

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

Send Tax Notice to:
Gerald Burgess
Patti Burgess
3144 Sydenton Drive
Hoover, AL 35244

STATUTORY WARRANTY DEED – Jointly for Life with Remainder to Survivor

STATE OF ALABAMA)
SHELBY COUNTY)

That in consideration of Three Hundred Ninety-three Thousand Three Hundred Forty-eight
& no/100----- (\$ 393,348.00-----)
Dollars to the undersigned grantor, **LAKE WILBORN PARTNERS, LLC**, an Alabama limited liability
company, (herein referred to as GRANTOR) in hand paid by the grantees herein, the receipt whereof is
hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto
Gerald Burgess and Patti Burgess,
(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.

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 17th day of April, 20 20.

LAKE WILBORN PARTNERS, LLC

By: SB HOLDING CORP.
Its: Managing Member

By: 
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
J. 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 17th day of April, 20 20, 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 limited liability company.

Given under my hand and official seal this 17th day of April,
20 20.
My Commission Expires: 03/23/23

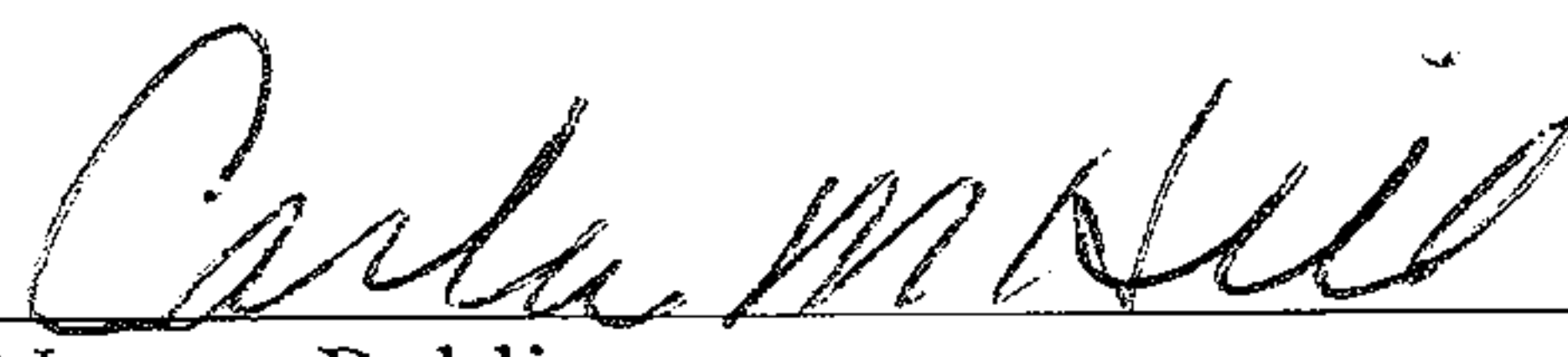

Notary Public

Exhibit "A"
Property Description

Lot 537, according to the Survey of Lake Wilborn Phase 5A, as recorded in Map Book 51, Page 39, in the Probate Office of Shelby County, Alabama

SUBJECT TO:

1. Taxes and assessments for the year 2020 and subsequent years, which are not yet due and payable.
2. All easements, restrictions and reservations of record.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/20/2020 12:05:04 PM
\$421.50 MIST
20200420000152760

20200420000152760 04/20/2020 12:05:04 PM DEEDS 3/3

Allen S. Beryl

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
Mailing Address _____

Grantee's Name Gerald Burgess and Patti Burgess
Mailing Address 3144 Sydenton Drive
Hoover, AL 35244

Property Address 3144 Sydenton Drive
Hoover, AL 35244

Date of Sale April 17, 2020
Total Purchase Price \$393,348.00

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
☐ Sales Contract

☐ Appraisal
☐ Other: _____

☐ Closing Statement

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: April 17, 2020

Joshua L. Hartman

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/ Owner/Agent) circle one

Form RT-1