

SEND TAX NOTICE TO:

4G BP 2017, LLC
5406 Highway 280 East, Suite C-101
Birmingham, AL 35242
Attn.: Clark Parker

UPON RECORDING RETURN TO:


4G BP 2017, LLC
5406 Highway 280 East, Suite C-101
Birmingham, AL 35242
Attn.: Clark Parker

THIS INSTRUMENT PREPARED BY:

Michael M. Partain, Esq.
Michael M. Partain, LLC
The Kress Building
301 Nineteenth Street North, Suite 501
Birmingham, AL 35203
(205) 458-1240

**NOTE: ALL OF THE PURCHASE PRICE
RECEIVED WAS PAID FROM A PURCHASE
MONEY MORTGAGE LOAN CLOSED
SIMULTANEOUSLY HEREWITH.**

STATE OF ALABAMA)
COUNTY OF SHELBY)


20190611000204430 1/7 \$34.00
Shelby Cnty Judge of Probate, AL
06/11/2019 01:02:47 PM FILED/CERT

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that in consideration of Ten and 00/100 Dollars (\$10.00) to the undersigned Grantor, in hand paid by the Grantee herein, and other good and valuable consideration, the receipt whereof is acknowledged, **EMBRIDGE HOMES, LLC**, an Alabama limited liability company (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto, **4G BP 2017, LLC**, an Alabama limited liability company (herein referred to as "Grantee"), the real estate situated in Shelby County, Alabama, as more particularly described on **EXHIBIT A** attached hereto and made a part hereof (the "Property").

The Property is conveyed **SUBJECT TO** the "Permitted Encumbrances" set forth on **EXHIBIT B** attached hereto and made a part hereof.

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns, together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining and unto its successors and assigns forever.

The Grantor hereby covenants and agrees with Grantee, its successors and assigns, that the Grantor, its successors and assigns, will warrant and defend the Property against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise, and except for the Permitted Encumbrances against which the Grantor shall not defend.

(Remainder of page intentionally left blank. See following page for signatures.)

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized officer or representative this 4th day of JUNE, 2019.

