

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

Send Tax Notice To:
Lindsay T. Grant
2353 Black Creek Crossing
Hoover, AL 35244

CORPORATION FORM STATUTORY WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

That in consideration of Four Hundred Eighty-nine Thousand Eight Hundred Thirty-three & no/1
(\$ 489,833.00) 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 Lindsay T. Grant (herein referred
to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

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 19th day of March, 2019.

LAKE WILBORN PARTNERS, LLC

By: SB HOLDING CORP.
Managing Member

By: [Signature]

Its: Authorized Representative

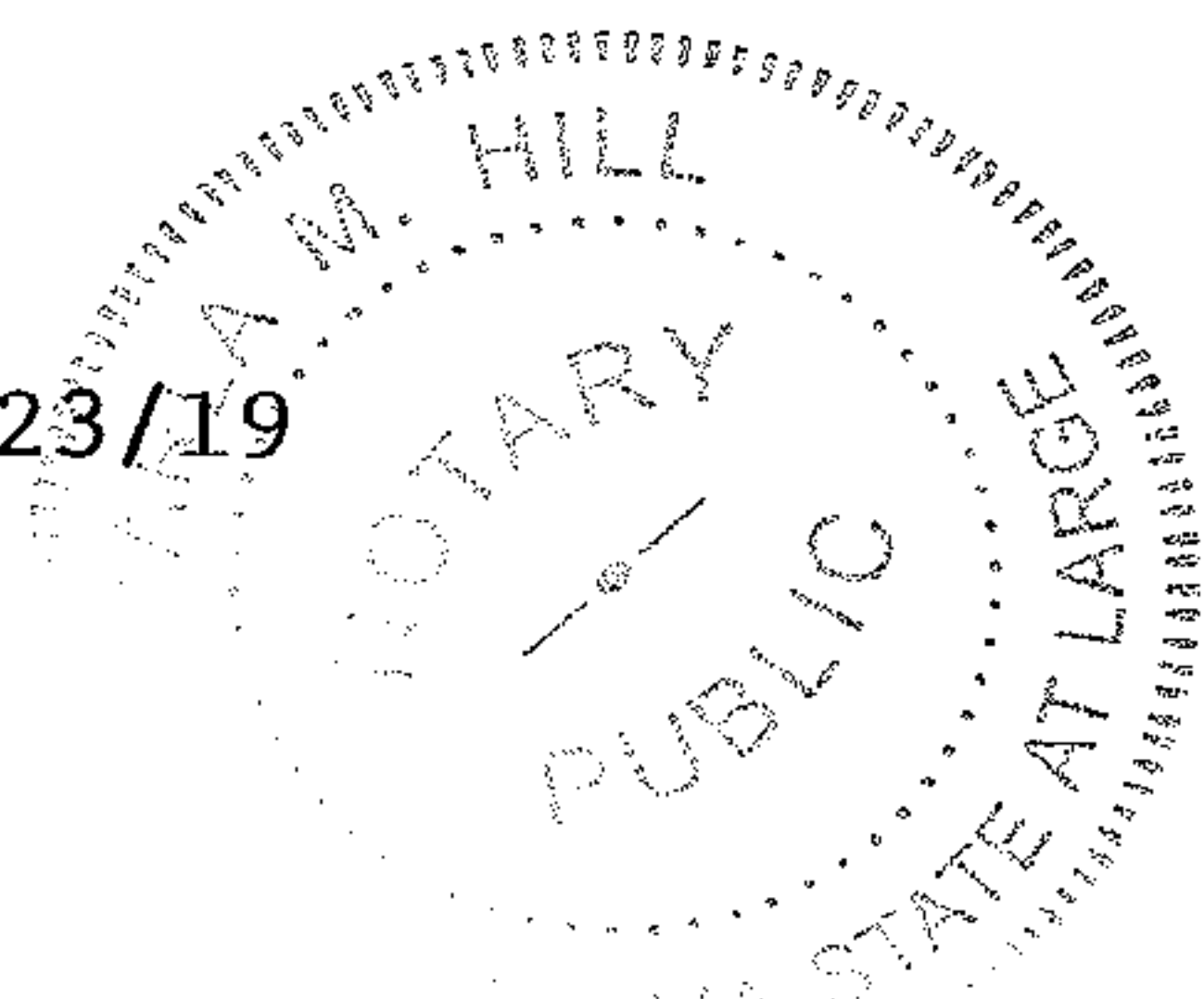
STATE OF ALABAMA)

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 19th day of March, 2019, 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 19th day of March, 2019.

My Commission Expires: 3/23/19



[Signature]
Notary Public

Exhibit "A"

Lot 136. according to the Survey of Lake Wilborn Phase 2B, as recorded in Map Book 49, Page 44, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attached, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Taxes and assessments for the year 2018 and subsequent years, which are not yet due and payable.
3. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
4. Any facts, rights, interests, or claims that are not shown in the Public Records, but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
5. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
6. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
7. Any lien, or right to a lien, for services, labor or materials in connection with improvements, repairs or renovations provided before, on or after Date of Policy, not shown by the Public Records.
8. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.
9. Easements, Restrictions and building setback lines as shown on the Final Plat of the Subdivision of Lake Wilborn Phase 2B, as recorded in Map Book 49, Page 44, as Inst. No. 20180604000194520 in the Probate Office of Shelby County, Alabama on June 4, 2018.
10. 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).
11. 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.
12. Title to all minerals within and underlying the premises, together with all mining 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.
13. Oil, gas and mineral rights 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 Company, Inc. in Inst. No. 2001-20356 recorded on May 21, 2001.
14. 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.
15. 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.

16. 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.

Amended by Fourth Amendment to Lake Wilborn Residential Declaration of Covenants, Conditions and Restrictions dated September 26, 2018, recorded in Inst. No. 20180926000343990 in the Probate Office of Shelby County, Alabama on September 26, 2018.

17. 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.

18. 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

19. 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 (14) 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.

Real Estate Sales Validation Form

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

Grantor's Name Mailing Address Lake Wilborn Partners, LLC

Grantee's Name Mailing Address Lindsay T. Grant 207 Beaver Crest Circle Pelham, AL 35124

Property Address 2353 Black Creek Xing Hoover, AL 35244

Date of Sale Total Purchase Price March 19, 2019 \$489,833.00

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 03/21/2019 11:54:49 AM 5514.00 CHERRY 20190321000091120

Handwritten signature: Allen S. Boyd

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

Bill of Sale Sales Contract

Appraisal Other:

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 March 19, 2019

Print Joshua L. Hartman

Unattested

(verified by)

Sign

(Grantor/Grantee/ Owner/Agent) circle one