

20200515000193440  
05/15/2020 11:02:58 AM  
DEEDS 1/2

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

Send Tax Notice To:  
LAKE WILBORN PARTNERS, LLC  
3545 Market Street  
Birmingham, AL 35226

**STATUTORY WARRANTY DEED**

STATE OF ALABAMA )

SHELBY COUNTY )

That in consideration of Three Hundred Forty-two Thousand and no/100 (\$342,000.00) Dollars to the undersigned grantor, **P. R. WILBORN, LLC**, a Delaware 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 **LAKE WILBORN PARTNERS, LLC**, an Alabama Limited Liability Company, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Grantor makes no warranties as to title to the mineral and/or mining rights and other rights, privileges and immunities relating thereto.

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

IN WITNESS WHEREOF, the said GRANTOR, P. R. WILBORN, LLC, by its Member, who is authorized to execute this conveyance, hereto set its signature and seal, this the 13 day of May, 2020.

P. R. WILBORN, LLC,  
A Delaware Limited Liability Company

By: [Signature]  
Benjamin W. Hughey  
Member

STATE OF Tennessee  
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Benjamin W. Hughey, whose name as Member of P. R. Wilborn, LLC, a Delaware Limited Liability Company, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such Member 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 13<sup>th</sup> day of May, 2020.

My Commission Expires:

11/8/2022



[Signature]  
Notary Public

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

Lots 518, 530 & 532, according to the Survey of Lake Wilborn Phase 4B, as recorded in Map Book 50, Page 76, in the Probate Office of Shelby County, Alabama.

Lot 565, according to the Survey of Lake Wilborn Phase 4C, as recorded in Map Book 51, Page 94, in the Probate Office of Shelby County, Alabama

SUBJECT TO: (1) Taxes for the year 2020 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 and Inst. No. 2017-40343 and Inst. No. 2017-397480; (4) 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); (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. 9961-22380; (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 and Inst. No. 2017094767 and Inst. No. 2017-452070 and Inst. No. 2018-12920; (12) Easement Agreement between US Steel Corporation and P. R. Wilborn, LLC recorded in Inst. No. 201601794 (Jefferson County); Inst. No. 2016-5873 (Shelby County); Inst. No. 2018-45949 (Jefferson County); and Inst. No. 2018-15448 (Shelby County); (13) Right of way to Water Works Board of the City of Birmingham recorded in Inst. No. 2017-338660.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/15/2020 11:02:58 AM  
\$367.00 CHERRY  
20200515000193440

*Allen S. Bayl*