

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

Send Tax Notice to:  
Nicole Marie Rosado  
Gabriel James Safron  
1577 Wilborn Run  
Hoover, AL 35244

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

STATE OF ALABAMA )  
SHELBY COUNTY )

That in consideration of Five Hundred Twenty-eight Thousand Three Hundred Twenty-six  
& no/100-----(\$ 528,326.00-----)  
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  
Nicole Marie Rosado and Gabriel James Safron,  
(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.

\$453,100.00 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 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.

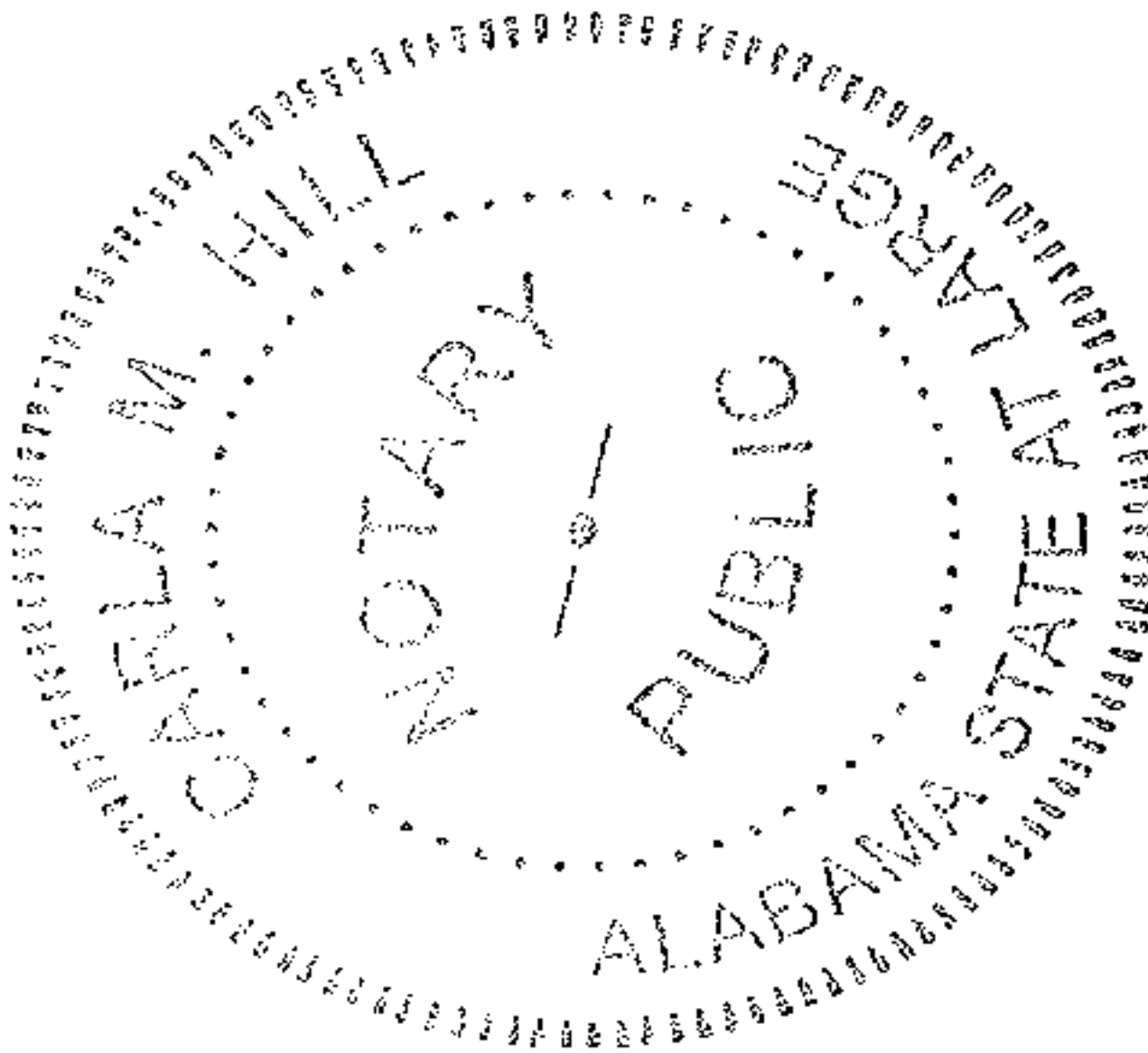
IN WITNESS WHEREOF, the said GRANTOR, by its Managing Member, SB Holding Corp., by  
its Authorized Representative, who is authorized to execute this conveyance, hereto set its signature and  
seal, this the 28th day of September, 20 18.

