20200916000414830 09/16/2020 11:37:09 AM DEEDS 1/3

This instrument was prepared by:

Joshua L. Hartman Joshua L. Hartman P. O. Box 846 Birmingham, Alabama 35201 Send tax notice to:

Kendall J. Hall and Reatta Myers 2104 Paramount Run Hoover, AL 35244

STATUTORY WARRANTY DEED - Jointly for Life with Remainder to Survivor

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of FIVE HUNDRED TWENTY FIVE THOUSAND THREE HUNDRED NINETY NINE AND 00/100 DOLLARS (\$525,399.00) 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 Kendall J. Hall and Reatta Myers, (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 541, according to the Survey of Lake Wilborn Phase 5C, as recorded in Map Book 51, Page 94, in the Probate Office of Shelby County, Alabama.

SUBJECT TO ALL MATTERS OF RECORD

\$525,399.00 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.

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IN WITNESS WHEREOF, the Authorized Representative, who this the <u>11th</u> of <u>Septement</u>	said GRANTOR, by its Managing Member, SB Holding Corp., by its o is authorized to execute this conveyance, hereto set its signature and seal, ember,2020
LAKE WILBORN, LLC	_dg
By:	
Its: AUTHORIZED REPRESE	NTATIVE
STATE OF ALABAMA)
COUNTY OF JEFFERSON)
J. DARYL SPEARS, whose	Notary Public in and for said County, in said State, hereby certify that name as Authorized Representative of SB Holding Corp., an Alabama er of LAKE WILBORN, LLC, an Alabama Limited Liability Company,

Given under my hand and official seal this $_11th$ of $_September$, $_2020$

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 executed the same voluntarily for and as the act of

Notary Public

My Commission Expires: 03/23/23

said limited liability company on the day the same bears date.

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	Kendall J. Hall and Reatta Myers 916 19th Avenue Northwest Center Point, AL 35215
	2104 Paramount Run Hoover, AL 35244		Date of Sale Total Purchase Price Or Actual Value Or Assessor's Market Value	\$e \$
	orice or actual value claimed ecordation of documentary			following documentary evidence:
Bill of S Sales Co		Appraisa Other:	1	
Closing	Statement			
-	nce document presented for is form is not required.	recordation cont	tains all of the requ	ired information referenced above,
		Instruct		
	e and mailing address - provent mailing address.	ride the name of	the person or perso	ons conveying interest to property
Grantee's name being conveye		vide the name of	the person or perso	ons to whom interest to property is
-	ess - the physical address of to the property was convey		ng conveyed, if ava	ilable. Date of Sale - the date on
—	price - the total amount pains the instrument offered for red		se of the property,	both real and personal, being
conveyed by the	if the property is not being he instrument offered for redeassessor's current market	cord. This may b	lue of the property, be evidenced by an	both real and personal, being appraisal conducted by a licensed
current use valuing proper	luation, of the property as de	etermined by the	local official char	e of fair market value, excluding ged with the responsibility of be penalized pursuant to <u>Code of</u>
accurate. I fur	best of my knowledge and lether understand that any falsted in Code of Alabama 197	se statements cla	imed on this form	d in this document is true and may result in the imposition of the
Date: Septem	ber 11, 2020		Daniel Odrezin	1
Unattes			Sign	
Official Official	(verified by) and Recorded al Public Records of Probate, Shelby County Alabama, County		(Grantor/Grai	ntee/ Owner/Agent) circle one Form RT-1

Shelby County, AL 09/16/2020 11:37:09 AM

S29.00 CHERRY

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