This instrument was prepared by:

Joshua L. Hartman Hartman, Springfield & Walker, LLP

P. O. Box 846 Birmingham, Alabama 35201

Send tax notice to:

Brandi L. Allbritton and Michael B. Allbritton
3164 Sydenton Drive
Hoover, AL 35244

STATUTORY WARRANTY DEED - Jointly for Life with Remainder to Survivor

STATE OF ALABAMA)

COUNTY OF SHELBY)

EIGHTEEN AND 00/100 DOLLARS (\$429,718.00) 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 Brandi L. Allbritton and Michael B. Allbritton, (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:

Lot 533, according to the Survey of Lake Wilborn Phase 5B, as recorded in Map Book 51, Page 92, in the Probate Office of Shelby County, Alabama.

SUBJECT TO ALL MATTERS OF RECORD

\$439,601.00 of the 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 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.

20200821000364410 08/21/2020 01:37:32 PM DEEDS 2/3

IN WITNESS WHEREOF, the said GRANTOR, by its Authorized Representative, who is authorized to executhis the 20th of August 2020		
LAKE WILBORN, LLC		
By: Its: AUTHORIZED REPRESENTATIVE		
STATE OF ALABAMA)		
COUNTY OF JEFFERSON)		
I, the undersigned, a Notary Public in and for J. DARYL SPEARS, whose name as Authorized F. Corporation, Managing Member of LAKE WILBOF is signed to the foregoing conveyance and who is known being informed of the contents of the conveyance, he said limited liability company on the day the same bear after a given under my hand and official seal this 20.	Representative of SB Holding Corp., an Ala RN, LLC, an Alabama Limited Liability Corr wn to me, acknowledged before me on this day executed the same voluntarily for and as the ars date.	abama npany y that
Given under my hand and official seal this 20 Author Motary Public		
My Commission Expires: 03/23/23		



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/21/2020 01:37:32 PM
\$29.00 JESSICA

20200821000364410

alei 5. Beyl

20200821000364410 08/21/2020 01:37:32 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

Grantor's Name Mailing Address	Lake Wilborn Partners, LLC 3545 Market Street Hoover, AL 35226		Grantee's Name Mailing Address	Brandi L. Allbritton and Michael B. Allbritton
Property Address	3164 Sydenton Drive Hoover, AL 35244		Date of Sale Total Purchase Price Or Actual Value Or Assessor's Market Value	\$
. .	rice or actual value claimed or ecordation of documentary evi			following documentary evidence:
Bill of S Sales Co		Appraisa Other:		
Closing	Statement			
•	nce document presented for rec s form is not required.	cordation cont	ains all of the requ	ired information referenced above,
	and mailing address - provident mailing address.	Instructi e the name of		ns conveying interest to property
Grantee's name being conveyed		e the name of	the person or perso	ons to whom interest to property is
-	ss - the physical address of the to the property was conveyed.		ig conveyed, if ava	ilable. Date of Sale - the date on
•	price - the total amount paid for recor	-	se of the property, l	both real and personal, being
conveyed by th	if the property is not being solve instrument offered for recore assessor's current market val	d. This may be		both real and personal, being appraisal conducted by a licensed
current use val	uation, of the property as deter ty for property tax purposes w	rmined by the	local official charg	of fair market value, excluding ged with the responsibility of be penalized pursuant to Code of
accurate. I furt	best of my knowledge and beliner understand that any false stand in Code of Alabama 1975	statements clai		l in this document is true and nay result in the imposition of the
Date: August	20, 2020		Joshua L. Hartma	in)
Unattes	ted(verified by)		Sign(Grantor/Gran	tee/Owner/Agent) eircle one