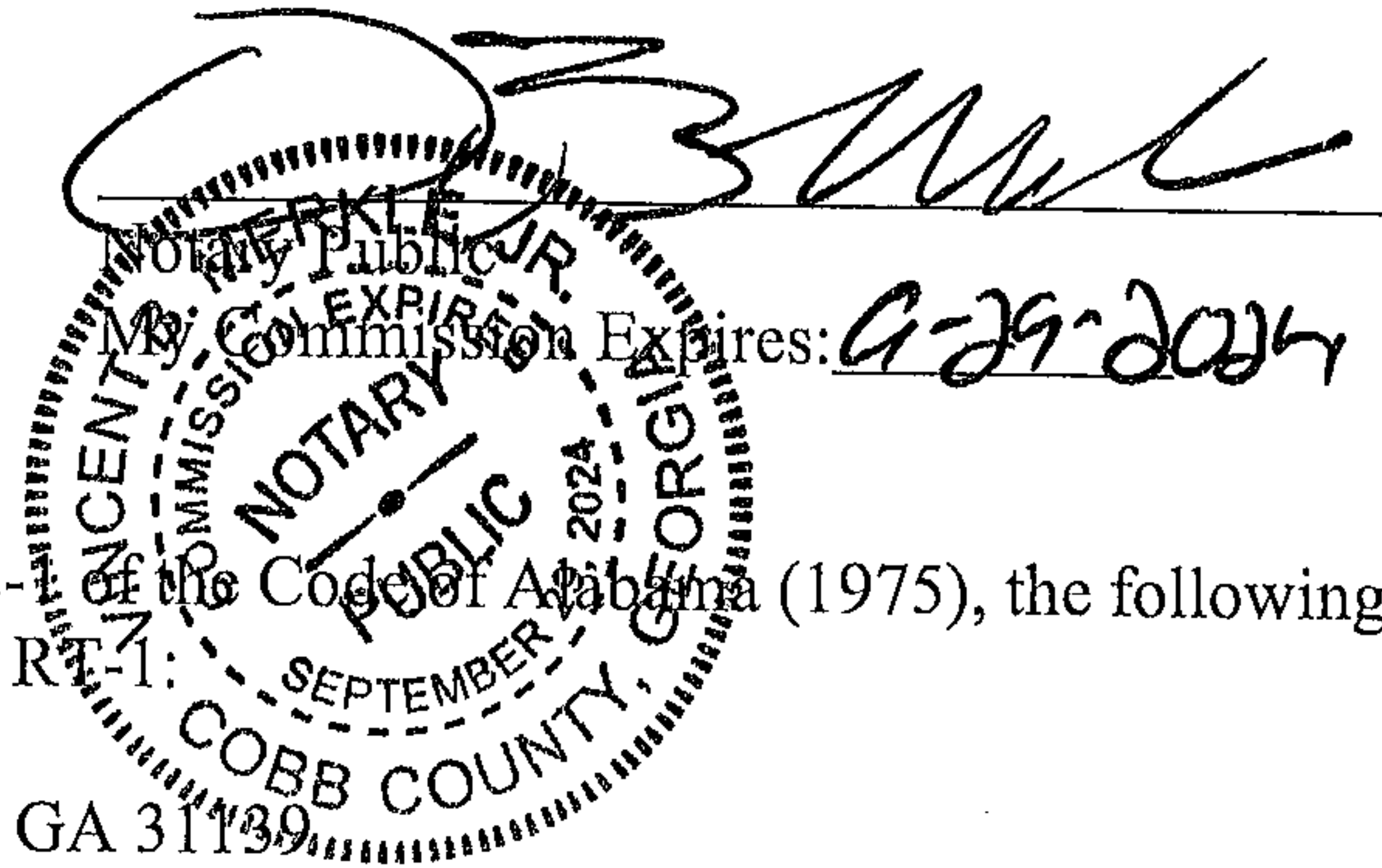
HERITAGE LAND VENTURE I, LLC,
a Florida limited liability company

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

STATE OF GEORGIA
COUNTY OF COBB

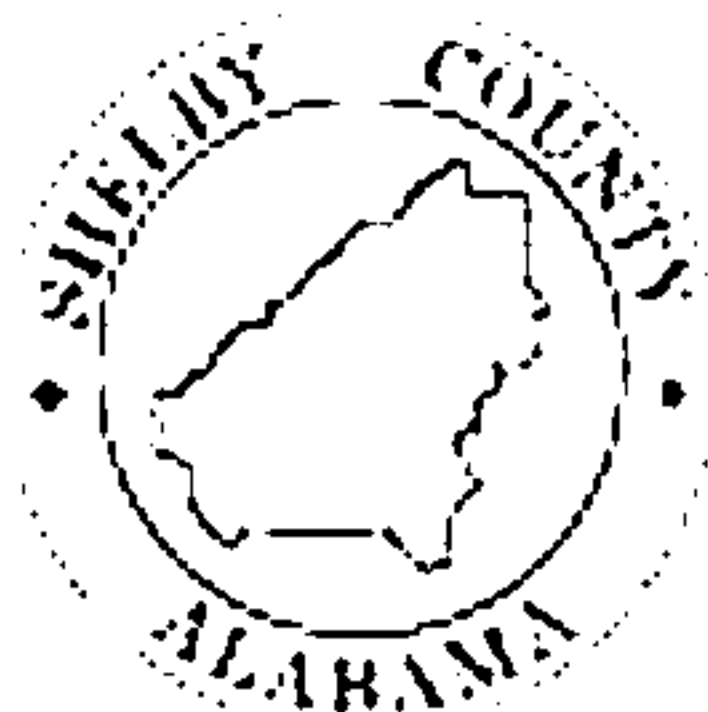
Before me, the undersigned authority, a Notary Public in and for said County and State, hereby certify that E. Paige W. Merkle, as Manager of Heritage Land Venture I, LLC, a Florida limited liability company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this 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 30 day of September 2022.



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: P.O. Box 725589, Atlanta, GA 31139
Grantee's Address: 248 Cahaba Valley Parkway, Pelham, AL 35124
Property Address: Lot 227, Springs Crossing, Shelby County, AL
Property Value: \$32,000.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/14/2022 11:06:37 AM
\$57.00 JOANN
20221014000389920

Allen S. Bayl