

THIS INSTRUMENT PREPARED BY:

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

Send Tax Notices To:

SDH Alabama, LLC
110 Village Trail Suite 215
Woodstock, 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 **SDH ALABAMA LLC f/k/a SDH BIRMINGHAM LLC**, a Georgia 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:

Lot 18, 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.

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:

Grantor's Name and Mailing Address:	Grantee's Name and Mailing Address:
SDH Alabama, LLC	Heritage Land Venture I LLC
248 Cahaba Valley Parkway	P.O. Box 725589
Pelham, AL 35124	Atlanta, GA 31139

Property Address:	No 911 Address.
Date of Sale:	July 11, 2023
Total Purchase Price:	\$37,000.00
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 July 11, 2023.

GRANTOR:

SDH ALABAMA, LLC f/k/a SDH BIRMINGHAM, LLC,
a Georgia limited liability company



By: Rebekah Sanford

Its: Land Acquisition Coordinator

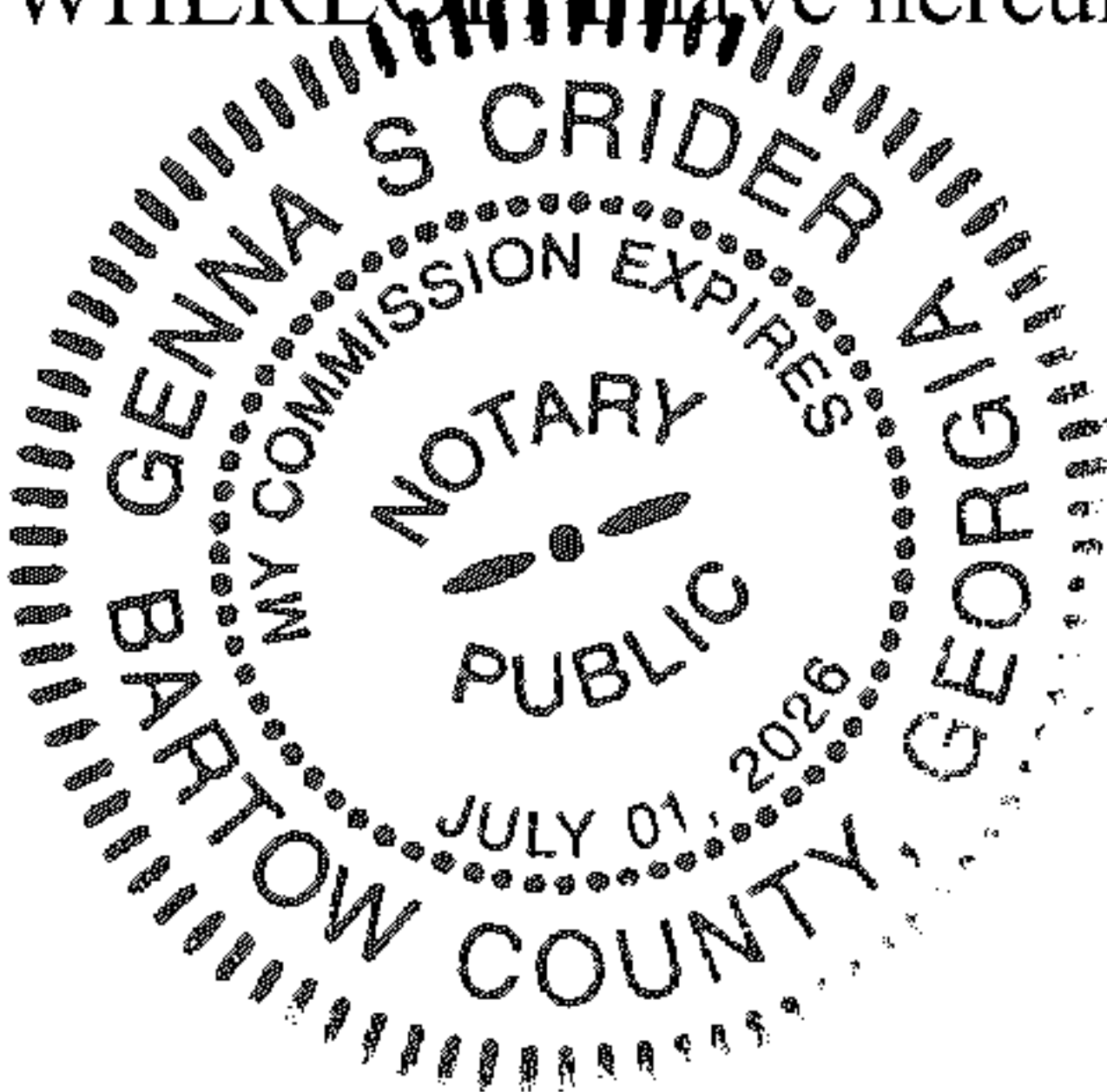
STATE OF GEORGIA)

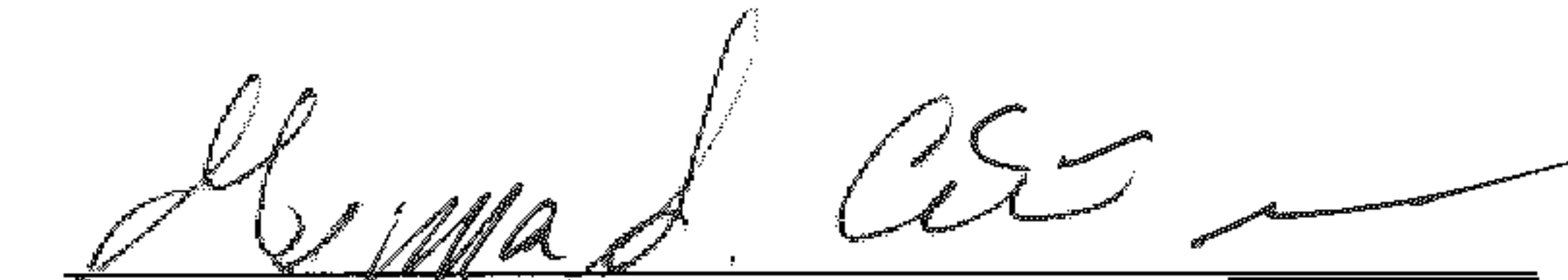
COUNTY OF Cherokee)

I, the undersigned, a Notary Public in and for said County and in said State, hereby certify that Rebekah Sanford, whose name as Land Acquisition Coordinator of SDH ALABAMA, LLC f/k/a SDH BIRMINGHAM, LLC, a Georgia limited liability company, 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 10th day of July, 2023.

(Official Seal)





Notary Public

My commission expires: _____

EXHIBIT A
PERMITTED EXCEPTIONS

1. All taxes for the year 2023 and subsequent years, not yet due and payable.
2. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown 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 Property.
4. Riparian rights incident to the insured premises, and rights of upper and lower riparian owners in and to the free and unobstructed flow of the water extending through or adjacent to the Land, without diminution.
5. 34. All matters as set forth in that plat of Harpers Creek Subdivision Section 1, recorded in Map Book 56, Page 28A-28B, in the Probate Office 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.
12. Declaration of Protective Covenants of Tanyard Branch Estates as shown in Inst. # 20021113000564690 in said Probate Office.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/12/2023 11:00:37 AM
\$68.00 PAYGE
20230712000207580

Allen S. Bayal