

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

Send Tax Notice To:
Daphne Harding Smith
1534 Wilborn Run
Hoover, AL 35244

CORPORATION FORM STATUTORY WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

That in consideration of Five Hundred Thirty-Six Thousand Four Hundred Thirty-Three & No/100
(\$ 536,433.00) 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 Daphne Harding-Smith (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.

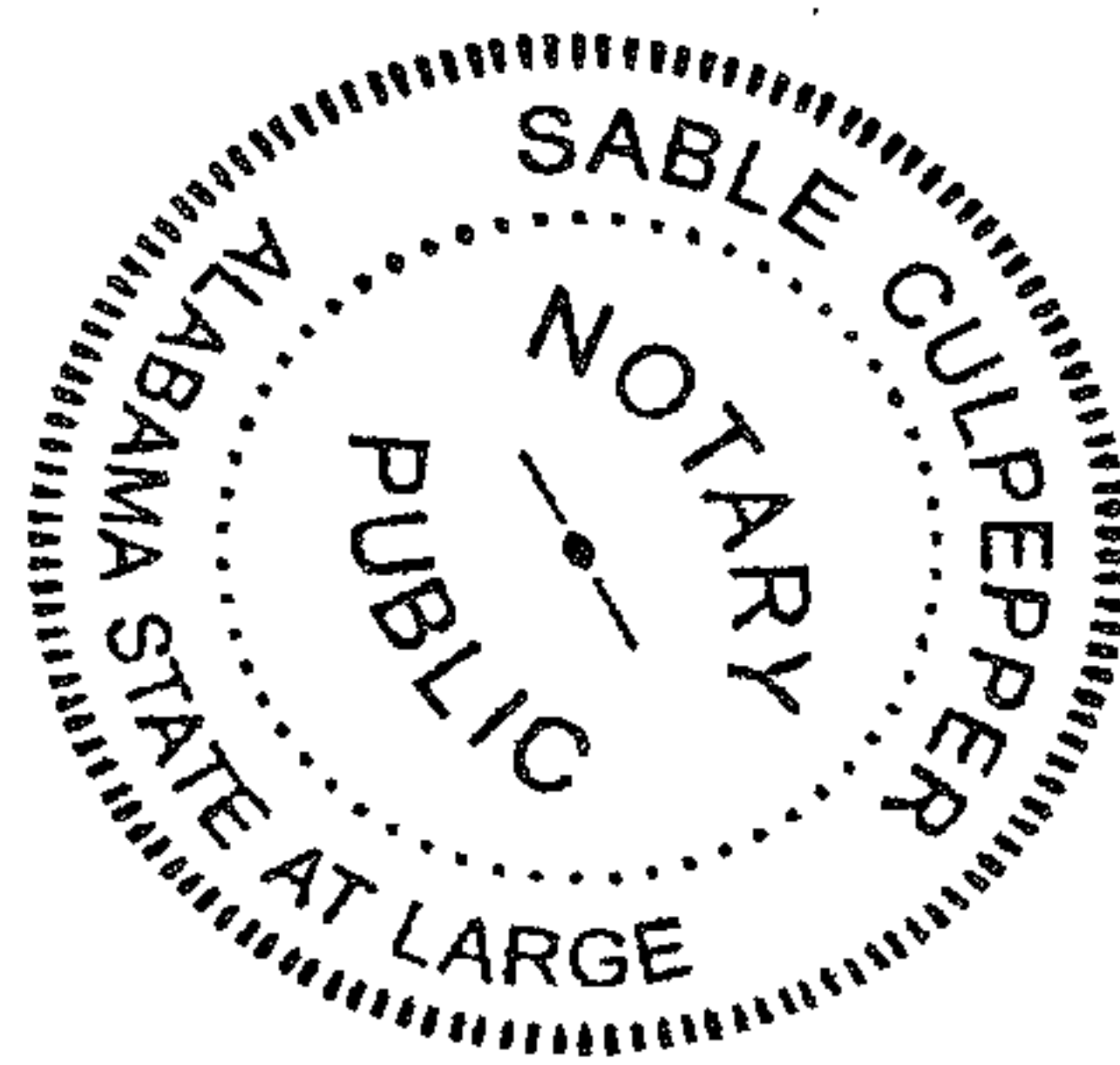
IN WITNESS WHEREOF, the said GRANTOR, by its Managing Member, SB Holding Corp., by its Authorized Representative who is authorized to execute this conveyance, hereto set its signature and seal, this the 6th day of May, 2019.

