

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

Send Tax Notice to:
Gregory D. Danielson
April B Danielson
2036 Nunnally Pass
Hoover, AL 35244

CORPORATION FORM STATUTORY WARRANTY DEED – Jointly for Life with Remainder to Survivor

STATE OF ALABAMA)
SHELBY COUNTY)

That in consideration of Four Hundred Ninety-three Thousand Eight Hundred Eighty-seven
& no/100----- (\$493,887.00-----)
Dollars to the undersigned grantor, **LAKE WILBORN PARTNERS, LLC**, an Alabama limited liability
company, (herein referred to as GRANTOR) in hand paid by the grantees herein, the receipt whereof is
hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto
Gregory D. Danielson and April B Danielson,
(herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then
to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the
following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT “A” FOR LEGAL DESCRIPTION.

\$469,193.00 of the purchase price recited above has been paid from the proceeds of a
mortgae loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantees, as joint tenants, with right of survivorship,
their heirs and assigns forever, it being the intention of the parties to this conveyance, that (unless the joint
tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event
one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee,
and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants
in common.

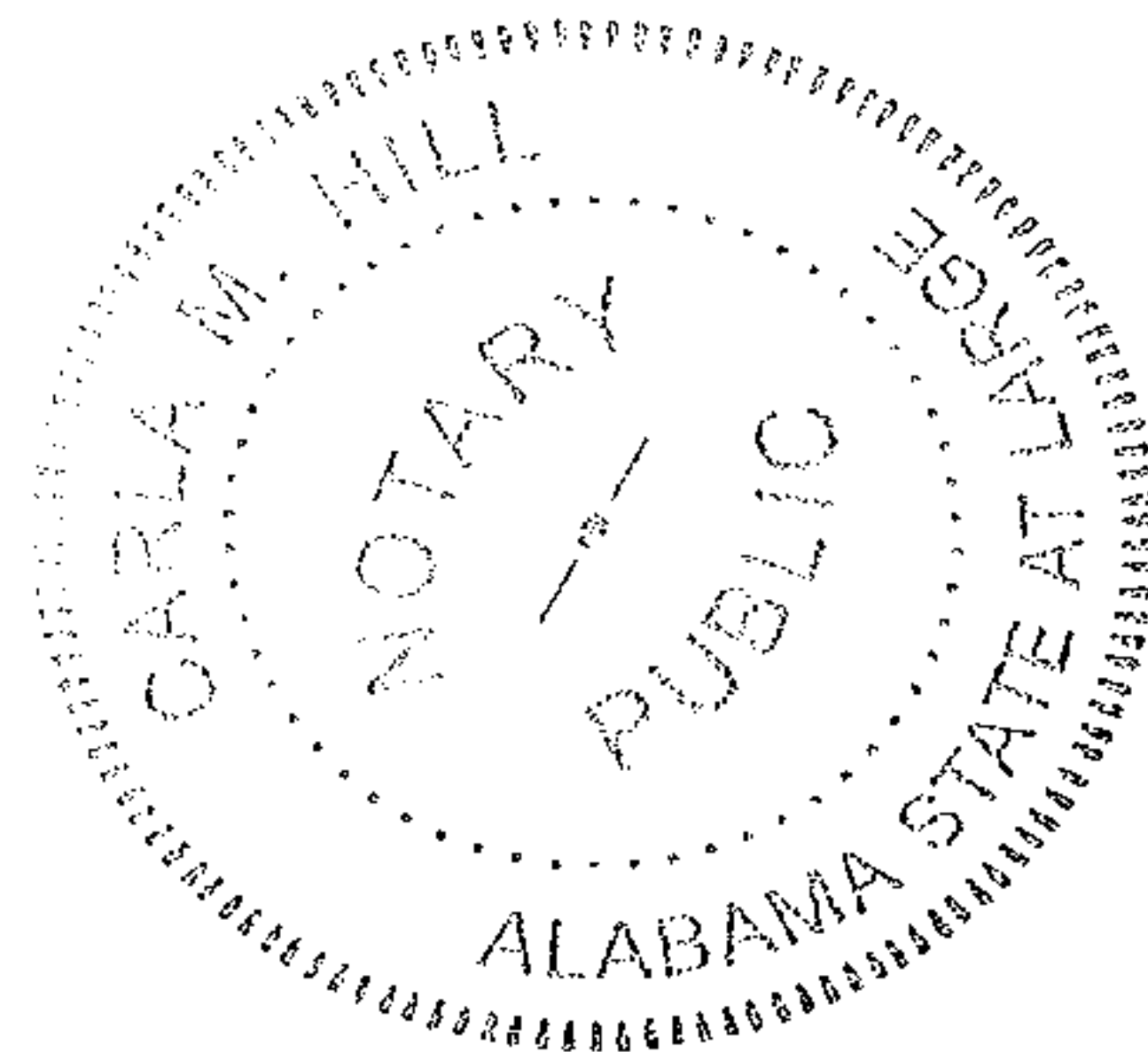
And the Grantors do hereby covenant with the Grantees, except as above-noted, that, at the time of
the delivery of this Deed, the premises were free from all encumbrances made by it, and that it shall
warrant and defend the same against the lawful claims and demands of all persons claiming by, through,
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 31st day of August, 20 18.