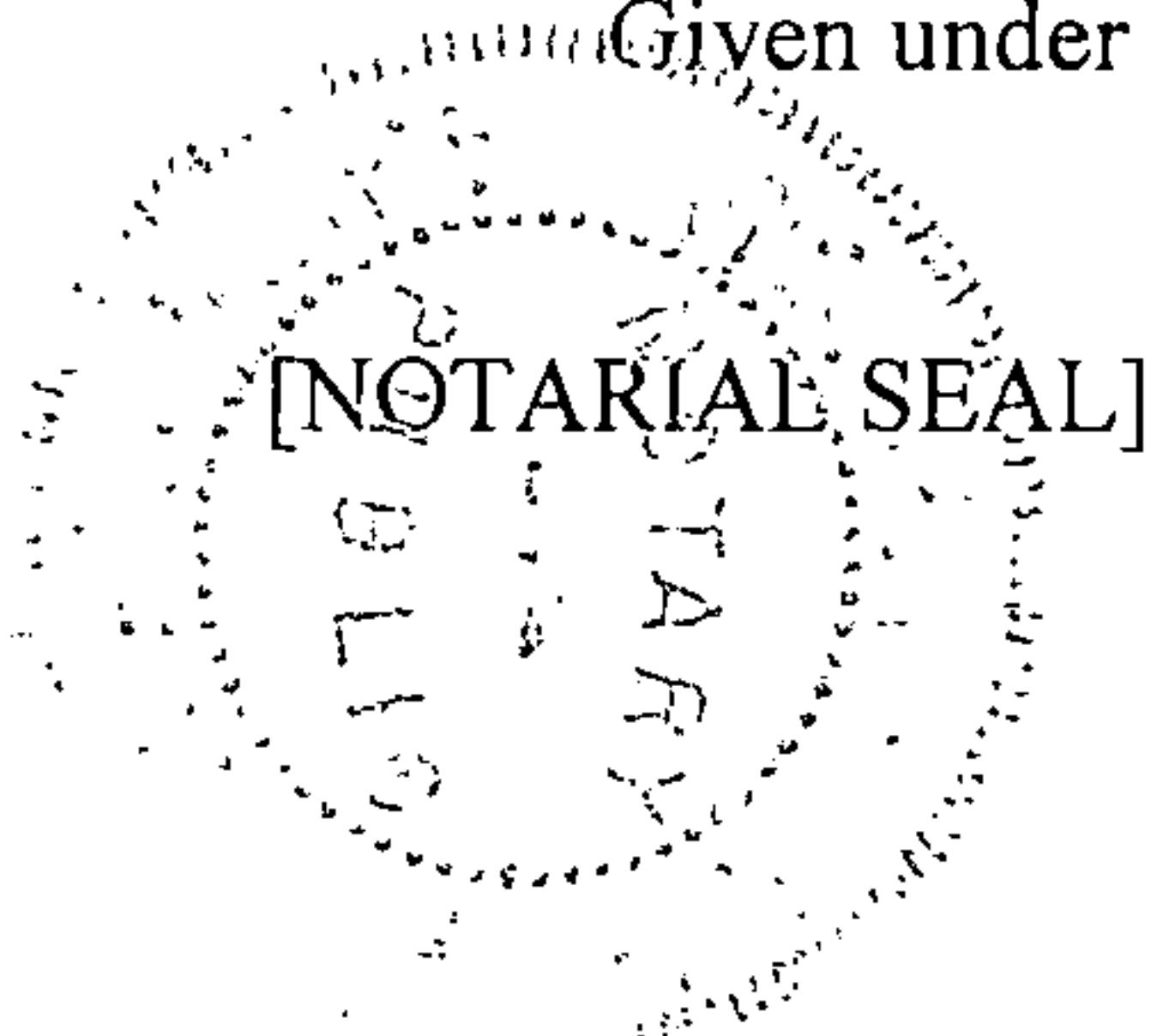
EMBRIDGE HOMES, LLC

By: [Signature]
Name: Clark Parker
Its: Manager

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Clark Parker, whose name as Manager of Embridge Homes, LLC, an Alabama limited liability company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, in such capacity, and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this 4th day of JUNE, 2019.



Marcia George White
Notary Public
My Commission Expires: 9/21/2020

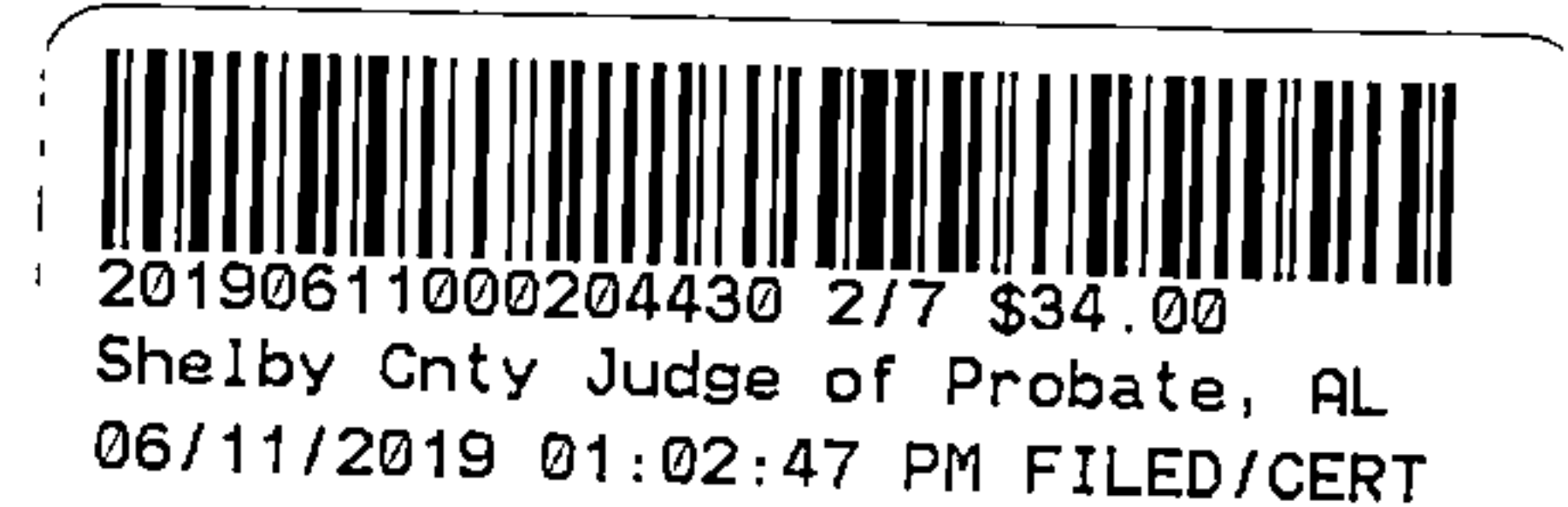


EXHIBIT A

The Property

Lots 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.



