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

Send Tax Notice To: LAKE WILBORN PARTNERS, LLC 3545 Market Street Birmingham, AL 35226

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

That in consideration of Five Hundred Ninety-eight Thousand Five Hundred and no/100 (\$598,500.00) Dollars to the undersigned grantor, **P. R. WILBORN, LLC,** a Delaware Limited Liability Company, (herein referred to as GRANTOR) in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **LAKE WILBORN PARTNERS, LLC,** an Alabama Limited Liability Company, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Jefferson County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Grantor makes no warranties as to title to the mineral and/or mining rights and other rights, privileges and immunities relating thereto.

TO HAVE AND TO HOLD unto the said grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the said GRANTOR, P. R. WILBORN, LLC, by its Member, who is authorized to execute this conveyance, hereto set its signature and seal, this the <u>fill</u> day of October, 2019

P. R. WILBORN, LLC, A Delaware Limited Liability Company

Bv:

Benjamin W. Hughev

Member

STATE OF ALABAMA COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Benjamin W. Hughey, whose name as Member of P. R. Wilborn, LLC, a Delaware 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, as such Member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this

day of October 2019

My Commission Expires: 3

Notary Public

EXHIBIT "A"

LEGAL DESCRIPTION

Lots 301, 333, 336, 339, 344, 345 & 350, according to the Final Plat of the Mixed Use Subdivision of Lake Wilborn Phase 3, as recorded in Map Book 49, Page 97 A and B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 2020 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 #20160226000058730 as amended in Shelby County Instrument Instrument #20180507000154480; (5) Easement for Pole Line in favor of Alabama Power Company as recorded in Shelby County Instrument #20170327000102320 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 Volume 730, Page 383; (25) Title to all minerals within and underling the premises together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Bessemer Volume 326 Page 101; (26) 50 foot right of way to Alabama Power Company as shown at Map Book 28 Page 48; (27) 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 in the Office of the Judge of Probate Shelby County, Alabama; (28) Right of way to Alabama Power Company as recorded in Instrument 200013-7924; (29) Right of way to Alabama Power Company as recorded in Volume 143 Page 353 in the Office of the Judge of Probate Shelby County, Alabama; (30) Mineral and mining rights recorded in Volume 205, Page 698, in the Office of the Judge of Probate of Shelby County, Alabama; (31) Sanitary sewer easement in favor of Jefferson County Alabama referred to as the Fleming Sewer Extension Easement as recorded in BK LR200662 Pg 25279 Jefferson County and Instrument 20060418000180510 Shelby County, Alabama; (32) Right of Way to Alabama Power Company as recorded in Real Volume 26, Page 773 Jefferson County, Alabama; (33) Right of way to Water Works Board of the City of Birmingham as recorded in Instrument 2017-338660; (34) Covenant contained in that deed to Embridge Homes LLC recorded in Instrument #2018-369050.

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Real Estate Sales Validation Form

inis Docu	ment must be filed in acco	rdance with Code of	f Alabama 1975, Sectio	on 40-22-1	
Grantor's Name	P.R. Wilborn, LLC				
Mailing Address	305 Church Street Huntsville, AL 35801				
Grantee's Name	Lake Wilborn Partners,	LLC			
Mailing Address	3545 Market Street Hoover, AL 35226				
Property Address	Lots, 301, 333, 336, 339, 344, 345 & 350, Lake Wilborn Hoover, AL 35244				
Date of Sale	October 11, 2019		Filed and Recorded		
Total Purchase Price or Actual Value \$	\$598,500.00	September 1979	Official Public Records Judge of Probate, Shelby County Alabama, County Clerk Shelby County, AL 10/11/2019 03:59:50 PM		
or Assessor's Market Value	\$	LABANI	S629.50 CHERRY 20191011000376880	alling S. Buyl	
Sales Contract X Closing Statem If the conveyance document presis not required.		Other ins all of the require	d information reference	ed above, the filing of this form	
		Tarakan aki awa			
Grantor's name and mailing addr mailing address.	ess – provide the name of t	Instructions the person or persons	s conveying interest to	property and their current	
Grantee's name and mailing addr	ess – provide the name of t	the person or persons	s to whom interest to pr	operty is being conveyed.	
Property address – the physical ac	dress of the property being	g conveyed, if availa	ble.		
Date of Sale – the date on which	interest to the property was	s conveyed.			
Total Purchase price — the total around offered for record.	nount paid for the purchase	e of the property, bo	th real and personal, be	ing conveyed by the instrumen	
Actual value – if the property is ninstrument offered for record. The market value.	ot being sold, the true valu is may be evidenced by an	e of the property, bo appraisal conducted	th real and personal, be by a licensed appraise	eing conveyed by the r or the assessor's current	
If no proof is provided and the value the property as determined by the used and the taxpayer will be pensisted.	local official charged with	the responsibility of	f valuing property for p	uding current use valuation, of roperty tax purposes will be	
attest, to the best of my knowled inderstand that any false statemer §40-22-1 (h).	ge and belief that the infor its claimed on this form ma	mation contained in ay result in the impo	this document is true as sition of the penalty inc	dicated in Code of Alabama	
October 11, 2019	Print:	Carla M. Hill			
Jnattested	Sign:		4 11/1		
(verifie	<u> </u>	(Grantor/Grantee/	Owner/Agent) gircle of	7—— ne	

Unattested