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

Send Tax Notice to:
Abbegail Barringer Dunne
Michael Jay Dunne
2800 Falliston Lane
Hoover, AL 35244

## STATUTORY WARRANTY DEED - Jointly for Life with Remainder to Survivor

That in consideration of Four Hundred Fifty-t	wo Thousa	nd Five Hundred and no/100
Dollars to the undersigned grantor, LAKE WILBO company, (herein referred to as GRANTOR) in han hereby acknowledged, the said GRANTOR does by Abbegail Barringer Dunne and Michael Jay D (herein referred to as Grantees), for and during their to the survivor of them in fee simple, together with e following described real estate, situated in Shelby Co	RN PARTI d paid by these presentations into lives a every continuous	he grantees herein, the receipt whereof is ents, grant, bargain, sell and convey unto and upon the death of either of them, then gent remainder and right of reversion, the
SEE ATTACHED EXHIBIT "A" FOR LEGAL DES	CRIPTION	-
\$407,250.00 of the purchase price recited mortgage loan closed simultaneously herewi	above has	been paid from the proceeds of a
TO HAVE AND TO HOLD unto the said getheir heirs and assigns forever, it being the intention of tenancy hereby created is severed or terminated duri one grantee herein survives the other, the entire interand if one does not survive the other, then the heirs a in common.	of the partient of the partient of the joint rest in fee s	is to this conveyance, that (unless the joint lives of the grantees herein) in the event imple shall pass to the surviving grantee
And the Grantors do hereby covenant with the the delivery of this Deed, the premises were free f warrant and defend the same against the lawful clair or under it, but against none other.  IN WITNESS WHEREOF, the said GRANTO its Authorized Representative, who is authorized to account this the said of the s	rom all end ns and demonstrated on the land of the lan	ands of all persons claiming by, through,  Managing Member, SB Holding Corp., by
seal, this the <u>14th</u> day of <u>August</u>	, 2019	
	LAK	E WILBORN PARTNERS, LLC
	By: Its:	SB HOLDING CORP.  Managing Member
	By:	
	By: Its:	
STATE OF ALABAMA) JEFFERSON COUNTY)	By: Its:	Managing Member

# Exhibit "A" Property Description

Lot 445, according to the Survey of Lake Wilborn Phase 4A, as recorded in Map Book 40, Page 25, in the Probate Office of Shelby County, Alabama

### SUBJECT TO:

- 1. Taxes and assessments for the year 2018 and subsequent years, which are not yet due and payable.
- 2. Easement(s), building line(s), and restriction(s) as shown on recorded map;
- 3. Right-of-way granted to Alabama Power Company recorded in Inst. No. 2017-10232; Inst. No. 2017-40343 and Inst. No. 2017-397480;
- 4. Restrictions appearing of record in Inst. No. 9863-4186; Inst. No. 2002-4257; 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); and Inst. No. 20190128000029310 (Shelby County).
- 5. 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;
- 6. Sanitary Sewer Pipeline from Auburn University Foundation to Jefferson County as recorded in Inst. No. 9962-1659;
- 7. Permanent Sanitary Sewer Easement in favor of Jefferson County as recorded in Inst. No. 9863-911;
- 8. Storm water drainage easement agreement between USX and City of Hoover as recorded in Inst. No. 9961-2379 and Inst. No. 9961-2380;
- 9. 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;
- 10. 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 in Shelby County;
- 11. Restrictions appearing of record in Inst. No. 2017-33399; Inst. No. 2017094767; Inst. No. 2017-452070 and Inst. No. 2018-12920; and Inst. No. 20190128000029310;
- 12. Easement Agreement between US Steel Corp 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); and
- 13. Right of way to Water Works Board of the City of Birmingham recorded in Inst. No. 2017-338660.

### 20190815000296520 08/15/2019 09:53:28 AM DEEDS 3/3

#### 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	Grantee's Name	Abbegail Barringer Dunne and Michael
Mailing Address	3545 Market Street		Jay Dunne
	Hoover, AL 35226	Mailing Address	2327 Chase Lake Drive
			Hoover, AL 35244
Property Address	2800 Falliston Lane		
	Hoover, AL 35244	Date of Sale	August 15, 2019
		Total Purchase Price	
		Or	
		Actual Value	\$
		Or	<del>· · · · · · · · · · · · · · · · · · · </del>
		Assessor's Market Val	ue \$
	ecordation of documentary		following documentary evidence:
Bill of S	ale	Appraisal	
		Other:	
Closing S	Statement		
	ce document presented for s form is not required.	recordation contains all of the requ	ired information referenced above,
		······································	······································

#### 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 <u>Code of Alabama 1975</u> § 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 \_\_\_\_\_

Print
Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Sign
Clerk
Shelby County AL

Shelby County, AL 08/15/2019 09:53:28 AM \$66.50 CATHY 20190815000296520

Dei S.R.

Form RT-1