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 6th day of May, 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 6th day of May, 2019.

My Commission Expires:

[Signature]
Notary Public

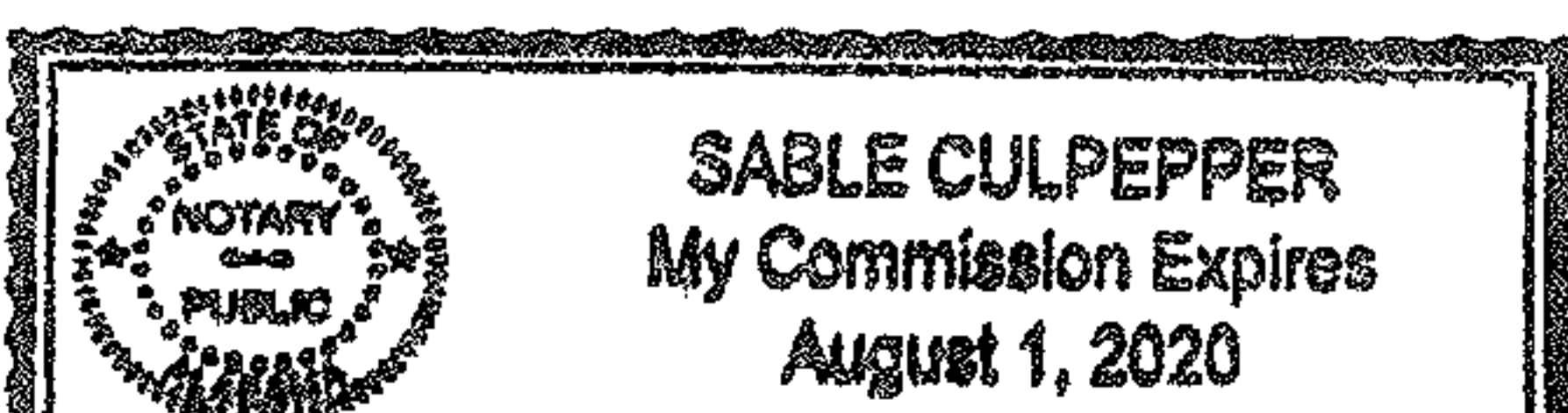


Exhibit "A"
Property Description

Lot 171, 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

1. Taxes and assessments for the year 2019 and subsequent years, which are not yet due and payable.
2. Right-of-way granted to Alabama Power Company recorded in Inst. No. 2017-10232 and Inst. No. 2017-40343 and Inst. No. 2017-397480;
3. 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).
4. 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.
5. Sanitary Sewer Pipeline from Auburn University Foundation to Jefferson County as recorded in Inst. No. 9962-1659.
6. Permanent Sanitary Sewer Easement in favor of Jefferson County as recorded in Inst. No. 9863-911.
7. Storm water drainage easement agreement between USX and City of Hoover as recorded in Inst. No. 9961-2379 and Inst. No. 9961-2380
8. 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.
9. 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.
10. Restrictions appearing of record in Inst. No. 2017-33399 and Inst. No. 2017094767 and Inst. No. 2017-452070 and Inst. No. 2018-12920.
11. Easement Agreement between US Steel Corporation 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).
12. Right of way to Water Works Board of the City of Birmingham recorded in Inst. No. 2017-338660.
13. Varying storm easement as shown on the plat of Lake Wilborn Phase 2A recorded in Map Book 49, Page 17, said probate office.

