

**CORPORATION FORM WARRANTY DEED**

This instrument was prepared by:  
B. Christopher Battles  
3150 Highway 52 West  
Pelham, AL 35124

Send tax notice to:  
Jovan Armani Hanna  
5023 Pintail Drive  
Harpersville, AL 35078

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Two Hundred Sixty-Four Thousand Nine Hundred Ninety-Five and 00/100 Dollars (\$264,995.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt where is acknowledged, **SDH ALABAMA, LLC, a Georgia Limited Liability Company** (herein referred to as Grantor) grant, bargain, sell and convey unto **JOVAN ARMANI HANNA** (herein referred to as Grantee), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

**Lot 38, according to the Plat of Harpers Creek Subdivision Sector 2A, as recorded in Map Book 57, Pages 97A & 97B (Instrument Number 20230505000134120), in the Office of the Judge of Probate of Shelby County, Alabama.**

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.

**\$267,671.00** of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

This instrument is executed as required by the Articles of Organization and Operating Agreement and same have not been modified or amended.

And the Grantor does for itself, its successors and assigns, covenant with said Grantee, his/her heirs 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, his/her heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor, by **Jerrica Fletcher**, its **Authorized Signatory Agent**, who is authorized to execute this conveyance, has hereunto set its signature and seal this 29th day of August, 2023.

**SDH ALABAMA, LLC**

*Jerrica Fletcher*

BY: Jerrica Fletcher

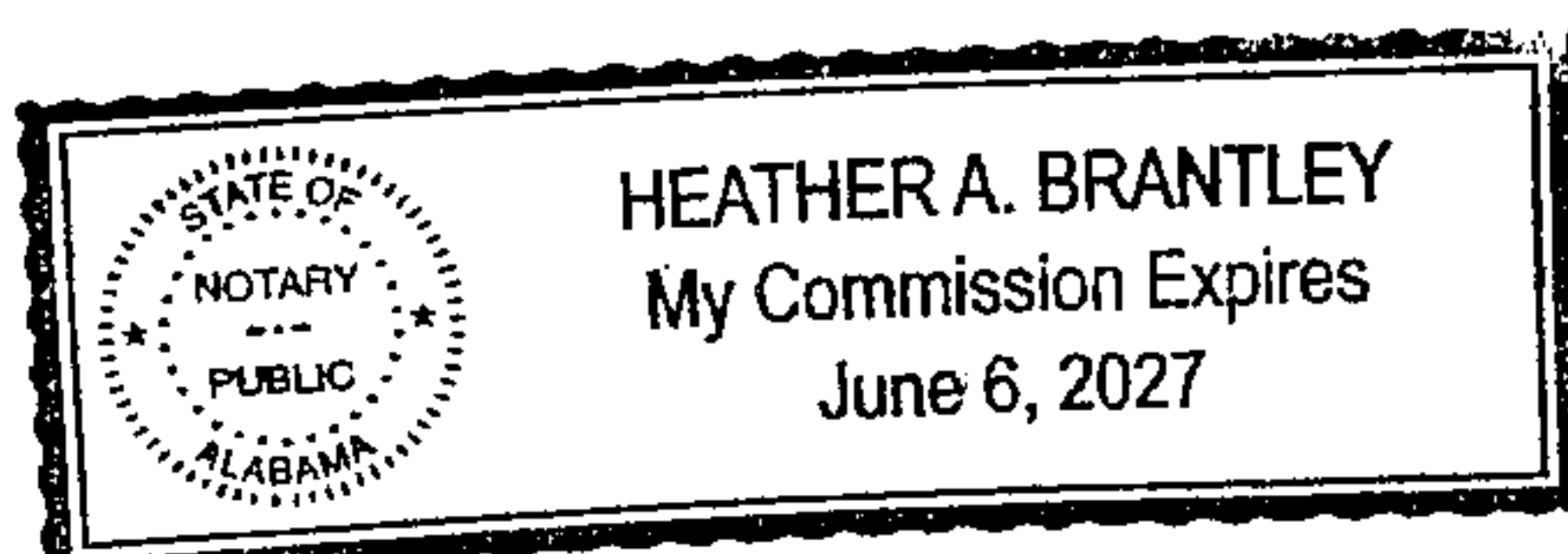
ITS: Authorized Signatory Agent

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jerrica Fletcher**, whose name as **Authorized Signatory Agent** of **SDH ALABAMA, LLC**, 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 she as such agent and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 29th day of August, 2023.



