

**THIS INSTRUMENT PREPARED BY:**

David W. Morton  
Maynard Nexsen, P.C.  
1901 Sixth Avenue North, Suite 1700  
Birmingham, AL 35203

**Send Tax Notices To:**

SDH Alabama, LLC  
110 Village Trail Suite 215  
Atlanta, GA 30188  
Attn: Edward Kleid

**STATE OF ALABAMA**

)

**COUNTY OF SHELBY**

)

**STATUTORY WARRANTY DEED**

**KNOW ALL PERSONS BY THESE PRESENTS:** That, for and in consideration of TEN DOLLARS (\$10.00), and other good and valuable consideration, this day in hand paid to **TORTORIGI DEVELOPMENT, LLC**, an Alabama limited liability company (hereinafter referred to as the “Grantor”), the receipt and sufficiency of which is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto **HERITAGE LAND VENTURE I, LLC**, a Florida limited liability company (hereinafter referred to as the “Grantee”), together with every contingent remainder and right of reversion, its heirs and assigns, that certain real property situated in Shelby County, Alabama (the “Property”) and more particularly described as:

**Lots 34, 35, 48, 49, 94, 95, 96, 97, 98, and 99, according to the Plat of Harpers Creek Subdivision Sector 2A, recorded in Map Book 57, Pages 97A & 97B (Instrument # 20230505000134120), in the Office of the Judge of Probate of Shelby County, Alabama.**

This conveyance is hereby made subject to the restrictions, easements and rights of way described on Exhibit A attached hereto and made a part hereof (the “Permitted Exceptions”).

**TO HAVE AND TO HOLD**, the Property described above together with all and singular the rights, privileges, tenements, appurtenances and improvements unto the said Grantee, its successors and assigns forever.

**AND SAID GRANTOR**, for said Grantor and Grantor’s successors and assigns, covenants with Grantee, and with Grantee’s successors and assigns, that Grantor is lawfully seized in fee simple of the said Property; that said Property is free and clear from all liens and encumbrances, except for the Permitted

Exceptions, ; and that Grantor will, and Grantor's successors and assigns shall, warrant and defend the same to said Grantee and Grantee's successors and assigns, forever against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

<b>Grantor's Name and Mailing Address:</b>	<b>Grantee's Name and Mailing Address:</b>
Tortorigi Development, LLC	Heritage Land Venture I, LLC
3801 Mary Taylor Road	PO Box 725589
Birmingham, AL 35235	Atlanta, GA 31139

Property Address:	<b>Lots 34, 35, 48, 49, 94, 95, 96, 97, 98, and 99, according to the Plat of Harpers Creek Subdivision Sector 2A, recorded in Map Book 57, Pages 97A &amp; 97B (Instrument # 20230505000134120), in the Office of the Judge of Probate of Shelby County, Alabama.</b>
Date of Sale:	May 18, 2023
Total Purchase Price:	\$525,000.00
The Purchase Price can be verified by:	<input checked="" type="checkbox"/> Closing Statement

[Signature appears on following page.]

IN WITNESS WHEREOF, Grantor has executed this Statutory Warranty Deed, to be effective as of May 18<sup>th</sup>, 2023.

