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

Send Tax Notice to:

Jarden B. Ebalaroza
Nicole Ebalaroza
2844 Falliston Lane
Hoover, AL 35244

# STATUTORY WARRANTY DEED - Jointly for Life with Remainder to Survivor

STATE OF ALABAMA)
SHELBY COUNTY)

That in consideration of Four Hundred Sixty-Eight Thousand Five Hundred Sixty-Two & No/100

(herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

\$398,200 of the purchase price recited above has been paid by a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantees, as joint tenants, with right of survivorship, their heirs and assigns forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And the Grantors do hereby covenant with the Grantees, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it shall warrant and defend the same against the lawful claims and demands of all persons claiming by, through, or under it, but against none other.

IN WITNESS WHEREOF, the said GRANTOR, by its Managing Member, SB Holding Corp., by its Authorized Representative, who is authorized to execute this conveyance, hereto set its signature and seal, this the <u>l4th</u> day of <u>June</u>, 20<u>19</u>.

By:

LAKE WILBORN PARTNERS, LLC

By: SB HOLDING CORP.
Its: Managing Member

Its: Authorized Representative

TE OF ALABAMA)

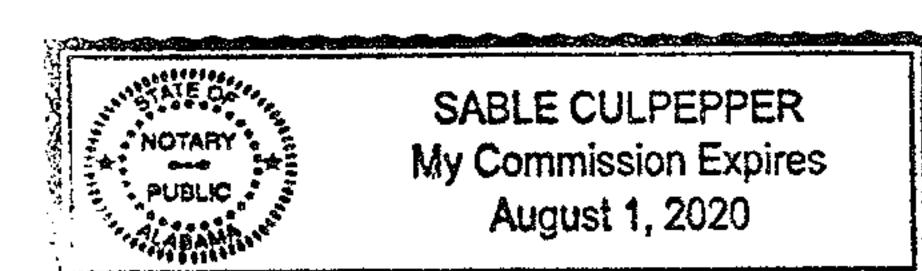
SIAIE	OF AL	ABAN	1A)
JEFFER			-

I, the undersigned, a Nota	ry Public in and	for said County, in	n said State. h	iereby certi	fy that
J. Daryl Spears	, whose nar	ne as Authorized	Representative	e of SR H	oldina
Corp., an Alabama corporation, Ma	anaging Member of	LAKE WILBORN	PARTNERS	IIC an Al	ahama
limited liability company is signed	to the foregoing c	onveyance and who	o is known to r	ne acknow	ledged
before me on this day to be effect	ive on the 14th	day of June		20 19	that
being informed of the contents of t	he conveyance, he,	as such officer and	with full author	ority, execu	ted the
same voluntarily for and as the act of	of said limited liabi	lity company.			

Given under my hand and official seal this <u>14th</u> day of <u>June</u>

20 19 .

My Commission Expires:



Notary Public Lepper

# Exhibit "A" Property Description

Lot 456, according to the Survey of Lake Wilborn Phase 4A, as recorded in Map Book 50, Page 25, in the Probate Office of Shelby County, Alabama

#### Subject to:

- 1. Taxes for the year 2019 and subsequent years, not yet due and payable;
- 2. Easement(s), building line(s), and restriction(s) as shown on recorded map;
- 3. Right-of-way granted to Alabama Power Company recorded in Inst. No. 2017-10232; Inst. No. 2017-40343 and Inst. No. 2017-397480;
- 4. Restrictions appearing of record in Inst. No. 9863-4186; Inst. No. 2002-4257; 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);
- 5. 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;
- 6. Sanitary Sewer Pipeline from Auburn University Foundation to Jefferson County as recorded in Inst. No. 9962-1659;
- 7. Permanent Sanitary Sewer Easement in favor of Jefferson County as recorded in Inst. No. 9863-911;
- 8. Storm water drainage easement agreement between USX and City of Hoover as recorded in Inst. No. 9961-2379 and Inst. No. 9961-2380;
- 9. 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;
- 10. 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;
- 11. Restrictions appearing of record in Inst. No. 2017-33399; Inst. No. 2017094767; Inst. No. 2017-452070 and Inst. No. 2018-12920;
- 12. 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
- 13. Right of way to Water Works Board of the City of Birmingham recorded in Inst. No. 2017-338660.

## 20190617000213800 06/17/2019 02:37:34 PM DEEDS 3/3

## Real Estate Sales Validation Form

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

Property Address 2844 Falliston Lane Hover, AL 35244  Total Purchase Price S468,562.00  Or Actual Value S  Or Assessor's Market Value S  The purchase price or actual value claimed on this form can be verified in the following documentary evidence is not required)  Bill of Sale Appraisal Sales Contract Other:  Closing Statement  If the conveyance document presented for recordation contains all of the required information referenced ab 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 proper and their current mailing address - provide the name of the person or persons to whom interest to propert being conveyed.  Property address - the physical address of the property being conveyed, if available. Date of Sale - the date of 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.	lence:
The purchase price or actual value claimed on this form can be verified in the following documentary evider (check one) (Recordation of documentary evidence is not required)  Bill of Sale  Sales Contract  Closing Statement  If the conveyance document presented for recordation contains all of the required information referenced ab 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 proper and their current mailing address.  Grantee's name and mailing address - provide the name of the person or persons to whom interest to propert being conveyed.  Property address - the physical address of the property being conveyed, if available. Date of Sale - the date of 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.	lence:
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conveyed by the instrument offered for record.	e on
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 licens appraiser or the assessor's current market value.	nsed
If no proof is provided and the value must be determined, the current estimate of fair market value, excludin 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 <u>Code Alabama 1975</u> § 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 penalty indicated in Code of Alabama 1975 § 40-22-1 (h).	of the
Date June 12, 2019 Print Joshua L. Hartman	
Unattested Sign (verified by) Grantor/Grantee/ Owner/Agent) circle one	