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EXHIBIT B

Permitted Encumbrances

1. Taxes due in the year of 2019, a lien, but not yet payable, until October 1, 2019.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title to the Property that would be disclosed by an accurate and complete land survey of the Property. The term "encroachment" includes encroachments of existing improvements located on the Property onto adjoining land, and encroachments onto the Property of existing improvements located on adjoining land.
3. Any applicable zoning ordinances and subdivision regulations, or other ordinances, laws, and regulations.
4. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.
5. Any lien for services, labor or material in connection with improvements, repairs or renovations provided before, on or after Date of Policy, not shown by the public records.
6. 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.
7. 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.
8. Easement for Pole Line in favor of Alabama Power Company as recorded in Shelby County Instrument #20170327000102320 and Instrument 20171102000397480.
9. Reservation and Grant of Easements and Restrictive Covenants as recorded in that deed from United States Steel Corporation to P R Wilborn LLC as recorded in Jefferson County Instrument #2016017965 and Shelby County Instrument #20160226000058740 as amended by Shelby County Instrument #20180507000154510.
10. 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 (this sector added by the Sixth Amended recorded in Instrument #20180926000344010).
11. Non-exclusive easement for ingress and egress and public utilities as set forth in Instrument 1994-03931 Shelby County and Instrument #'s 200260-2612 and 9402-4111 Jefferson County.
12. All easements, set back lines, water lines, restrictions, sanitary sewer, variable sanitary sewer easement and common areas as set forth in Map Book 49, Page 97A.
13. Sanitary sewer easement in favor of Jefferson County as recorded in Instrument 2018001676.

14. Sanitary sewer easement in favor of Jefferson County as recorded in LR200662 PG 25279.
15. Railroad right of way as set forth in DT page 655 and Deed Book 11, page 344.
16. Railroad right of way as set forth in Deed Book 311, pages 295 and 303.
17. Right of way to Alabama Power Company as recorded in Deed 239, page 539.
18. 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.
19. 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.
20. 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.
21. 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.
22. Condemnation Case styled Alabama Power Company v. C.C. Wilborn et al in Probate Case No. 56719.
23. Right of way from USX Corporation to Alabama Power Company recorded in Instrument #200013-7924.
24. Sanitary Sewer pipeline from Auburn University Foundation to Jefferson County as recorded in Instrument #9962-1659.
25. Permanent Sanitary Sewer Easement in favor of Jefferson County as recorded in Instrument #9863-911.
26. Storm water drainage easement agreement between USX and the City of Hoover as recorded in Instrument #9961-2379 and #9961-2380.
27. Right of way to Alabama Power Company recorded at Birmingham Volume 730, Page 383.
28. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Bessemer Volume 326, Page 101.
29. 50 foot right of way to Alabama Power Company as shown at Map Book 28 Page 48.
30. Transmission Line Permit granted to Alabama Power Company as set forth in Deed Book 138 page 91; Deed Book 138, page 96; and Deed Book 238 Page 137, Shelby County.
31. Right of way to Alabama Power Company as recorded in Instrument 200013-7924.
32. Right of way to Alabama Power Company as recorded in Volume 143, Page 353, Shelby County.
33. Mineral and mining rights recorded in Volume 205, Page 698, Shelby County.

34. Sanitary Sewer Easement in favor of Jefferson County referred to as the Fleming Sewer Extension Easement as recorded in LR200662 Pg: 25279 Jefferson County and Instrument 20060418000180510 Shelby County.
35. Right of way to Alabama Power Company as recorded in Real Volume 26, page 773, Jefferson County.
36. Right of way to Water Works Board of the City of Birmingham as recorded in Instrument 2017-338660.



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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 Embridge Homes, LLC
Mailing Address 5406 Highway 280, Ste. C101
Birmingham, AL 35242

Grantee's Name 4G BP 2017, LLC
Mailing Address 5406 Highway 280, Ste C101
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).

Date 6/4/19

Embridge Homes, LLC
Print By: Clark Parker, Manager

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

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