

20210211000071780
02/11/2021 11:53:59 AM
DEEDS 1/3

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 Five Hundred Thirteen Thousand and no/100 (\$513,000.00) 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 Authorized Representative, who is authorized to execute this conveyance, hereto set its signature and seal, this the 10th day of February, 2021.

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

By: William S. Propst, III
William S. Propst, III
Authorized Representative

STATE OF ALABAMA

COUNTY OF MADISON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William S. Propst, III, whose name as Authorized Representative 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 Authorized Representative 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 10th day of February, 2021.

My Commission Expires:

3/23/23

Carla M. Hill
Notary Public

EXHIBIT "A"

LEGAL DESCRIPTION

Lots 801, 802, 803, 805, 806 & 860, according to the Survey of Lake Wilborn Phase 8A, as recorded in Map Book 53, Page 84, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 2021 and subsequent years, not yet due and payable; (2) All easements, restrictions and reservations of record.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name P.R. Wilborn, LLC

Mailing Address 305 Church Street
Huntsville, AL 35801

Grantee's Name Lake Wilborn Partners, LLC

Mailing Address 3545 Market Street
Hoover, AL 35226Property Address Lots 670, 671 & 681 Lake Wilborn
Hoover, AL 35244

Date of Sale February 10, 2021

Total Purchase Price \$513,000.00

or Actual Value \$

or Assessor's Market Value \$



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/11/2021 11:53:59 AM
 \$541.00 CHARITY
 20210211000071780

A handwritten signature in cursive script, appearing to read "Allen S. Bayl".

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)

<input type="checkbox"/>	Bill of Sale	<input type="checkbox"/>	Appraisal
<input type="checkbox"/>	Sales Contract	<input type="checkbox"/>	Other
<input checked="" type="checkbox"/>	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 February 10, 2021

Unattested

(verified by)

Print: Joshua L. Hartman

Sign:

(Grantor/Grantee/Owner/Agent) circle one