LAKE WILBORN PARTNERS, LLC

By: SB HOLDING CORP.  
Its: Managing Member

By: J. Daryl Spears  
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. Daryl Spears, 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 28th day of September, 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 28th day of September,  
20 18.  
My Commission Expires: 3/23/19

Carla M Hill  
Notary Public



EXHIBIT "A"

LEGAL DESCRIPTION

Lot 141A, according to the Survey of Lake Wilborn Phase 2B, as recorded in Map Book 49, Pages 44, 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) 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; (4) 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); (5) Title to all minerals within and underlying the premises, together with all mining rights and other rights, reservations, provisions and conditions as set forth in deed from CSX Transportation, Inc., a Virginia corp., to Western Pocahontas Properties Limited Partnership recorded in Real Book 112, Page 876 in the Probate Office of Shelby County, Alabama on February 2, 1987, corrected in deed recorded in Real book 328, page 1 on February 4, 1991; (6) Oil, gas and mineral rights as conveyed to CSX Oil and Gas Corp. in Real 180, page 715 recorded April 20, 1988, leased by Total Minatome Corp., successor by merger to CSX Oil and Gas Corp., to Cabot Oil & Gas Corp. as evidenced by Memorandum of Lease recorded in Real 370, page 923 on October 31, 1991, with a 31 percent interest being further conveyed by Deed of Quitclaim to Westport Oil and Gas Co., Inc. in Inst. No. 2001-20356 recorded on May 21, 2001; (7) Covenants, restrictions, reservations, including reservation of oil and gas rights, limitations, subsurface conditions, and mineral and mining rights set forth in deed from CSX Transportation, Inc. a Virginia corp., to Western Pocahontas Properties Limited Partnership recorded in Inst. No. 20020515000229800 in the Probate Office of Shelby, County, Alabama on May 15, 2002; (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; (9) Grant of Easement in Land for an Underground Subdivision in favor of Alabama Power Company for underground electric distribution and service facilities dated June 6, 2018, recorded in Inst. No. 20180628000230480 in the Probate Office of Shelby County, Alabama on June 28, 2018; (10) Amendment to Easement Agreement by and between United States Steel Corp and P. R. Wilborn, LLC, dated May 3, 2018, recorded in Inst. No. 20180507000154480 in the Probate Office of Shelby County, Alabama on May 7, 2018; and (11) Amendments to Special Warranty Deed with Reservation and Grant of Easements and Restrictive Covenants by and between United States Steel Corp and P. R. Wilborn, LLC dated April 13, 2018, recorded in Inst. No. 20180507000154510 in the Probate Office of Shelby County, Alabama on May 7, 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 35226Grantee's Name Nicole Marie Rosado  
Gabriel James SafronMailing Address 1577 Wilborn Run  
Hoover, AL 35244Property Address 1577 Wilborn Run  
Hoover, AL 35244

Date of Sale September 28, 2018

Total Purchase Price \$528,326.00

or Actual Value \$

or Assessor's Market Value \$



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 10/02/2018 09:19:09 AM  
 \$96.50 CHERRY  
 20181002000350730

A handwritten signature in black ink, appearing to read "Allen S. Bayl".

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 September 28, 2018

Print: Joshua L. Hartman

Unattested

(verified by)

Sign:

(Grantor/Grantee/Owner/Agent) Circle one

A large, stylized handwritten signature in black ink, appearing to read "Joshua L. Hartman".