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

Send Tax Notice to: Virgil C. Lugar, Jr. Vicki Silverman Lugar 2088 Nunnally Pass Hoover, AL 35244

CORPORATION FORM STATUTORY WARRANTY	V DEED - Jointly for Life with Remainder to
Survivor	
STATE OF ALABAMA) SHELBY COUNTY)	
That in consideration of Four Hundred Fifty Thou	
Dollars to the undersigned grantor, LAKE WILBORN P company, (herein referred to as GRANTOR) in hand paid hereby acknowledged, the said GRANTOR does by these Virgil C. Lugar, Jr. and Vicki Silverman Lugar (herein referred to as Grantees), for and during their joint to the survivor of them in fee simple, together with every following described real estate, situated in Shelby County,	d by the grantees herein, the receipt whereof is e presents, grant, bargain, sell and convey unto lives and upon the death of either of them, then contingent remainder and right of reversion, the
SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIP	TION.
TO HAVE AND TO HOLD unto the said grante their heirs and assigns forever, it being the intention of the tenancy hereby created is severed or terminated during the one grantee herein survives the other, the entire interest in and if one does not survive the other, then the heirs and as in common.	parties to this conveyance, that (unless the joint e joint lives of the grantees herein) in the event n fee simple shall pass to the surviving grantee,
And the Grantors do hereby covenant with the Granthe delivery of this Deed, the premises were free from a warrant and defend the same against the lawful claims an or under it, but against none other.	all encumbrances made by it, and that it shall
IN WITNESS WHEREOF, the said GRANTOR, but its Authorized Representative, who is authorized to execuseal, this theday ofSeptember,	
	LAKE WILBORN PARTNERS, LLC
	By: SB HOLDING CORP. Its: Managing Member
	By:
	Authorized Representative
STATE OF ALABAMA) JEFFERSON COUNTY) ALABAMA	
I, the undersigned, a Notary Public in and for some J. Daryl Spears, whose name a Corp., an Alabama corporation, Managing Member of LAl limited liability company is signed to the foregoing converse before me on this day to be effective on the 20th das being informed of the contents of the conveyance, he, as a same voluntarily for and as the act of said limited liability of the conveyance.	As Authorized Representative of SB Holding KE WILBORN PARTNERS, LLC, an Alabama eyance and who is known to me, acknowledged by of September, 2018, that, such officer and with full authority, executed the
Given under my hand and official seal this $\frac{20}{2018}$.	Oth day of September,
My Commission Expires: 3/23/19	and mill

Notary Public

EXHIBIT "A"

Lot 103, according to the Survey of Lake Wilborn Phase 2A, as recorded in Map Book 49, Page 17, in the Probate Office of Shelby County, Alabama.

Subject to:

- 1. Taxes for the year 2018 and subsequent years, 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; 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.

20180921000338610 09/21/2018 11:48:19 AM DEEDS 3/3

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

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Grantor's Name	SB Dev. Corp.			
Mailing Address	3545 Market Street Hoover, AL 35226			
Grantee's Name	Virgil Lugar, Jr. Vicki Silverman Lugar			
Mailing Address	2088 Nunnally Pass Hoover, AL 35244			
Property Address	2088 Nunnally Pass Hoover, AL 35244			
Date of Sale	September 20, 2018	SELITY COLL	Filed and Recorded Official Public Records Judge of Probate, Shelby County Alaban	na, County
Total Purchase Price	\$450,209.00		Clerk Shelby County, AL 09/21/2018 11:48:19 AM S471.50 CHERRY	
or Actual Value \$ or Assessor's Market Value	\$	MARINE	20180921000338610	alling 5. Buyl
The purchase price or actual value Bill of Sale Sales Contract Closing Stateme If the conveyance document presents not required.	ent	Appraisal Other		
Grantor's name and mailing addre	ss provide the name of th	Instructions ne person or person	s conveying interest to	property and their current
mailing address.	province and and are	o porcon or porcon		
Grantee's name and mailing addre	ss – provide the name of th	ne person or person	is to whom interest to p	property is being conveyed.
Property address – the physical ad	dress of the property being	conveyed, if avail	able.	
Date of Sale - the date on which in	nterest to the property was	conveyed.		
Total Purchase price – the total am offered for record.	nount paid for the purchase	of the property, bo	oth real and personal, b	eing conveyed by the instrumer
Actual value – if the property is no instrument offered for record. This market value.	-	~ ~ ~	-	
If no proof is provided and the value the property as determined by the used and the taxpayer will be penalused.	local official charged with	the responsibility of	of valuing property for	-
I attest, to the best of my knowleds understand that any false statemen 1975 §40-22-1 (h).	_			
Date September 20, 2018		Print: Joshua	L.) Hartman	

Sign:

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Unattested