*Heather A. Brantley*  
Notary Public  
My Commission Expires: 06/06/2027



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

|                  |                                                            |                            |                                                            |
|------------------|------------------------------------------------------------|----------------------------|------------------------------------------------------------|
| Grantor's Name   | <u>SDH Alabama, LLC</u>                                    | Grantee's Name             | <u>JOVAN ARMANI HANNA</u>                                  |
| Mailing Address  | <u>248 Cahaba Valley Pkwy</u><br><u>Pelham, AL 35124</u>   | Mailing Address            | <u>5023 Pintail Drive</u><br><u>Harpersville, AL 35078</u> |
| Property Address | <u>5023 Pintail Drive</u><br><u>Harpersville, AL 35078</u> | Date of Sale               | <u>August 29, 2023</u>                                     |
|                  |                                                            | Total Purchase Price \$    | <u>264,995.00</u>                                          |
|                  |                                                            | Or                         |                                                            |
|                  |                                                            | Actual Value \$            | <u></u>                                                    |
|                  |                                                            | Or                         |                                                            |
|                  |                                                            | Assessor's Market Value \$ | <u></u>                                                    |

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

|                            |                       |
|----------------------------|-----------------------|
| <u></u> Bill of Sale       | <u></u> Appraisal     |
| <u>X</u> Sales Contract    | <u></u> Other <u></u> |
| <u>X</u> Closing Statement | <u></u>               |

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

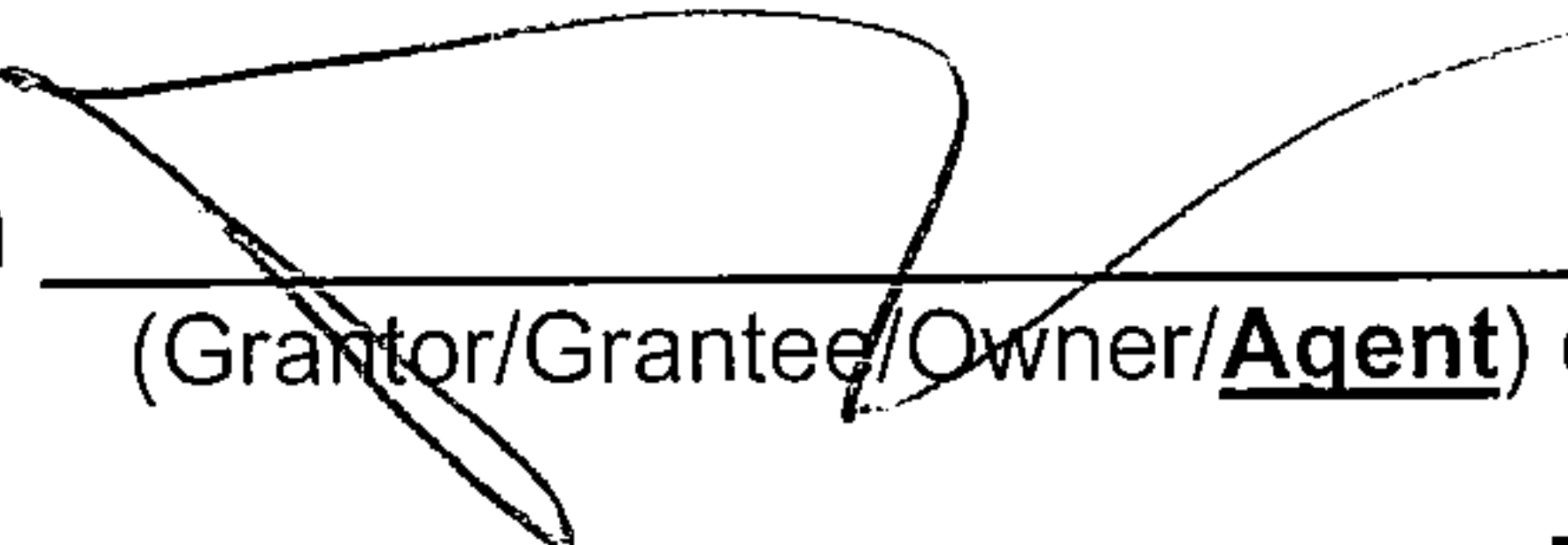
Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

|                                             |                                                                                                                                                        |
|---------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Date <u>August 29, 2023</u>                 | Print <u>B. CHRISTOPHER BATTLES</u>                                                                                                                    |
| <u></u> Unattested <u></u><br>(verified by) | Sign <u></u><br>(Grantor/Grantee/Owner/ <b>Agent</b> ) circle one |

Form RT-1



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/19/2023 11:38:24 AM  
\$26.00 JOANN  
20230919000280560

*Alvin S. Bayl*