

**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 Twenty Thousand and 00/100 Dollars (\$120,000.00)**, 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 8 and 20, 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.

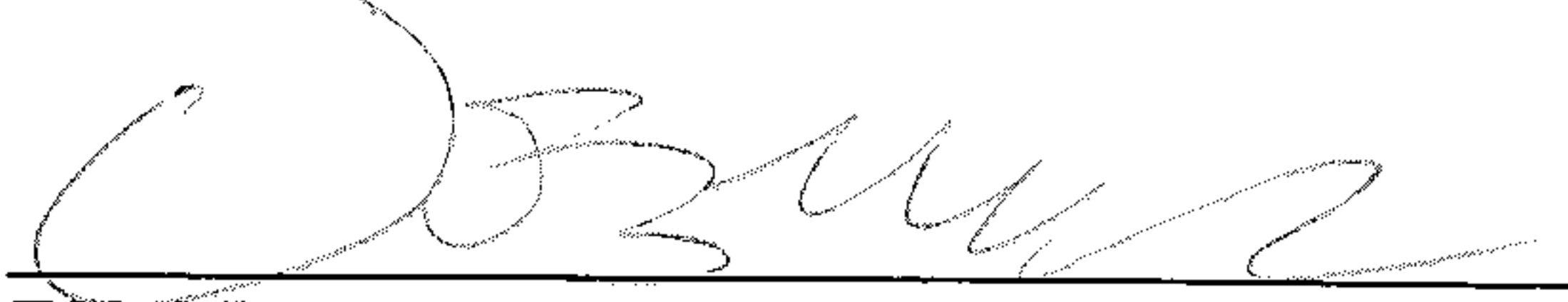
This instrument is executed as required by the Articles of Organization and Operating Agreement and same have not been modified or amended.

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 10 day of April, 2026.

**Heritage Land Venture I, LLC**



**BY: Vincent B. Merkle, Jr.**

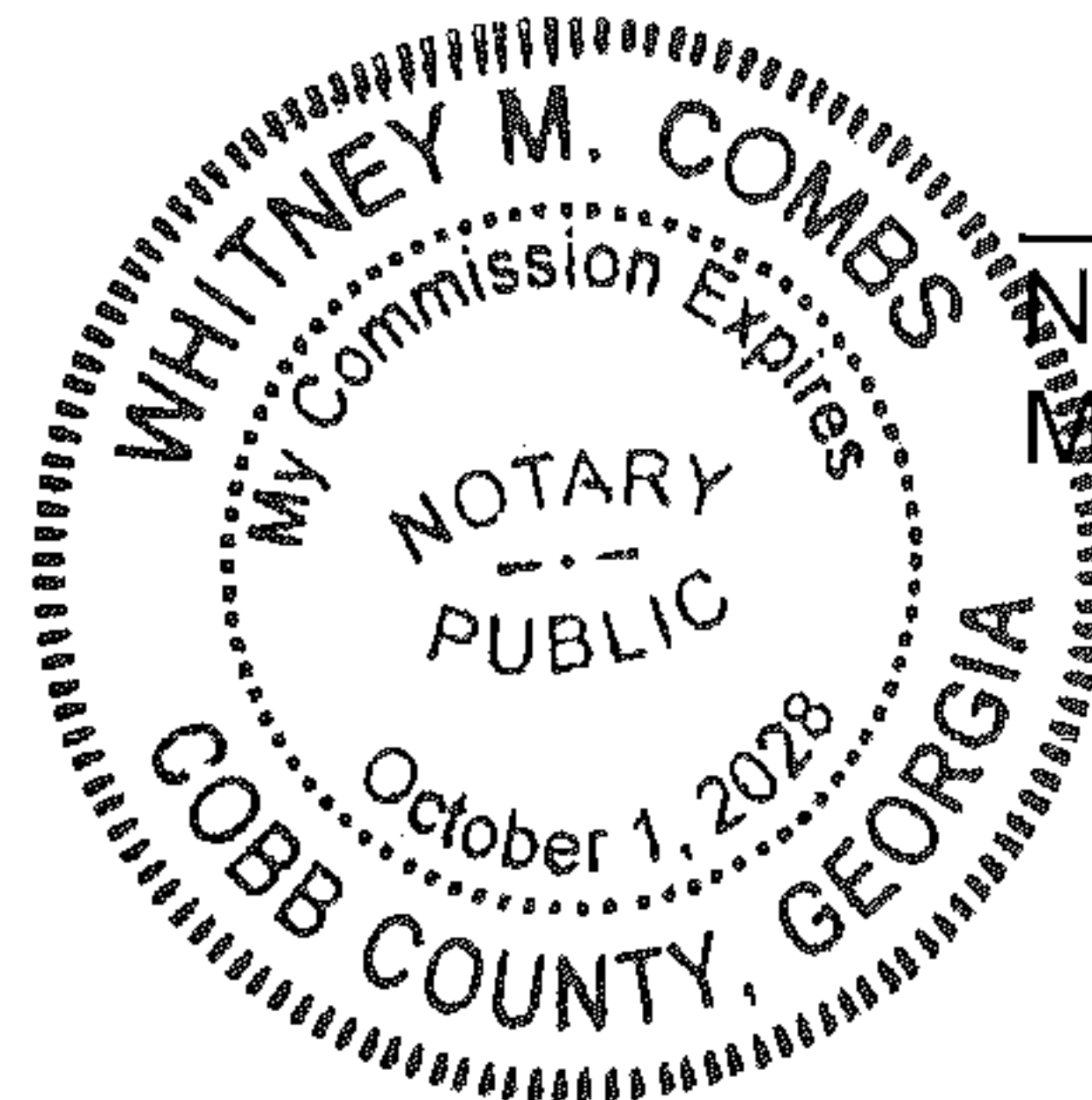
**ITS: Manager**

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 6 day of April, 2026.



Whitney M. Combs  
Notary Public  
My Commission Expires: 10/01/2028