**GRANTOR:**

**TORTORIGI DEVELOPMENT, LLC,**  
an Alabama limited liability company

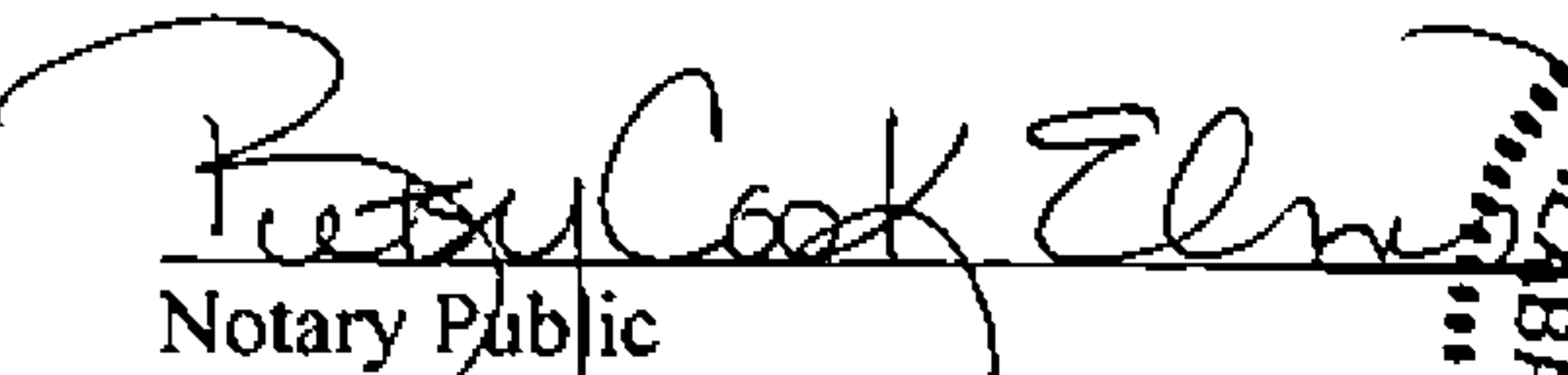
  
By: Joseph Tortorigi  
Its: Manager

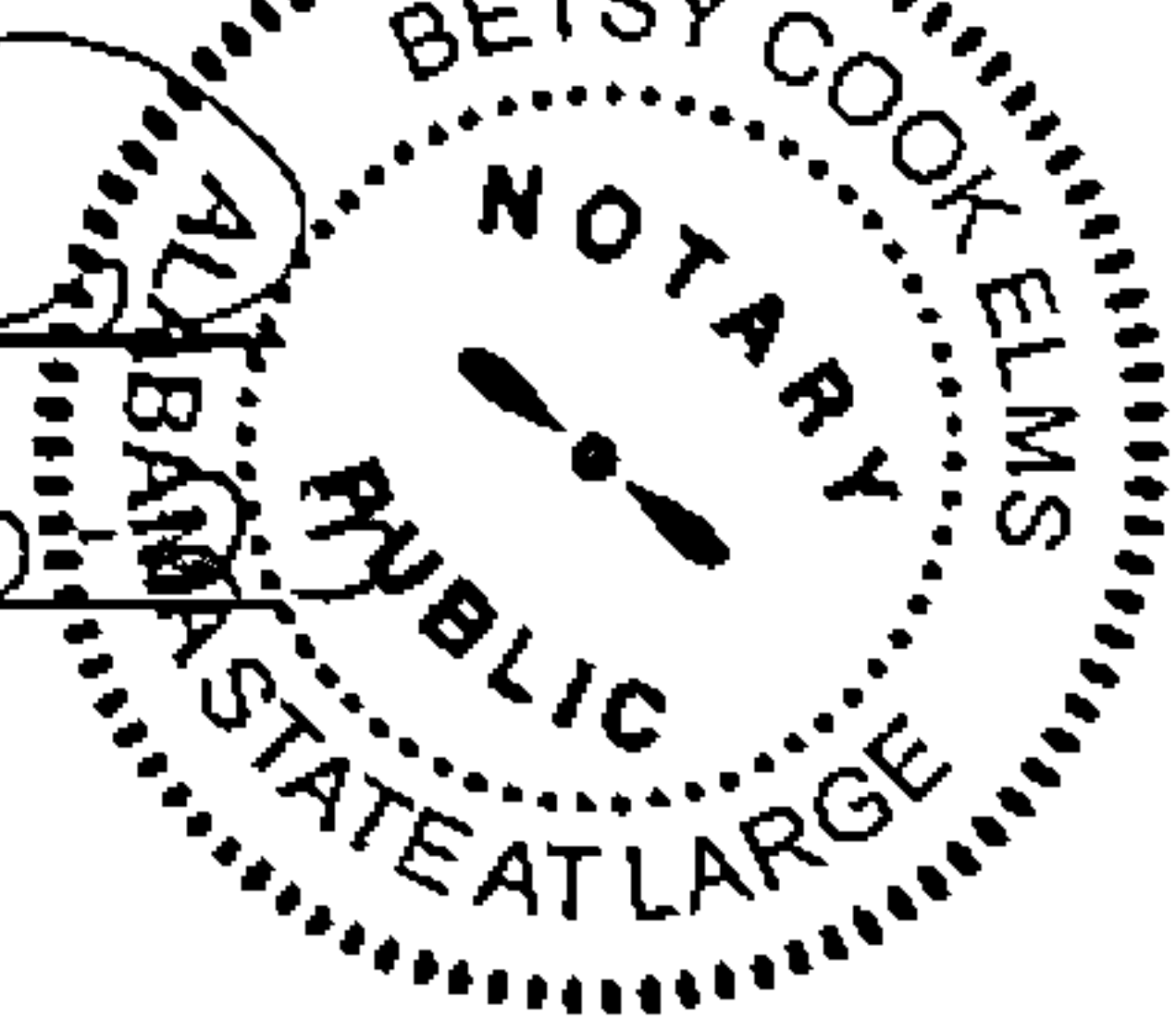
STATE OF ALABAMA       )  
COUNTY OF Jefferson   )

