

STATUTORY WARRANTY DEED

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

Send tax notice to:
SDH Alabama LLC
110 Village Trail, Suite 215
Woodstock, GA 30188
ATTN: Edward Kleid

STATE OF ALABAMA

COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One Million One Hundred Fifty-Five Thousand and 00/100 Dollars (\$1,155,000.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is acknowledged, **TORTORIGI DEVELOPMENT, LLC, an Alabama limited liability company** (herein referred to as Grantor) does hereby grant, bargain, sell and convey unto **SDH ALABAMA LLC, a Georgia limited liability company**, (herein referred to as Grantee), the following described real estate, situated in **SHELBY County, Alabama**, to-wit:

Lots 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82 and 83, according to the Plat of Harpers Creek Subdivision Sector 2B, recorded in Map Book 59, Page 61 (Instrument #20240221000045560), 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.

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

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 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.

{SIGNATURE PAGE TO FOLLOW}

In Witness Whereof, the said Grantor, by **Joseph J. Tortorigi**, its **Managing Partner**, who is authorized to execute this conveyance, has hereunto set its signature and seal this 11 day of June, 2024.

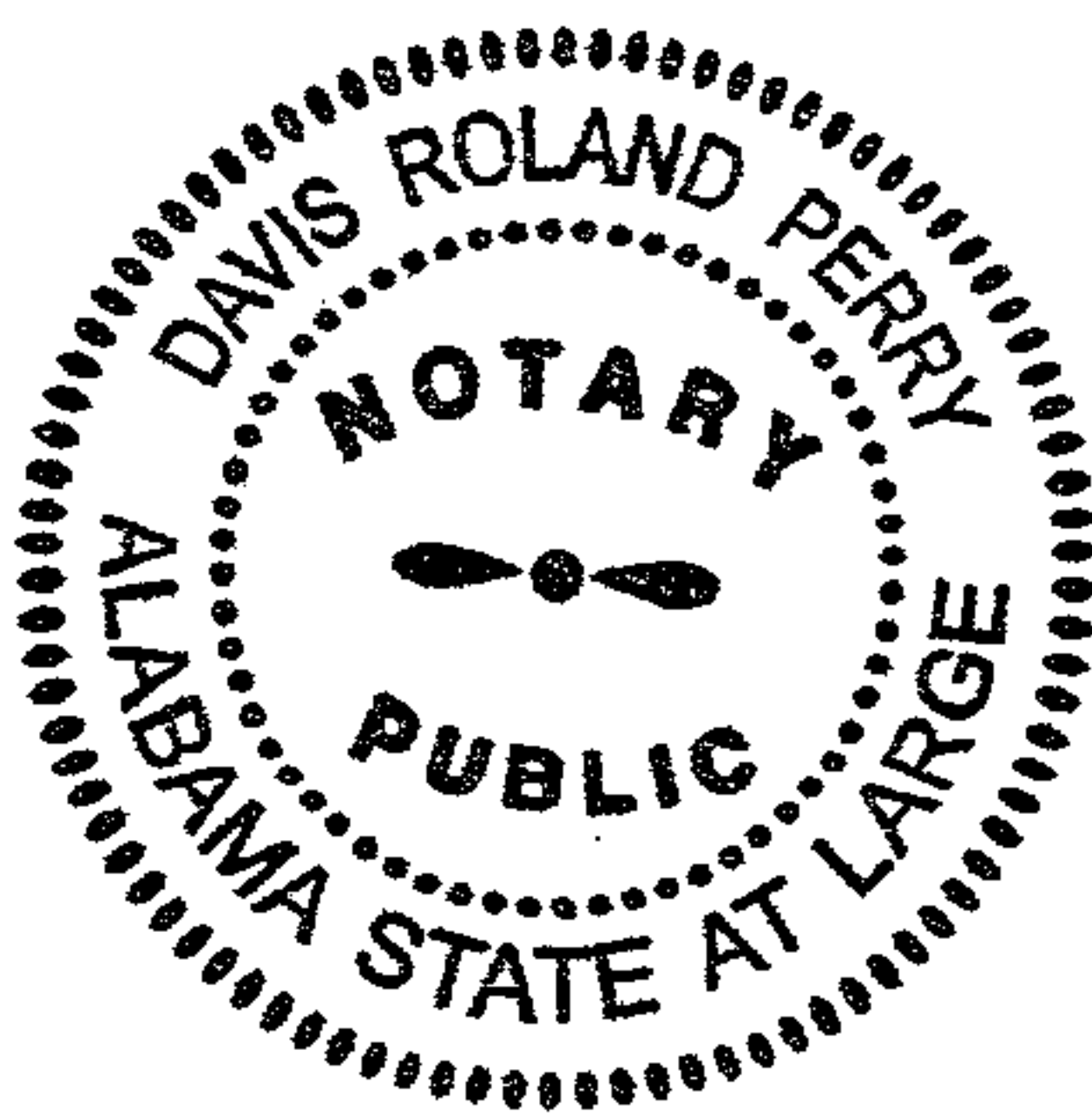
Tortorigi Development, LLC


BY: **Joseph J. Tortorigi**
ITS: **Managing Partner**

STATE OF AL
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Joseph J. Tortorigi**, whose name as **Managing Partner** of **Tortorigi Development, 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 he/she as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 11 day of June, 2024.




Notary Public
My Commission Expires: 11/28/2027

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>Tortorigi Development, LLC</u>	Grantee's Name	<u>SDH Alabama LLC</u>
Mailing Address	<u>3801 Mary Taylor Road</u> <u>Birmingham, AL 35235</u>	Mailing Address	<u>110 Village Trail</u> <u>Suite 215</u> <u>Woodstock, GA 30188</u> <u>ATTN: Edward Kleid</u>
Property Address	<u>Lots 62-83, Harpers Creek</u> <u>Harpersville, AL 35078</u>	Date of Sale	<u>June 11, 2024</u>
		Total Purchase Price \$	<u>1,155,000.00</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 June, 2024

Print B. CHRISTOPHER BATTLES

 Unattested
(verified by)

Sign 
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/26/2024 12:36:41 PM
\$1183.00 BRITTANI
20240626000191750

Allen S. Bayl