

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

Send Tax Notice to:
Jerrod Moll and Susan Moll
2948 Zilphy Street
Hoover, AL 35244

STATUTORY WARRANTY DEED – Jointly for Life with Remainder to Survivor

STATE OF ALABAMA)
SHELBY COUNTY)

That in consideration of FIVE HUNDRED SEVENTY ONE THOUSAND TWO HUNDRED EIGHTY ONE AND NO/100----- (\$571,281.00-----) Dollars to the undersigned grantor, **LAKE WILBORN PARTNERS, LLC**, an Alabama limited liability company, (herein referred to as GRANTOR) in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto JERROD MOLL AND SUSAN MOLL -----, (herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT “A” FOR LEGAL DESCRIPTION.

\$457,025 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 grantees, as joint tenants, with right of survivorship, their heirs and assigns forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And the Grantors do hereby covenant with the Grantees, 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 25 day of March, 2020.

LAKE WILBORN PARTNERS, LLC

By: SB HOLDING CORP.
Its: Managing Member

By: [Signature]
Its: Authorized Representative

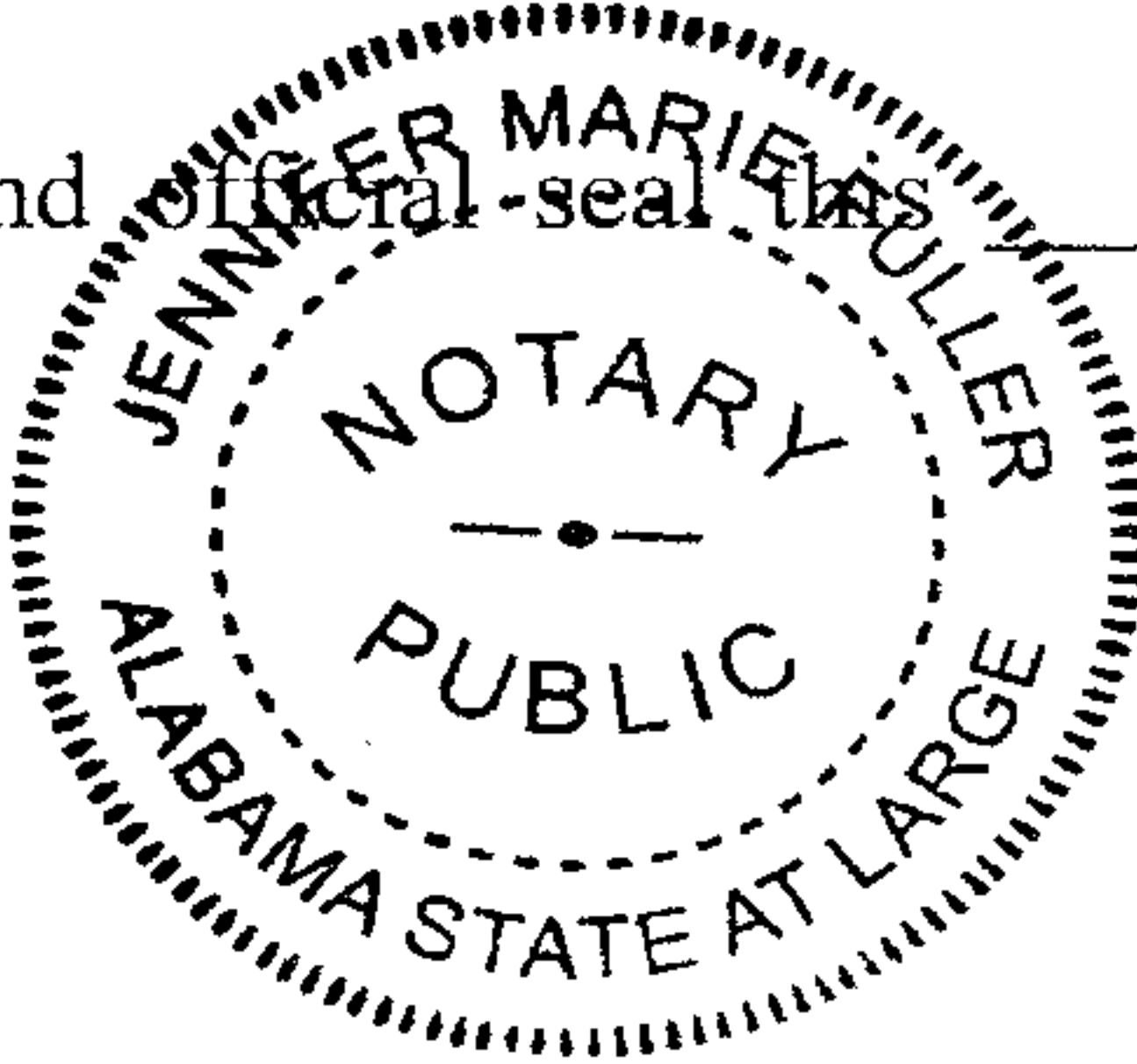
STATE OF ALABAMA)
JEFFERSON COUNTY)

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 25 day of March, 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 limited liability company.

Given under my hand and official seal this 25 day of March, 2020.

My Commission Expires:

My Commission Expires January 3, 2024



[Signature]
Notary Public

Exhibit "A"
Property Description

Lot 420, 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. Those taxes and special assessments, which become due and payable subsequent to Date of Policy.
2. 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 and gravel in, on and under the Land.
3. Any lien, or right to a lien for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
5. Easements or other uses of subject property not visible from the surface, or easements or claims of easements, not shown by the Public Records.
6. Rights or claims of parties in possession not shown by the Public Records.
7. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attached, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
8. Taxes and assessments for the year 2020 and subsequent years, which are not yet due and payable.
9. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
10. Any facts, rights, interests, or claims that are not shown in the Public Records, but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
11. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
12. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
13. Any lien, or right to a lien, for services, labor or materials in connection with improvements, repairs or renovations provided before, on or after Date of Policy, not shown by the Public Records.
14. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

15. Easement(s), building line(s), and restriction(s) as shown on recorded map.
16. Right-of-way granted to Alabama Power Company recorded in Inst. No. 2017-10232 and Inst. No. 2017-397480;
17. 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).
18. 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;
19. Sanitary Sewer pipeline from Auburn University Foundation to Jefferson County as recorded in Inst. No. 9962-1659.
20. Permanent Sanitary Sewer Easement in favor of Jefferson County as recorded in Inst. No. 9863-911;
21. Storm water drainage easement agreement between USX and City of Hoover as recorded in Inst. No. 9961-2379 and Inst. No. 9961-2380;
22. 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;
23. 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.
24. Restrictions and Covenants 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 and 20191218000468720.
25. 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);
26. Right of way to Water Works Board of the City of Birmingham recorded in Inst. No. 2017-338660.
27. 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.

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>Jerrod Moll and Susan Moll</u>
Mailing Address	<u>3545 Market Street</u> <u>Hoover, AL 35226</u>	Mailing Address	
Property Address	<u>2948 Zilphy Street</u> <u>Hoover, AL 35244</u>	Date of Sale	<u>March 6, 2020</u>
		Total Purchase Price	<u>\$571,281.00</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	☐ Appraisal
☐ Sales Contract	☐ Other:
☐ 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.

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	<u>03/20/2020</u>	Print	<u>Jerrod Moll and Susan Moll</u>
☐ Unattested		Sign	<u>[Signature]</u>
	(verified by)		(Grantor/Grantee/ Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/07/2020 04:08:48 PM
\$145.50 CHERRY
20200407000136680

Allen S. Bayl