This instrument was prepared by: Joshua L. Hartman P. O. Box 846 Birmingham, Alabama 35201

Send Tax Notice to: Kelly Shoemake Joseph Preston Shoemake 2252 Black Creek Crossing Hoover, AL 35244

CORPORATION FORM STATUTORY WARRANTY DEED - Jointly for Life with Remainder to

Survivor	
STATE OF ALABAMA) SHELBY COUNTY)	
That in consideration of Four Hundred Sixty One Thousan	nd Four Hundred (\$461,418.00)
Dollars to the undersigned grantor, LAKE WILBORN PARTN company, (herein referred to as GRANTOR) in hand paid by the hereby acknowledged, the said GRANTOR does by these presented to the said GRANTOR does by the said G	ERS, LLC, an Alabama limited liability ne grantees herein, the receipt whereof is ints, grant, bargain, sell and convey unto
(herein referred to as Grantees), for and during their joint lives a to the survivor of them in fee simple, together with every conting following described real estate, situated in Shelby County, Alabara	nd upon the death of either of them, then gent remainder and right of reversion, the
SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.	
\$189,418.00 of the purchase price recited above is be simultaneously herewith.	eing paid by a mortgage loan closed
TO HAVE AND TO HOLD unto the said grantees, as their heirs and assigns forever, it being the intention of the parties tenancy hereby created is severed or terminated during the joint one grantee herein survives the other, the entire interest in fee stand if one does not survive the other, then the heirs and assigns of in common.	s to this conveyance, that (unless the joint lives of the grantees herein) in the event imple shall pass to the surviving grantee,
And the Grantors do hereby covenant with the Grantees, of the delivery of this Deed, the premises were free from all end warrant and defend the same against the lawful claims and demor under it, but against none other.	cumbrances made by it, and that it shall
IN WITNESS WHEREOF, the said GRANTOR, by its N its Authorized Representative, who is authorized to execute this seal, this the <u>25th</u> day of <u>June</u> , 20 1	
LAK	E WILBORN PARTNERS, LLC
By:	SB HOLDING CORP. Managing Member
By:_	Famil Gunet
STATE OF ALABAMA) JEFFERSON COUNTY) JEFFERSON COUNTY	Authorized Representative
I, the undersigned, a Notary Public in and for said C	thorized Representative of SB Holding ILBORN PARTNERS, LLC, an Alabama and who is known to me, acknowledged June, 20_18, that, ficer and with full authority, executed the
Given under my hand and official seal this 25th	day_of
20_18 My Commission Expires: 03/23/2019	Cala Made

Notary Public

EXHIBIT "A"

LEGAL DESCRIPTION

Lot 45A, according to the Survey of Lake Wilborn Phase 1A Resurvey No. 1, as recorded in Map Book 48, Pages 72 A and B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 2018 and subsequent years, a lien not yet due and payable; (2) Easement(s), building linc(s) and restriction(s) as shown on recorded map; (3) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein; (4) Right-of-way granted to Alabama Power Company recorded in Inst. No. 2017-10232; Inst. No. 2017-40343 and 2017-397480; (5) Restrictions appearing of record in Inst. No. 9863-4186; Inst. No. 2002-4257 and Inst. No. 2016-5874 (Shelby County); Inst. No. 2016-17965 (Jefferson County); Inst. No. 2018-45937 (Jefferson County) and Inst. No. 2018-15451 (Shelby County); (6) Right-of-way granted to Alabama Power Company recorded in Volume 143, Page 353, Volume 239, Page 539; Bessemer Volume 1015, Page 69; Bessemer Volume 1015, Page 72; Bessemer Volume 1015, Page 75; Inst. No. 200013-7924; Volume 730, Page 383 and Real 26, Page 773; (7) Sanitary Sewer pipeline from Auburn University Foundation to Jefferson County as recorded in Inst. No. 9962-1659; (8) Permanent Sanitary Sewer Easement in favor of Jefferson County as recorded in Inst. No. 9863-911; (9) Storm water drainage easement agreement between USX and City of Hoover as recorded in Inst. No. 9961-2379 and Inst. No. 9961-2380; (10) Transmission Line Permit granted to Alabama Power Company as set forth in Deed Book 138, Page 914; Deed Book 138, Page 96 and Deed Book 238, Page 137; (11) Sanitary Sewer Easement in favor of Jefferson County Alabama referred to as the Fleming Sewer Extension Easement as recorded in LR 200662, Page 25279 in Jefferson County, and Inst. No. 20060418000180510 in Shelby County; (12) Restrictions appearing of record in Inst. No. 2017-33399, Inst. No. 2017094767; Inst. No. 2017-452070 and Inst. No. 2018-12920; (13) Easement Agreement between US Steel Corp. and P. R. Wilborn, LLC recorded in Inst. No. 2016017964 (Jefferson County); Inst. No. 2016-5873 (Shelby County); Inst. No. 2018-45949 (Jefferson County) and Inst. No. 2018-15448 (Shelby County) and (14) Right of way to Water Works Board of the City of Birmingham recorded in Inst. No. 2017-338660.

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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975 Section 10-22.1

inis Doca	meni musi ve juea in accoraar	ice wiin Coae oj A	uabama 1975	, Section 40-22-1	
Grantor's Name	LAKE WILBORN PARTN	ERS, LLC			
Mailing Address	3545 Market Street Hoover, AL 35226				
Grantee's Name	Kelly Shoemake Joseph Preston Shoemake				
Mailing Address	2252 Black Creek Crossing Hoover, AL 35244				
Property Address	2252 Black Creek Crossing Hoover, AL 35244				
Date of Sale	June 25, 2018		Sign Co	Filed and Recorded Official Public Records Judge James W. Fuhrmeister, Pro	bate Judge.
Total Purchase Price or Actual Value or Assessor's Market Value	\$461,418.00 \$		ACARAMIA ACARAMIA	County Clerk Shelby County, AL 06/26/2018 10:34:23 AM S293.00 CHERRY 20180626000226910	Jungang.
If the conveyance document presis not required.	sented for recordation contains	structions	· · · · · · · · · · · · · · · · · · ·	······································	······································
Grantor's name and mailing add mailing address.	ress – provide the name of the p	person or persons c	onveying inte	erest to property and	their current
Grantee's name and mailing add	ress – provide the name of the p	person or persons to	o whom inter	est to property is be	ing conveyed.
Property address – the physical a	address of the property being co	onveyed, if availabl	e.		
Date of Sale – the date on which	interest to the property was co	nveyed.			
Total Purchase price – the total a offered for record.	mount paid for the purchase of	the property, both	real and pers	onal, being conveye	ed by the instrumen
Actual value – if the property is instrument offered for record. T market value.			-		*
If no proof is provided and the verthe property as determined by the used and the taxpayer will be per-	e local official charged with the	e responsibility of v	valuing prope	-	
I attest, to the best of my knowled understand that any false statemed 1975 §40-22-1 (h).					
Date June 25, 2018	Print:	oshua L. Hartman			

Sign:

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Unattested