

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

Send Tax Notice To:
Embridge Homes, LLC
5406 Hwy 280 East, Suite C101
Birmingham, AL 35242

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)



20190611000204420 1/S \$121.00
Shelby Cnty Judge of Probate, AL
06/11/2019 01:02:46 PM FILED/CERT

That in consideration of One Hundred Thousand and no/100 (\$100,000.00) 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 **EMBRIDGE HOMES, LLC**, an Alabama limited liability company (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

The entire 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 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 4th day of June, 2019.

LAKE WILBORN PARTNERS, LLC

By: SB HOLDING CORP.
Managing Member

By: 

Its: Authorized Representative

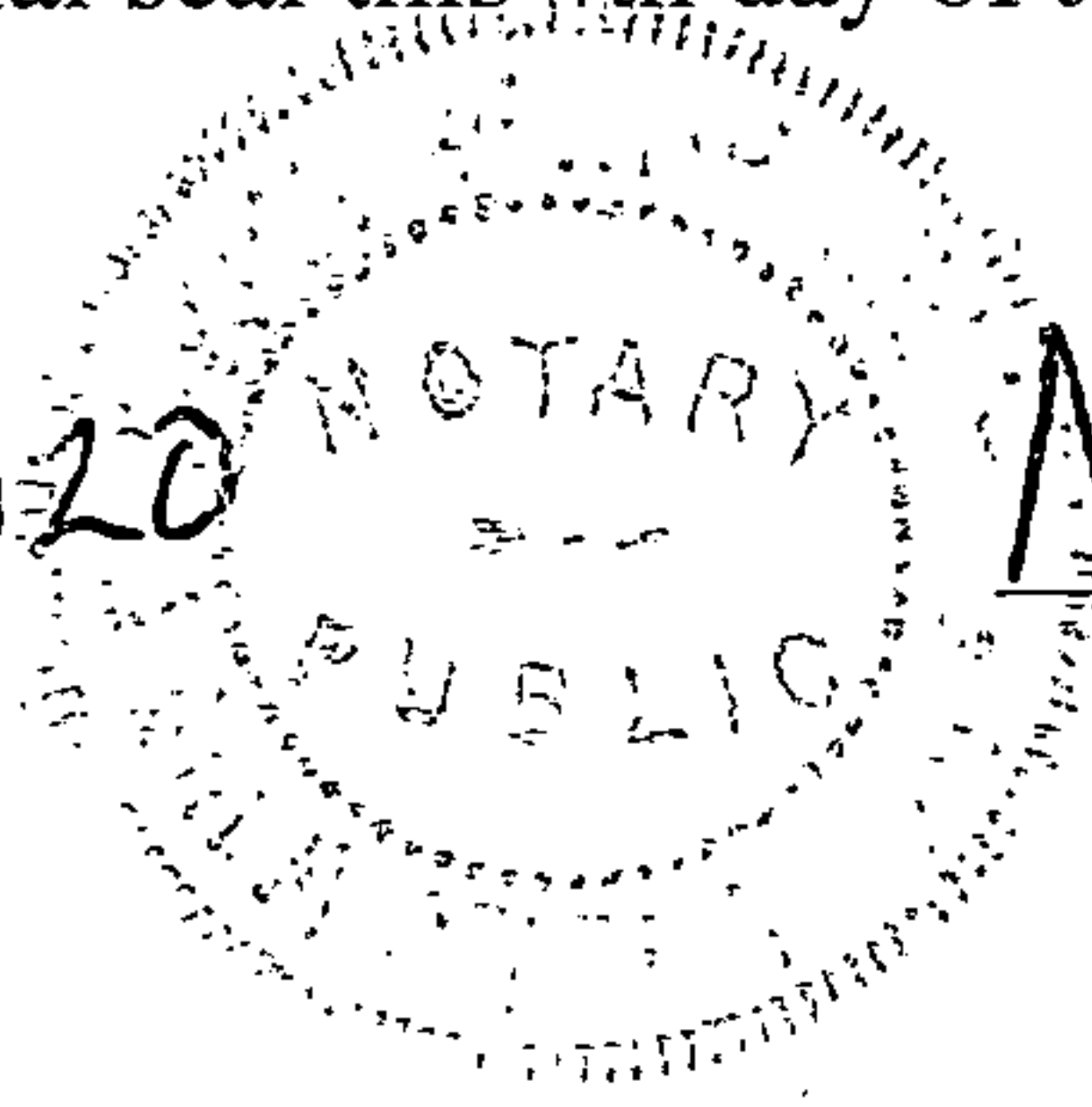
STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that 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 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, acting in its capacity as Managing Member of said limited liability company.

