This instrument was prepared by:

Joshua L. Hartman J L Hartman, P.C. P. O. Box 846 Birmingham, Alabama 35201 Send tax notice to:
Kris Rowe
2109 Paramount Run
Hoover, AL 35244

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of FIVE HUNDRED NINETEEN THOUSAND AND 00/100 DOLLARS (\$519,000.00) 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 Kris Rowe (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 564, 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

\$480,000.00 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 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.

20201116000523020 11/16/2020 01:25:43 PM DEEDS 2/3

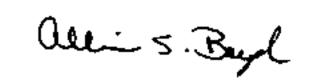
· ·	or, by J. Daryl Spears, its Authorized Representative, ce, hereto set its signature and seal, this the 12th
	Lake Wilborn Partners, LLC, an Alabama limited liability company
	By: Name: J. Daryl Spears Its: Authorized Representative
STATE OF ALABAMA) JEFFERSON COUNTY)	
J. DARYL SPEARS, whose name as Authoran Alabama limited liability company, whose is known to me, acknowledged before me November , 2020 , that, b	and for said County, in said State, hereby certify that brized Representative of Lake Wilborn Partners, LLC, e name is signed to the foregoing conveyance and who on this day to be effective on the

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Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/16/2020 01:25:43 PM
S547.00 CHERRY
20201116000523020



Real Estate Sales Validation Form

	This Document must be filed	d in accordance with	n Code of Alabama 19	75, Section 40-22-1
Grantor's Name Mailing Address	Lake Wilborn Partners 3545 Market Street Hoover, AL 35226		Grantee's Name Mailing Address	Kris Rowe
Property Address	2109 Paramount Run Hoover, AL 35244		Date of Sale Total Purchase Price Or Actual Value Or	\$
			Assessor's Market Valu	ie <u>\$</u>
	orice or actual value claimed ecordation of documentary			following documentary evidence:
Bill of S Sales Co	ontract	AppraisalOther:		
Closing				
_	s form is not required.	recordation conta	ains all of the requi	ired information referenced above
		Instructi	ons	
	and mailing address - prov nt mailing address.	ide the name of t	he person or perso	ns conveying interest to property
Grantee's name being conveyed	-	ide the name of t	he person or perso	ns to whom interest to property is
	ss - the physical address of to the property was conveyed	- - -	g conveyed, if avai	ilable. Date of Sale - the date on
_	price - the total amount paide instrument offered for rec	-	e of the property, b	ooth real and personal, being
conveyed by th		ord. This may be		both real and personal, being appraisal conducted by a licensed
current use valu	uation, of the property as de ty for property tax purposes	termined by the l	local official charg	of fair market value, excluding ed with the responsibility of see penalized pursuant to Code of
accurate. I furtl		e statements clair		in this document is true and nay result in the imposition of the
Date: Novemb	er 12, 2020		Joshua L. Hartman	n
Unattest	ed		Sign	
	(verified by)		(Grantor/Grant	ee Owner Agent) circle one