This instrument was prepared by: Clayton T. Sweeney, Attorney 2700 Highway 280 East, Suite 160 Birmingham, Alabama 35223 Send Tax Notice To: Embridge Homes, LLC 5406 Hwy 280 East, Suite C101 Birmingham, AL 35242

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

That in consideration of One Hundred Five Thousand and no/100 (\$105,000.00) Dollars to the undersigned grantor, LAKE WILBORN PARTNERS, LLC, an Alabama limited liability company, (herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto EMBRIDGE HOMES, LLC, an Alabama limited liability company (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

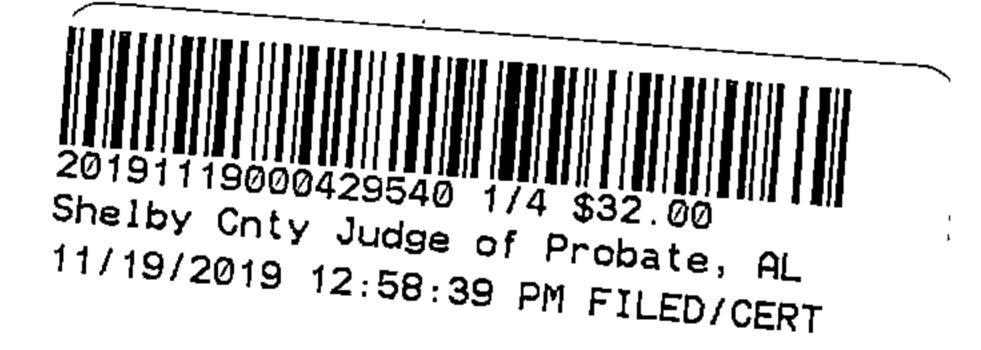
SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

The entire purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, its successors and assigns forever.

And the Grantor does hereby covenant with the Grantee, 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 12th day of November, 2019.



LAKE WILBORN PARTNERS, LLC

By: SB HOLDING CORP.

Managing Member

By: Dary Spears

Its: Authorized Representative

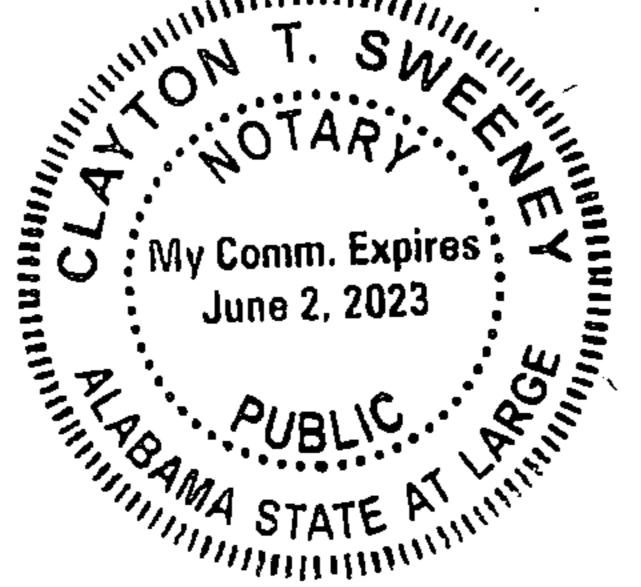
STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Daryl Spears, whose name as Authorized Representative of SB HOLDING CORP., an Alabama corporation, Managing Member of LAKE WILBORN PARTNERS, LLC, an Alabama limited liability company, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day to be effective on the 3rd day of October, 2019, that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation, acting in its capacity as Managing Member of said limited liability company.

Given under my hand and official seal this 12th day of November, 2019.

My Commission Expires: 06/02/2023 ₹3



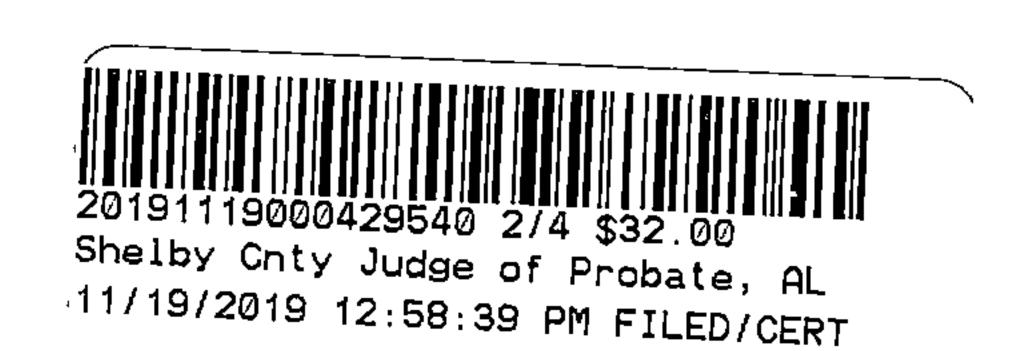
Notary Public

EXHIBIT "A"

