**20200204000045190**
**02/04/2020 07:53:19 AM**
**DEEDS 1/3**

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 Four Hundred Twenty-seven Thousand Five Hundred and no/100 ($427,500.00) 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 3rd day of February, 2020.

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

By: _____
Benjamin W. Hughey
Member

STATE OF ALABAMA )
JEFFERSON COUNTY )

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 3rd day of February, 2020.

My Commission Expires: 3/23/23

CARLA M. HILL
NOTARY PUBLIC
ALABAMA STATE AT LARGE

_____
Notary Public

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

Lots 512 and 516, according to the Survey of Lake Wilborn, Phase 5A, as recorded in Map Book 51, Page 39, in the Probate Office of Shelby County, Alabama.

Lots 523 and 526, according to the Survey of Lake Wilborn Phase 5B, as recorded in Map Book 51, Page 92, in the Probate Office of Shelby County, Alabama.

Lot 549, according to the Survey of Lake Wilborn Phase 5C, as recorded in Map Book 51, Page 94, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 2020 and subsequent years, 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. 2017-40343 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); (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. 9961-22380; (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 and Inst. No. 2017094767 and Inst. No. 2017-452070 and Inst. No. 2018-12920; (12) Easement Agreement between US Steel Corporation and P. R. Wilborn, LLC recorded in Inst. No. 201601794 (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.

# Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

| | |
|---|---|
| Grantor's Name | P.R. Wilborn, LLC |
| Mailing Address | 305 Church Street<br>Huntsville, AL 35801 |
| Grantee's Name | Lake Wilborn Partners, LLC |
| Mailing Address | 3545 Market Street<br>Hoover, AL 35226 |
| Property Address | Lots 512, 516, 523, 526 & 549<br>Hoover, AL 35244 |
| Date of Sale | February 3, 2020 |
| Total Purchase Price | $427,500.00 |
| or Actual Value $ | |
| or Assessor's Market Value | $ |

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
02/04/2020 07:53:19 AM
$455.50 CHERRY
20200204000045190

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)

| | | | |
|---|---|---|---|
| _____ | Bill of Sale | _____ | Appraisal |
| _____ | Sales Contract | _____ | Other |
| X | Closing Statement | | |

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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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 February 3, 2020 Print: Joshua L. Hartman

Unattested Sign: _____

(verified by) (Grantor/Grantee/Owner/Agent) circle one