I, the undersigned, a Notary Public in and for said County and in said State, hereby certify that Joseph Tortorigi, whose name as Manager of Tortorigi Development, LLC an Alabama limited liability company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, he, as such manager and with full authority executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 15<sup>th</sup> day of May, 2023.

(Official Seal)

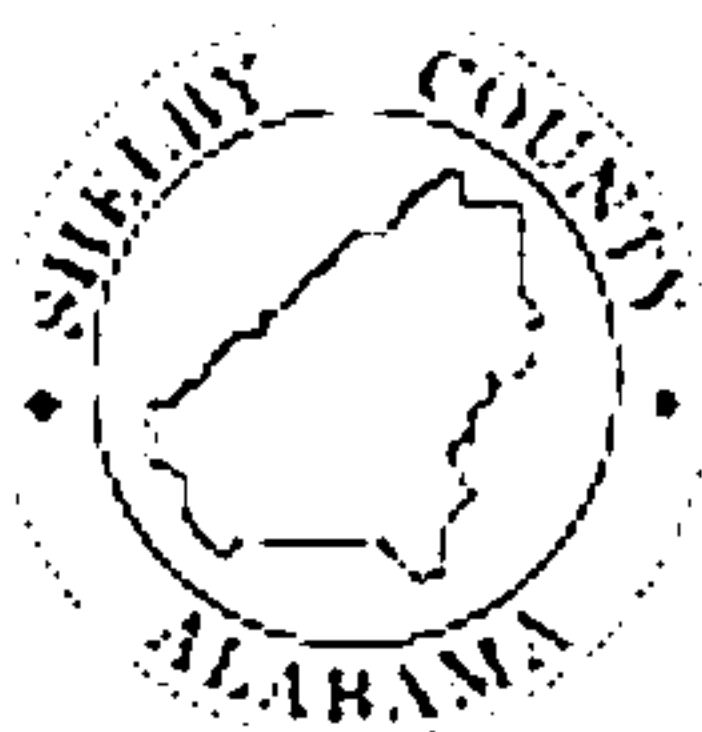
  
Notary Public  
My commission expires: 10-16-2023



**EXHIBIT A**

**PERMITTED EXCEPTIONS**

1. All taxes for the year 2023 and subsequent years, not yet due and payable.
2. Taxes or special assessments which are not shown as existing liens by the public records.
3. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under the Land.
4. All matters, as they pertain to the Land, shown on the Survey of Tanyard Branch Estates as recorded in Map Book 30, Page 94, in the Office of the Judge of Probate of Shelby County, Alabama.
5. Declaration of Protective Covenants of Tanyard Branch Estates as shown in Instrument #20021113000564690, in the Office of the Judge of Probate of Shelby County, Alabama.
6. Easement - Distribution Facilities recorded in Instrument # 20040102000000620, in the Office of the Judge of Probate of Shelby County, Alabama.
7. Ordinance 2020-04 recorded in Instrument # 20200828000378720, in the Office of the Judge of Probate of Shelby County, Alabama.
8. Easement to Alabama Power recorded in Instrument # 20220304000089770, in the Office of the Judge of Probate of Shelby County, Alabama.
9. All matters, as they pertain to the Land, shown on the Plat of Harpers Creek Subdivision Sector 1 as recorded in Map Book 56, Pages 28A-28B (Instrument # 20220519000205230), in the Office of the Judge of Probate of Shelby County, Alabama.
10. Restrictive Covenants as listed in Instrument # 20220519000205240, in the Office of the Judge of Probate of Shelby County, Alabama.
11. All matters shown on the Plat of Harpers Creek Subdivision Sector 2A, recorded in Map Book 57, Pages 97A & 97B (Instrument # 20230505000134120, 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**  
**05/19/2023 08:31:07 AM**  
**\$556.00 JOANN**  
**20230519000149020**

*Allen S. Bayl*