LEGAL DESCRIPTION

Lot 414, according to the Final Plat of the Subdivision of Lake Wilborn Phase 4B, as recorded in Map Book 50, Page 76, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 2020 and subsequent years, a lien not yet due and payable; (2) Easement(s), building line(s) and restriction(s) as shown on recorded map; (3) Grant of Easement in Land for an Underground Subdivision in favor of Alabama Power Company as recorded in Instrument #20181105000392210; (4) Easement for Pole Line in favor of Alabama Power Company as recorded in Instrument# 20170327000102320 and Instrument #20171102000397480; (5) Reservation and Grant of Easements and Restrictive Covenants as recorded in that deed from United States Steel Corporation to P.R. Wilborn, LLC as recorded in Jefferson County Instrument #2016-17965 and Shelby County Instrument #20160226000058740 as amended by Instrument #20180507000154510; (6) Lake Wilborn Residential Declaration of Covenants, Conditions and Restrictions as recorded in Shelby County Instrument #20170913000333990; Second Amendment recorded in Instrument #20171219000452070; Third Amendment recorded in Instrument #20180418000129200; Fourth Amendment recorded in #2018092600034990; Fifth Amendment recorded in #20180926000344000; Sixth Amendment recorded in Instrument #20180926000344010; Seventh Amendment recorded in Instrument #30181129000417990; Eighth Amendment recorded in Instrument #20190128000029310; Ninth Amendment recorded in Instrument #20190531000188090; Tenth Amendment recorded in Instrument #20190909000330790; Eleventh Amendment recorded in Instrument #20190909000330800; Twelfth Amendment recorded in Instrument #20191023000390530; to be amended from time to time to add additional property; (7) Non-exclusive easement for ingress and egress and public utilities as set forth in Instrument 1994-03931 Shelby County and Instrument 200260-2612 and 9402-4111 Jefferson County, Alabama; (8) Subject to all easements, setback lines, water lines, restrictions, sanitary sewer, variable sanitary sewer easement and common areas as set forth in Map Book 50, Page 76; (9) Sanitary sewer easement in favor of Jefferson County Alabama as recorded in Instrument 2018001676; (10) Railroad right of way as set forth in DT page 655 and Deed Book 11, page 344; (11) Railroad right of way as set forth in Deed Book 311, pages 295 and 303; (12) Right of way to Alabama Power Company as recorded in Deed 239, page 539; (13) Right of way to Alabama Power Company as evidenced by United States Steel Document C&A #628 dated 9/10/1914 as amended by Bessemer Real Volume 1015, page 69; (14) Right of way to Alabama Power Company as evidenced by United States Steel Document C&A #2137 dated 8/6/1929 as amended by Bessemer Real Volume 1015, page 72; (15) Right of way to Alabama Power Company as evidenced by United States Steel Document C&A #7185 dated 12/27/1971 as amended by Bessemer Real Volume 1015, page 75; (16) Right of way to Alabama Power Company recorded at Birmingham Volume 730, Page 383; (17) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Bessemer Volume 326, Page 101; (18) Transmission Line Permit granted to Alabama Power Company as set forth in Deed Book 138, Page 91, Deed Book 138, page 96, and Deed Book 238, Page 137; (19) Right of way to Alabama Power Company as recorded in Volume 143, Page 353; (20) Mineral and mining rights recorded in Volume 205, Page 698; (20) Right of



way to Alabama Power Company as recorded in Real Volume 26, page 773 in Jefferson County, Alabama.

20191119000429540 3/4 \$32.00

Shelby Cnty Judge of Probate, AL 11/19/2019 12:58:39 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name	Lake Wilborn Partners, LLC		Grantee's Name	Embridge Homes, LLC
Mailing Address	3545 Market Street Hoover, AL 35226		Mailing Address	5406 Hwy 280, Ste. C101 Birmingham, AL 35242
Property Address	2749 Griffin Way Hoover, AL 35244		Date of Sale	November 14, 2019
			Total Purchase Price	\$ 105,000.00
			or	
			Actual Value	\$
			or	
			Assessor's Market Value	<u>\$</u>
	r actual value claimed on this form car lation of documentary evidence is not			entary evidence:
☐ Bill of Sale☐ Sales Contract☑ Closing Statement	t		Appraisal Other Deed	
If the conveyance dod is not required.	ument presented for recordation conta	ains all c	of the required information re	eferenced above, the filing of this form
	<u></u>	Instruc	ctions	
Grantor's name and mailing address.	mailing address - provide the name	of the p	person or persons conveyir	ng interest to property and their current
Grantee's name and r	nailing address - provide the name of	the pers	on or persons to whom inte	rest to property is being conveyed.
Property address - the property was conveyed	•	ing con	veyed, if available. Date of	Sale - the date on which interest to the
Total purchase price - offered for record.	the total amount paid for the purchas	e of the	property, both real and pers	sonal, being conveyed by the instrument
Actual value - if the prooffered for record. This	roperty is not being sold, the true values may be evidenced by an appraisal co	e of the onducte	property, both real and pers d by a licensed appraiser or	sonal, being conveyed by the instrument the assessor's current market value.
the property as detern	l and the value must be determined, the nined by the local official charged with be penalized pursuant to Code of Alab	the res	ponsibility of valuing proper	alue, excluding current use valuation, of ty for property tax purposes will be used
I attest, to the best of that any false statements (h).	my knowledge and belief that the inforents claimed on this form may result in	mation of the imp	osition of the penalty indica Lake Wilborn Partners,	s true and accurate. I further understand ted in Code of Alabama 1975 § 40-22-1 LLC, an Alabama limited liability company on, an Alabama corporation
Date		Pr	Its: Managing Member rint By: Daryl Spears, CF0	<u> </u>
Unattested		Q:	ign	
	(verified by)	_		Owner/Agent) circle one



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