

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

Send Tax Notice to:
Marty E. Harbert
Tiffany D. Harbert
1533 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 Four Hundred Fifty Nine Thousand Eight Hundred Sixty Six
and no/100 ----- (\$ 459,866.00)
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 Marty E. Harbert and Tiffany D. Harbert, (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.

\$413,879.00 of the purchase price recited above has been paid by 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.

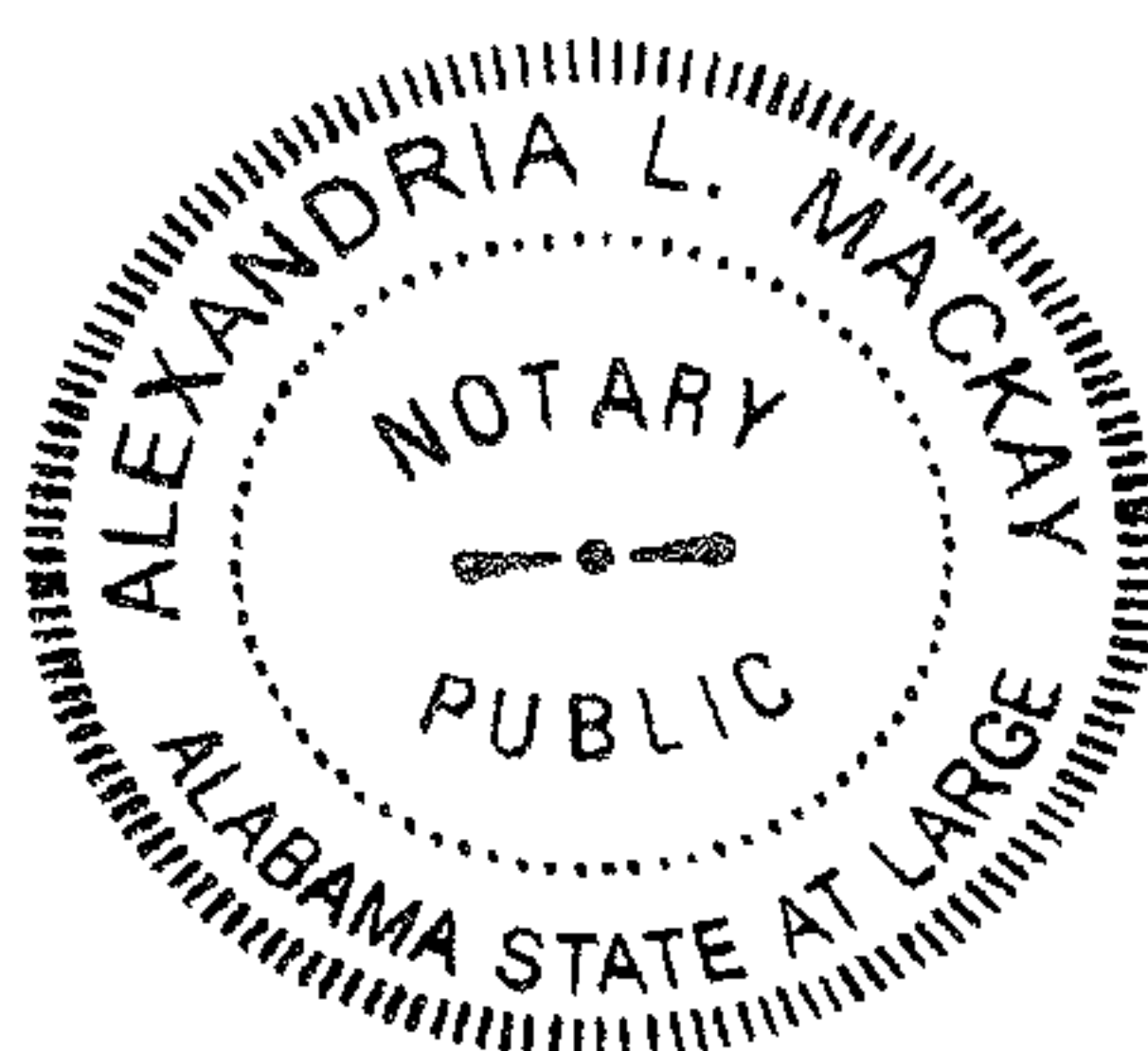
And the Grantors do hereby covenant with the Grantees, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it shall warrant and defend the same against the lawful claims and demands of all persons claiming by, through, 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 12th day of October, 20 18.

LAKE WILBORN PARTNERS, LLC

By: SB HOLDING CORP.
Its: Managing Member

By: [Signature]
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 12th day of October, 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.

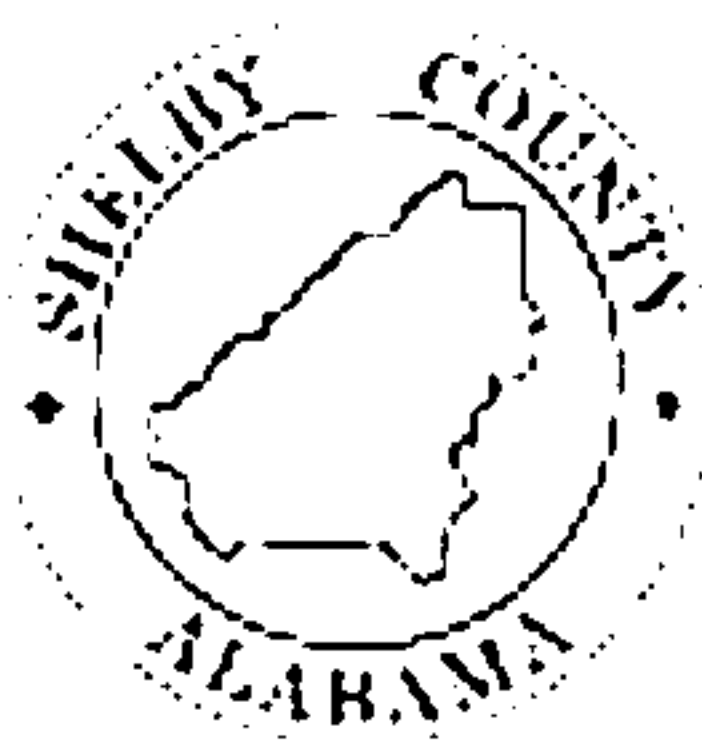
Given under my hand and official seal this 12th day of October, 20 18.
My Commission Expires: 10/31/2021

[Signature]
Notary Public

EXHIBIT "A"LEGAL DESCRIPTION

Lot 175, according to the Final Plat of the Subdivision of Lake Wilborn Phase 2A, as recorded in Map Book 49, Pages 17, as Inst. No. 20180309000078160 in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 2019 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 2A, as recorded in Map Book 49, Pages 17, as Inst. No. 20180309000078160 in the Probate Office of Shelby County, Alabama on March 9, 2018; (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) 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; (6) 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; (7) 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. Amended by Third Amendment to Lake Wilborn Residential Declaration of Covenants, Conditions and Restrictions dated April 18, 2018, recorded in Inst. No. 20180418000129200 in the Probate Office of Shelby County, Alabama on April 18, 2018; (8) 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; (9) 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; (10) 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; 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 June 6, 2018, recorded in Inst. No. 20180628000230480 in the Probate Office of Shelby County, Alabama on June 28, 2018.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/15/2018 12:45:39 PM
\$64.00 CHERRY
20181015000364920

Allen S. Byrd