LAKE WILBORN PARTNERS, LLC

By: SB HOLDING CORP.
Its: Managing Member

By: [Signature]
Levi Mixon
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
Levi Mixon, 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 31st day of August, 20 18, 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 limited liability company.

Given under my hand and official seal this 31st day of August,
20 18.
My Commission Expires: 03/23/19

[Signature]
Notary Public

EXHIBIT "A"

LEGAL DESCRIPTION

Lot 8, according to the Survey of Lake Wilborn Phase 1B, as recorded in Map Book 48, Page 85, in the Probate Office of Shelby County, Alabama.

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) Right-of-way granted to Alabama Power Company recorded in Inst. No. 2017-10232, Inst. No. 2017-40343 and Inst. No. 2017-397480; (5) Restrictions appearing of record in Inst. No. 9863-4186; Inst. No. 2002-4257 and Inst. No. 2016-5874 (Shelby County), Inst. No. 2016-17965 (Jefferson County); Inst. No. 2018-45937 (Jefferson County) and Inst. No. 2018-15451 (Shelby County); (6) Right-of-way granted to Alabama Power Company recorded in Volume 143, Page 353, Volume 239, Page 539; Bessemer Volume 1015, Page 69; Bessemer Volume 1015, Page 72; Bessemer Volume 1015, Page 75; Inst. No. 200013-7924; Volume 730, Page 383 and Real 26, Page 773; (7) Sanitary Sewer pipeline from Auburn University Foundation to Jefferson County as recorded in Inst. No. 9962-1659; (8) Permanent Sanitary Sewer Easement in favor of Jefferson County as recorded in Inst. No. 9863-911; (9) Storm water drainage easement agreement between USX and City of Hoover as recorded in Inst. No. 9961-2379 and Inst. No. 9961-2380; (10) Transmission Line Permit granted to Alabama Power Company as set forth in Deed Book 138, Page 914; Deed Book 138, Page 96 and Deed Book 238, Page 137; (11) Sanitary Sewer Easement in favor of Jefferson County Alabama referred to as the Fleming Sewer Extension Easement as recorded in LR 200662, Page 25279 in Jefferson County, and Inst. No. 20060418000180510 in Shelby County; (12) Restrictions appearing of record in Inst. No. 2017-33399; Inst. No. 2017094767; Inst. No. 2017-452070 and Inst. No. 2018-12920; (13) Easement Agreement between US Steel Corp. and P. R. Wilborn, LLC recorded in Inst. No. 2016017964 (Jefferson County); Inst. No. 2016-5873 (Shelby County); Inst. No. 2018-45949 (Jefferson County) and Inst. No. 2018-15448 (Shelby County); and (14) Right of way to Water Works Board of the City of Birmingham recorded in Inst. No. 2017-338660.

