20260318000078010
03/18/2026 11:13:57 AM
DEEDS 1/3

LIMITED 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 Hundred Eighty Thousand and 00/100 Dollars ($180,000.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is acknowledged, **HERITAGE LAND VENTURE I, LLC, a Florida 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 **MADISON** County, Alabama, to-wit:

Lots 5, 21 and 22, according to the Survey of Springs Crossing, Sector 7 Phase 1, as recorded in Map Book 62, Page 33, in the Probate Office 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.

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.

{SIGNATURE PAGE TO FOLLOW}

IN WITNESS WHEREOF, the said Grantor, by the undersigned, who is authorized to execute this conveyance, has hereunto set its signature and seal this 4 day of March, 2026.

Heritage Land Venture I, LLC

BY: Vincent B. Merkle, Jr.
ITS: Manager

STATE OF Georgia

COUNTY OF Cobb

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Vincent B. Merkle, Jr.**, whose name as **Manager** of **Heritage Land Venture I, 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 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 4th day of March, 2026.

WHITNEY M COMBS
MY COMMISSION EXPIRES
NOTARY
PUBLIC
OCTOBER 01, 2028
COBB COUNTY, GEORGIA

Notary Public
My Commission Expires: 10/01/2028

Real Estate Sales Validation Form

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

Grantor's Name Heritage Land Venture I LLC
Mailing Address
P.O. Box 725589
Atlanta, GA 31139

Grantee's Name SDH Alabama, LLC
Mailing Address ATTN: Edward Kleid
110 Village Trail, Ste 215
Woodstock, GA 30188

Property Address Lots 5,21,22, Springs Crossing, Sec 7, Ph 1
Columbiana, AL 35051

Date of Sale March 4, 2026
Total Purchase Price $ 180,000.00
Or
Actual Value $ _____
Or
Assessor's Market Value $ _____

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)

_____ Bill of Sale
_x_ Sales Contract
_x_ Closing Statement
_____ Appraisal
_____ Other _____

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 _____ 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
03/18/2026 11:13:57 AM
$208.00 JOANN
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