

This instrument was prepared by:
Joshua L. Hartman
P. O. Box 846
Birmingham, Alabama 35201

Send Tax Notice To:
Joel Edward Harding
2073 Nunnally Pass
Hoover, AL 35244

CORPORATION FORM STATUTORY WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

That in consideration of Three Hundred Twenty-three Thousand Three Hundred Ninety-six & no/10
(\$ 323,396.00-----) Dollars 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 Joel Edward Harding (herein referred
to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

\$313,694.00 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.

IN WITNESS WHEREOF, the said GRANTOR, by its Managing Member, SB Holding Corp., by its
Authorized Representative who is authorized to execute this conveyance, hereto set its signature and seal, this
the 5th day of July, 2018.

LAKE WILBORN PARTNERS, LLC

By: SB HOLDING CORP.
Managing Member

By: J. Daniel Garrett

Its: Authorized Representative

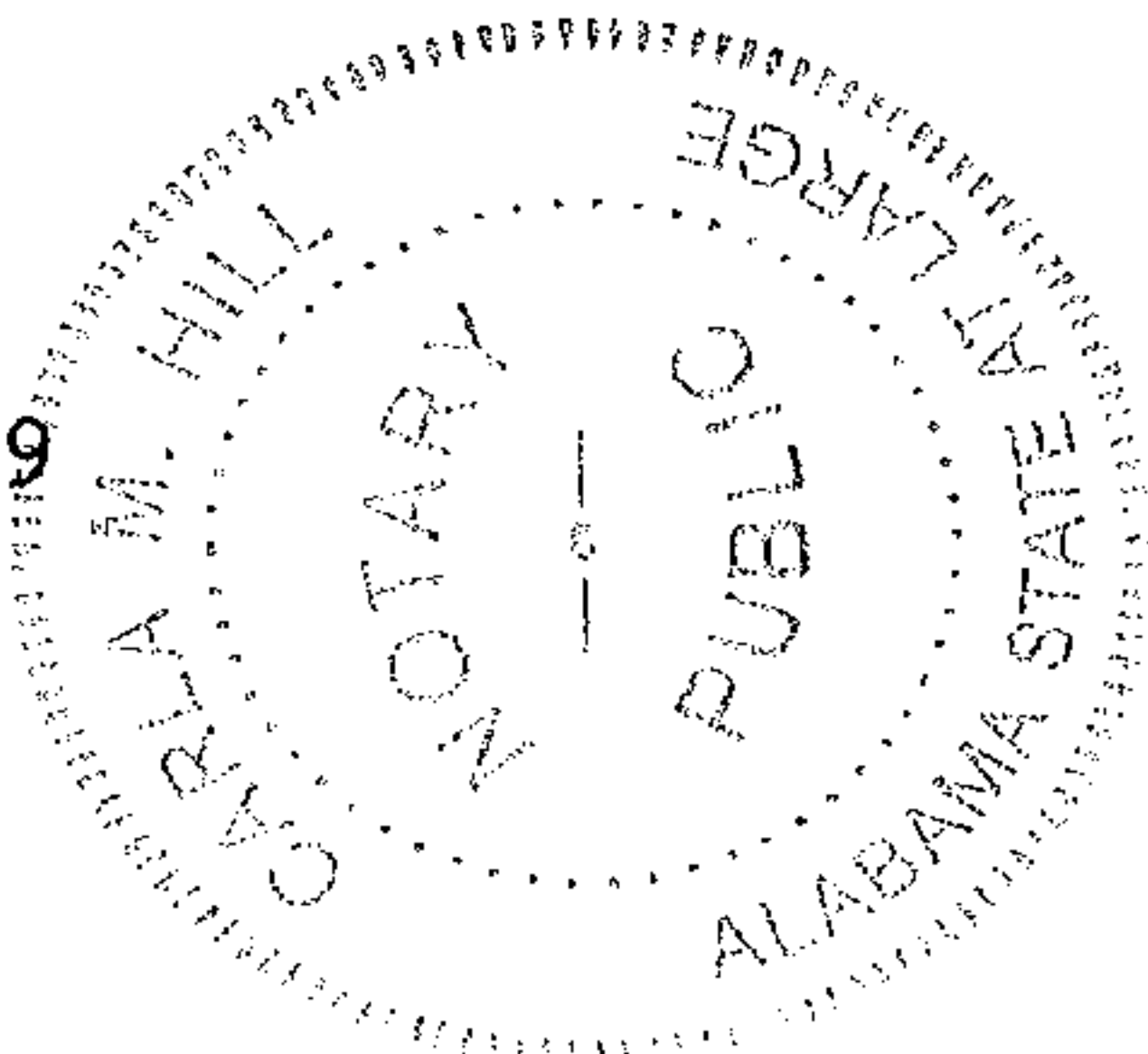
STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
J. Daniel Garrett, whose name as Authorized Representative of SB HOLDING CORP., an
Alabama corporation, Managing Member of LAKE WILBORN PARTNERS, LLC, an Alabama limited liability
company, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day
to be effective on the 5th day of July, 2018, that, being informed of the contents of the
conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said
corporation.

