

20200713000287810
07/13/2020 08:45:11 AM
QCDEED 1/2

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

Send Tax Notice To:
LAKE WILBORN RESIDENTIAL
ASSOCIATION, INC.
5 Riverchase Ridge, Suite 200
Birmingham, AL 35244

QUIT CLAIM DEED

STATE OF ALABAMA)
SHLEBY COUNTY)

That in consideration of Ten and no/100 (\$10.00) Dollars to the undersigned grantor, **P.R. WILBORN, LLC**, a Delaware Limited Liability Company, (herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, the said GRANTOR does by these presents, remise, release, quit claim and convey unto LAKE WILBORN RESIDENTIAL ASSOCIATION, INC., an Alabama corporation, (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Common Area CA-1 according to the Final Plat of the Residential Subdivision of Lake Wilborn, Phase 4B, as recorded in Map Book 50, Page 76 in the Probate Office of Shelby County, Alabama.

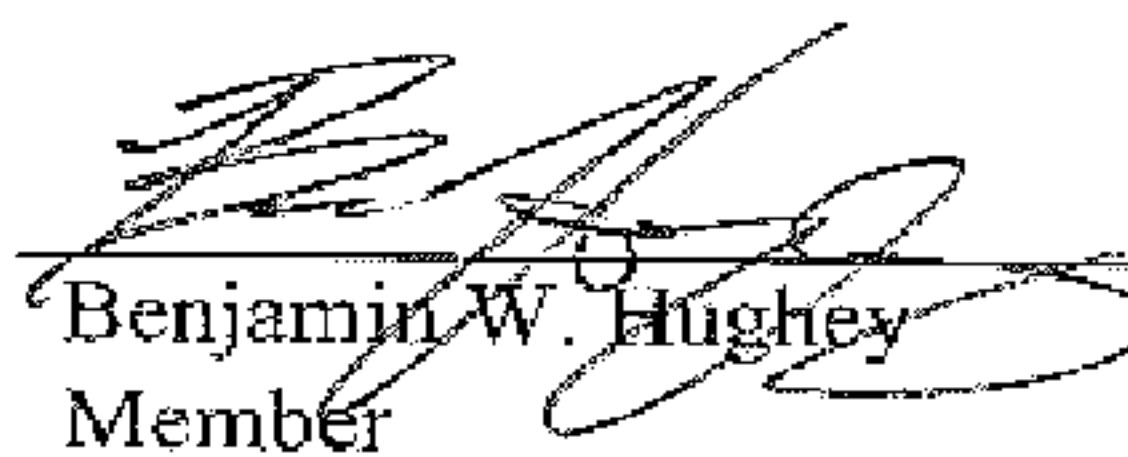
SUBJECT TO: (1) All easements, restrictions and reservations of record.

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, Benjamin W. Hughey, who is authorized to execute this conveyance, hereto set its signature and seal, this the 7th day of July, 2020.

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

By:


Benjamin W. Hughey
Member

~~STATE OF ALABAMA)~~
~~Davidson~~ ^{TENNESSEE} COUNTY)

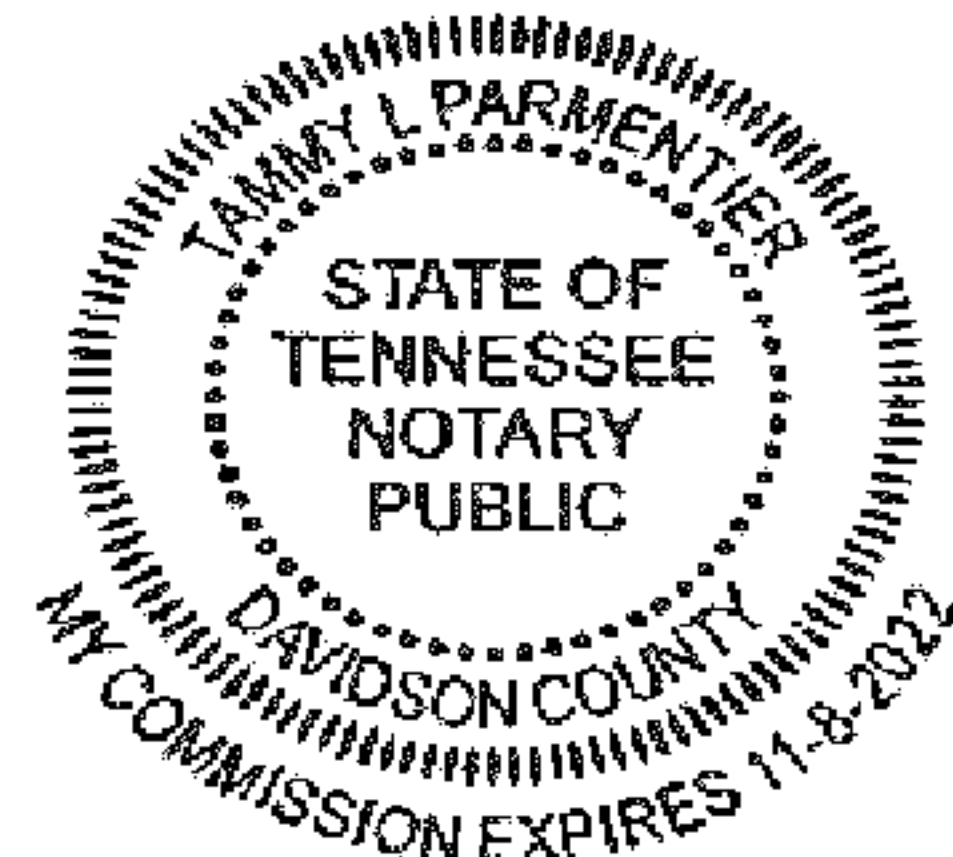
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Benjamin W. Hughey, whose name as Member of P.R. WILBORN, LLC, a Delaware Limited Liability Company, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being 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 7th day of June, 2020.

My Commission Expires:

11/8/2022


Notary Public





Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/13/2020 08:45:11 AM
\$35.00 MIST
20200713000287810

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Alex S. Bayl

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
Huntsville, AL 35801

Property Address CA-1 Lake Wilborn 4B
Hoover, AL 35244

Grantee's Name Lake Wilborn Residential Association,
Inc.

Mailing Address 5 Riverchase Ridge, Suite 200
Birmingham, AL 35244

Date of Sale July 7, 2020

Total Purchase Price \$ 10,000.00

Or

Actual Value \$ _____

Or

Assessor's Market Value \$ _____

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

☐ Appraisal
☐ 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 07/10/2020 Print Jessica Lewis

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/ Owner/Agent) circle one