Given under my hand and official seal this 4th day of June, 2019.

My Commission Expires: 9/21/2020





Notary Public

EXHIBIT "A"

LEGAL DESCRIPTION

Lot 304, according to the Final Plat of the Mixed Use Subdivision of Lake Wilborn Phase 3, as recorded in Map Book 49, Page 97A and B, 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) Grant of Easement in Land for an Underground Subdivision in favor of Alabama Power Company as recorded in Jefferson County Instrument #2017011814 and Shelby County Instrument #20180628000230480; (4) Easement Agreement between United States Steel Corporation and P.R. Wilborn, LLC recorded in Jefferson County Instrument #2016017964 and Shelby County Instrument #20160226000058730 as amended in Shelby County Instrument #20180507000154480; (5) Easement for Pole Line in favor of Alabama Power Company as recorded in Shelby County Instrument #20170327000102320 and Instrument 20171102000397480; (6) Reservation and Grant of Easements and Restrictive Covenants as recorded in that deed from United States Steel Corporation to PR Wilborn LLC as recorded in Jefferson County Instrument #2016017965 and Shelby County Instrument #20160226000058740 as amended by Shelby County Instrument #20180507000154510; (7) Lake Wilborn Residential Declaration of Covenants, Conditions and Restrictions as recorded in Shelby County Instrument #20170913000333990 as amended from time to time to add additional property; (8) Non-exclusive easement for ingress and egress and public utilities as set forth in Instrument 1994-03931 Shelby County and Instrument 200260-2612 and 9402-4111 Jefferson County, Alabama; (9) Subject to all easements, setback lines, water lines, restrictions, sanitary sewer, variable sanitary sewer easement and common areas as set forth in Map Book 49, Page 97A; (10) Sanitary sewer easement in favor of Jefferson County Alabama as recorded in Instrument 2018001676; (11) Sanitary sewer easement in favor of Jefferson County Alabama as recorded in BK LR200662 Page 25279; (12) Railroad right of way as set forth in DT page 655 and Deed Book 11, page 344; (13) Railroad right of way as set forth in Deed Book 311, pages 295 and 303; (14) Right of way to Alabama Power Company as recorded in Deed 239, page 539; (15) Right of way to Alabama Power Company as evidenced by United States Steel Document C&A #628 dated 9/10/1914 as amended by Bessemer Real Volume 1015, page 69; (16) Right of way to Alabama Power Company as evidenced by United States Steel Document C&A #2137 dated 8/6/1929 as amended by Bessemer Real Volume 1015, page 72; (17) Right of way to Alabama Power Company as evidenced by United States Steel Document C&A #7185 dated 12/27/1971 as amended by Bessemer Real Volume 1015, page 75; (18) A 250 foot transmission line right of way to Alabama Power Company as referenced in deed recorded in Instrument #2002-4257 and in condemnation proceedings filed in Case No. 27-254 and Case No. 28-57; (19) Condemnation Case styled Alabama Power Company v. C.C. Wilborn et al in Probate Case No. 56719; (20) Right of way from USX Corporation to Alabama Power Company recorded in Instrument #200013-7924; (21) Sanitary sewer pipeline from Auburn University Foundation to Jefferson County as recorded in Instrument #9962-1659; (22) Permanent Sanitary Sewer Easement in favor of Jefferson County as recorded in Instrument #9863-911; (23) Storm water drainage easement agreement between USX and City of Hoover as recorded in Instrument #9961-2379 and #9961-2380; (24) Right of way to Alabama Power Company recorded at Birmingham


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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
3545 Market Street
Mailing Address Hoover, AL 35226

Grantee's Name Embridge Homes, LLC
5406 Hwy 280, Suite C101
Mailing Address Birmingham, AL 35242

Property Address 4036 Langston Ford Drive
Hoover, AL 35244

Date of Sale June 4, 2019

Total Purchase Price \$ 100,000.00

or

Actual Value \$

or

Assessor's Market Value \$

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
☒ Closing Statement

- ☐ Appraisal
☐ Other
☐ Deed

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).

Lake Wilborn Partners, LLC, an Alabama limited liability company
By: SB Holding Corp., an Alabama corporation
Its: Managing Member

Date

Print Daryl Spears, CFO

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Shelby County, AL 06/11/2019
State of Alabama
Deed Tax: \$100.00

20190611000204420 3/3 \$121.00
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