Given under my hand and official seal this 5th day of July, 2018.

My Commission Expires: 3/23/19



Carla M Hill
Notary Public

EXHIBIT "A"

LEGAL DESCRIPTION

Lot 20, according to the Survey of Lake Wilborn Phase 1B, as recorded in Map Book 48, Page 85, as Inst. No. 2017-446780 in the Probate Office of Shelby County, Alabama on December 15, 2017.

SUBJECT TO: (1) Taxes for the year 2018 and subsequent years, a lien not yet due and payable; (2) Easement(s), building line(s) and restriction(s) as shown on recorded map; (3) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein; (4) Easements as shown on the Final Plat of the Subdivision of Lake Wilborn Phase 1A, as recorded in Map Book 48, Pages 18A and 18B, as Inst. No. 2017-260740 in the Probate Office of Shelby County, Alabama on July 21, 2017; (5) Restrictions and building setback lines as shown on the Final Plat of the Subdivision of Lake Wilborn Phase 1B, as recorded in Map Book 48, Page 85, as Inst. No. 2017-446780 in the Probate Office of Shelby County, Alabama on December 15, 2017; (5) Existing 10-foot private storm easement over the northwesterly 12.5 feet, except the most northwesterly 2.5 feet, of Lot 20 as shown on the Final Plat of the Subdivision of Lake Wilborn Phase 1B, as recorded in Map Book 48, Page 85, as Inst. No. 2017-446780 in the Probate Office of Shelby County, Alabama on December 15, 2017; (5) Non-exclusive easement for ingress and egress and public utilities as reserved in conveyance from J. E. Wilborn and wife, Louise C. Wilborn to Auburn University Foundation as Trustee of the J.E. Wilborn Unitrust dated February 4, 1994, recorded in Inst. No. 1994-03931 (Shelby County), Inst. No. 200260-2612 (Bessemer), and Inst. No. 9402-4111 (Jefferson County); (6) Grant of Easement in Land for an Underground Subdivision in favor of Alabama Power Company dated December 28, 2016, recorded in Inst. No. 20170206000043430 on February 6, 2017; (7) Easement – Pole Line in favor of Alabama Power Company dated March 16, 2017, recorded in Inst. No. 20170327000102320 in the Probate Office of Shelby County, Alabama on March 27, 2017; (8) Terms and conditions of Lake Wilborn Residential Declaration of Covenants, Conditions and Restrictions dated August 31, 2017, recorded in Inst. No. 20170913000333990 in the Probate Office of Shelby County, Alabama on September 13, 2017. Amended by Second Amendment to Lake Wilborn Residential Declaration of Covenants, Conditions and Restrictions dated December 19, 2017 recorded in Inst. No. 20171219000452070 in the Probate Office of Shelby County, Alabama on December 19, 2017; (9) Annual and/or other special assessments or charges pertaining to the insured premises, as contained in said Declaration of Covenants, Conditions and Restrictions. No liability is assumed for the payment of maintenance assessments as set forth in said Declaration, which assessments shall be subordinate to the lien of a first mortgage; (10) Easement – Underground in favor of Alabama Power Company for the underground transmission and distribution of electric power and communications dated October 31, 2017, recorded in Inst. No. 20171102000397480 in the Probate Office of Shelby County, Alabama on November 2, 2017; and (11) Grant of Easement in Land for an Underground Subdivision in favor of Alabama Power Company for underground electric distribution and service facilities dated February 22, 2018, recorded in Inst. No. 20180228000064450 in the Probate Office of Shelby County, Alabama on February 28, 2018.

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

Grantor's Name LAKE WILBORN PARTNERS, LLC

Mailing Address 3545 Market Street
Hoover, AL 35226

Grantee's Name Joel Edward Harding

Mailing Address 2025 Nunnally Pass
Hoover, AL 35244Property Address 2025 Nunnally Pass
Hoover, AL 35244

Date of Sale July 5, 2018

Total Purchase Price \$323,396.00

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
07/05/2018 04:05:56 PM
\$31.00 CHERRY
20180705000240090

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 July 5, 2018

Print: Joshua L. Hartman

Unattested

(verified by)

Sign:

(Grantor/Grantee/Owner/Agent) circle one