

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
Hoover, AL 35226

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

That in consideration of Ten and no/100 (\$10.00) Dollars to the undersigned grantor, **P. R. WILBORN, LLC**, a Delaware limited liability company, (herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **LAKE WILBORN PARTNERS, LLC** (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

That certain common area described as Lot CA-13, according to the Survey of Lake Wilborn, Phase 6C, as recorded in Map Book 53, Page 35, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) All easements, restrictions and reservations of record.

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

This deed was prepared without the benefit of title insurance and the preparer makes not warranties as to title to the property being herein conveyed.

And said 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.

IN WITNESS WHEREOF, the said GRANTOR, by its Authorized Representative, who is authorized to execute this conveyance, hereto set its signature and seal, this the 17th day of June, 2021.

P. R. WILBORN, LLC.

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

STATE OF ALABAMA)

JEFFERSON COUNTY)

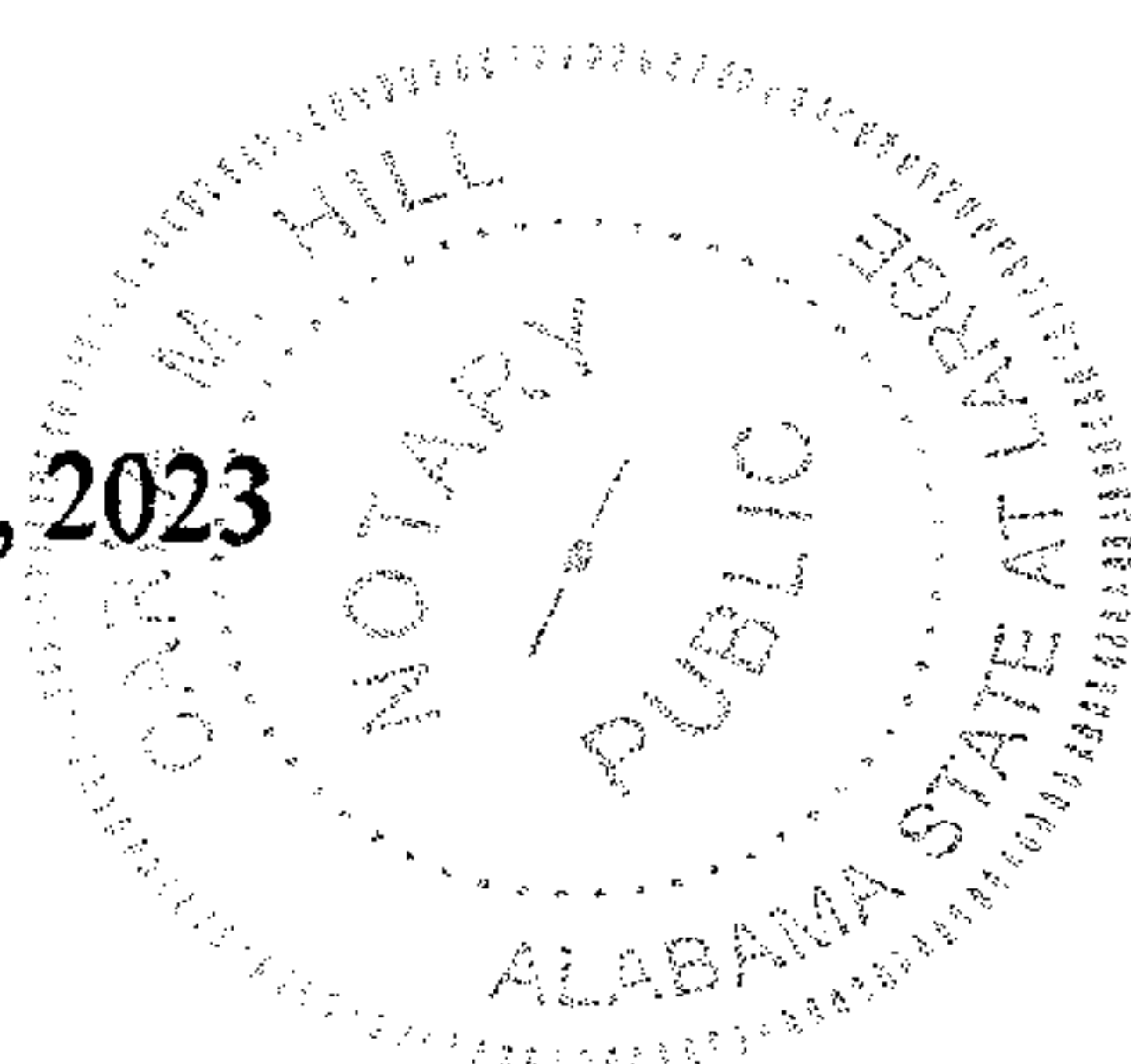
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William S. Propst, III, whose name as Authorized Representative of P. R. Wilborn, LLC, a Delaware limited liability company, is signed to the foregoing conveyance and who is known to me, acknowledged before 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 17th day of June, 2021.

My Commission Expires:

Carla McNeil
Notary Public

My Commission Expires March 23, 2023



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 Lot CA-13 Lake Wilborn (Common Area)
Hoover, AL 35244

Date of Sale June 17, 2021

Total Purchase Price
or Actual Value \$10,000.00
or Assessor's Market Value \$

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/18/2021 09:06:26 AM
\$35.00 CHERRY
20210618000297920

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

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

☐	Bill of Sale	☐	Appraisal
☐	Sales Contract	☐	Other
☒	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 June 17, 2021

Print: Carla M. Hill

Unattested

(verified by)

Sign:

 A handwritten signature in cursive script, appearing to read "Carla M. Hill".

(Grantor/Grantee/Owner/Agent) circle one