

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

Send Tax Notice To:
Jeannine Bailey
2825 Falliston Lane
Hoover, AL 35244

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

That in consideration of Three Hundred Ninety Thousand and no/100-----
(\$ 390,000.00-----) 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 Jeannine Bailey (herein referred
to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

\$312,000.00 of the 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 27th day of January, 2020.

LAKE WILBORN PARTNERS, LLC

By: SB HOLDING CORP.
Managing Member

By: [Signature]

Its: Authorized Representative

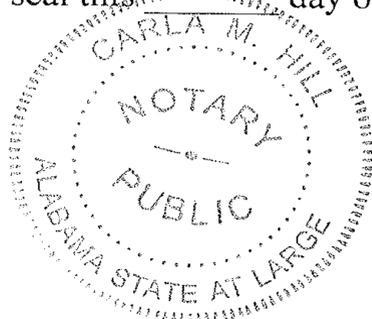
STATE OF ALABAMA)

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 27th day of January, 2020, 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 27th day of January, 2020.

My Commission Expires: 3/23/23



[Signature]
Notary Public

Exhibit "A"
Property Description

Lot 467, according to the Survey of Lake Wilborn Phase 4B, as recorded in Map Book 50, Page 76, in the Probate Office of Shelby County, Alabama

SUBJECT TO:

1. Taxes and assessments for the year 2020 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 and Inst. No. 2017-397480;
4. 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); and Inst. No. 20190128000029310 (Shelby County).
5. Right-of-way to Alabama Power Company recorded in Volume 143, Page 353; volume 239, Page 539; Bessemer Volume 1015, Page 69; Bessemer Volume 10151, 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 LR200662, Page 25279 in Jefferson County and Inst. No. 20060418000180510 in Shelby County.
11. Restrictions appearing of record in Inst. No. 2017-33399 and 20171219000452070 and Inst. No. 2017094767 and Inst. No. 2017-452070 and Inst. No. 2018-129200 and Instr. No. 20180926000343990 and Inst. No. 20180923000344000 and Instr. No. 20180926000344010 and Instr. No 20181129000417990 and Inst. No 20190531000188090 and Inst No. 20190909000330800 and 20190909000330790.
12. 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);
13. Right of way to Water Works Board of the City of Birmingham recorded in Inst. No. 2017-338660.
14. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/28/2020 12:37:22 PM
 \$106.00 JESSICA
 20200128000037280

20200128000037280 01/28/2020 12:37:22 PM 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 | <u>Lake Wilborn Partners, LLC</u> | Grantee's Name | <u>Jeannine Bailey</u> |
| Mailing Address | <u>3545 Market Street</u> <u>Hoover, AL 35226</u> | Mailing Address | |
| Property Address | <u>2825 Falliston Lane</u> <u>Hoover, AL 35244</u> | Date of Sale | <u>January 27, 2020</u> |
| | | Total Purchase Price | <u>\$390,000.00</u> |
| | | Or | |
| | | Actual Value | <u>\$</u> |
| | | Or | |
| | | Assessor's Market Value | <u>\$</u> |

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: _____

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: January 27, 2020

Joshua L. Hartman

Unattested _____
 (verified by)

Sign
 (Grantor/Grantee/ Owner/Agent) circle one