

20180306000073270
03/06/2018 03:23:59 PM
DEEDS 1/2

This instrument was prepared by:
Joshua L. Hartman
P. O. Box 846
Birmingham, AL 35226

Send Tax Notice To:
LAKE WILBORN RESIDENTIAL
ASSOCIATION, INC.
c/o Associa McKay Management Corp.
5 Riverchase Ridge, Suite 200
Birmingham, AL 35244

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

\$10,000

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 grantees herein, the receipt whereof is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **LAKE WILBORN RESIDENTIAL ASSOCIATION, INC.**, an Alabama corporation, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Jefferson County, Alabama, to-wit:

Common Area CA-4, according to the Final Plat of the Residential Subdivision of Lake Wilborn, Phase 1A, as recorded in Map Book 48, Page 18 A and B, in the Probate Office of Shelby County, Alabama.

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 Manager, who is authorized to execute this conveyance, hereto set its signature and seal, this the 1st day of March, 2018.

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

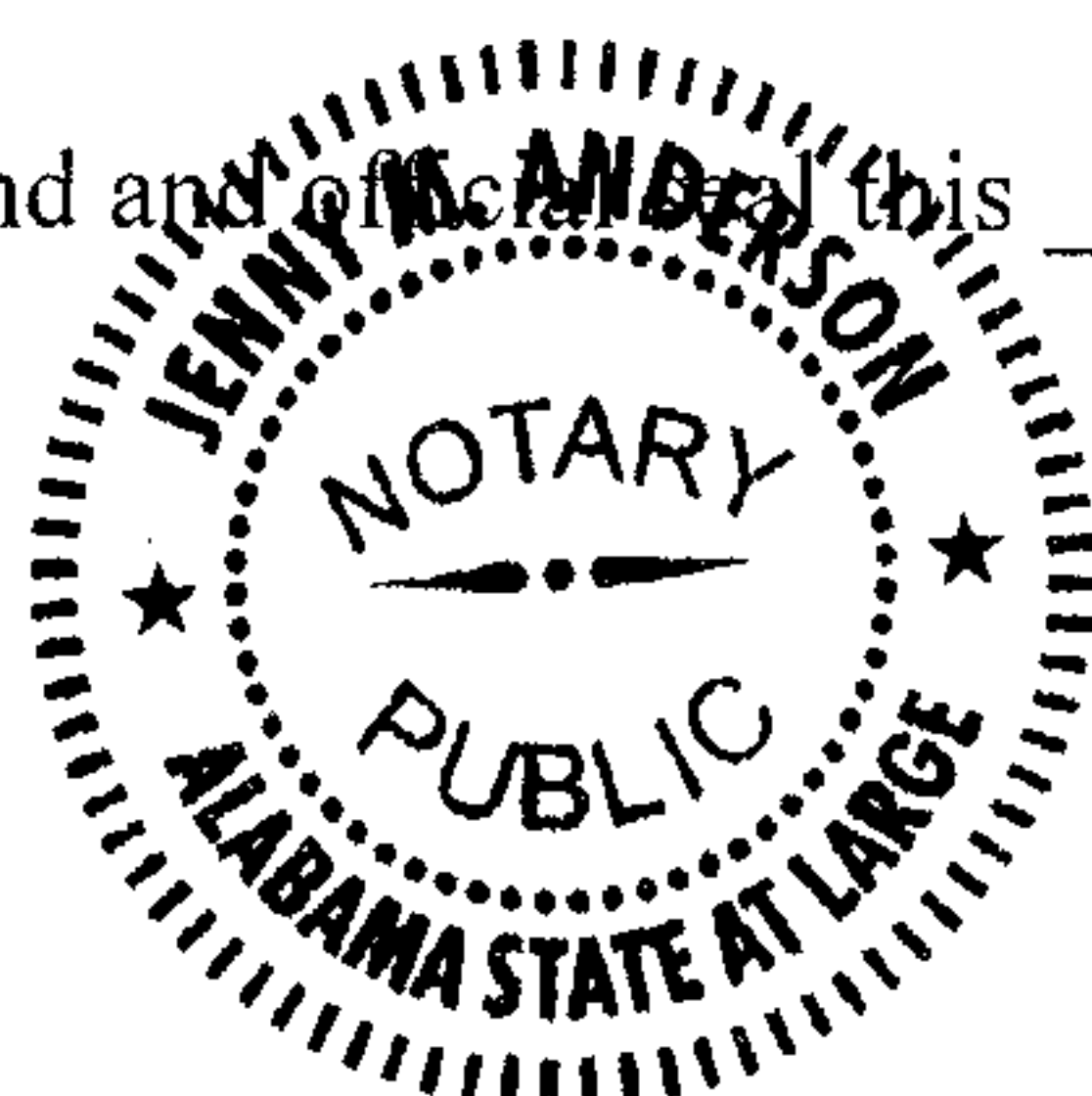
By: Benjamin W. Hughey
Benjamin W. Hughey
Member

STATE OF ALABAMA)
MADISON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Benjamin W. Hughey, whose name as Member 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 Member 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 1st day of March, 2018.

My Commission Expires:
5.4.21



Jenny M. Anderson
Notary Public

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 358001

Grantee's Name Lake Wilborn Partners, LLC

Mailing Address 3545 Market Street
Hoover, AL 35226
Common Area CA-4 Lake Wilborn
Hoover, AL 35244

Date of Sale March 1, 2018

Total Purchase Price \$10,000
or Actual Value \$
or Assessor's Market Value \$

Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/06/2018 03:23:59 PM
\$28.00 CHERRY
20180306000073270

A handwritten signature in black ink, likely belonging to Judge James W. Fuhrmeister.

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 March 2, 2018

Print: Joshua L. Hartman

Unattested

Sign:

(verified by)

(Grantor/Grantee/Owner/Agent) circle one