

20200727000312210
07/27/2020 08:32:33 AM
DEEDS 1/4

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

Send tax notice to:
Patrice McGeeney
2213 Old Gould Run
Hoover, AL 35244

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **FIVE HUNDRED FIVE THOUSAND SIX HUNDRED SIXTY FIVE AND 00/100 DOLLARS (\$505,665.00)** 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 **Patrice McGeeney** (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 523, 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.

SUBJECT TO ALL MATTERS OF RECORD

\$250,000.00 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 24th of July, 2020.

LAKE WILBORN, LLC

By: [Signature]
Its: AUTHORIZED REPRESENTATIVE

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

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, LLC**, an Alabama 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 executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal this 24th of July, 2020

[Signature]
Notary Public

My Commission Expires: 03/23/23

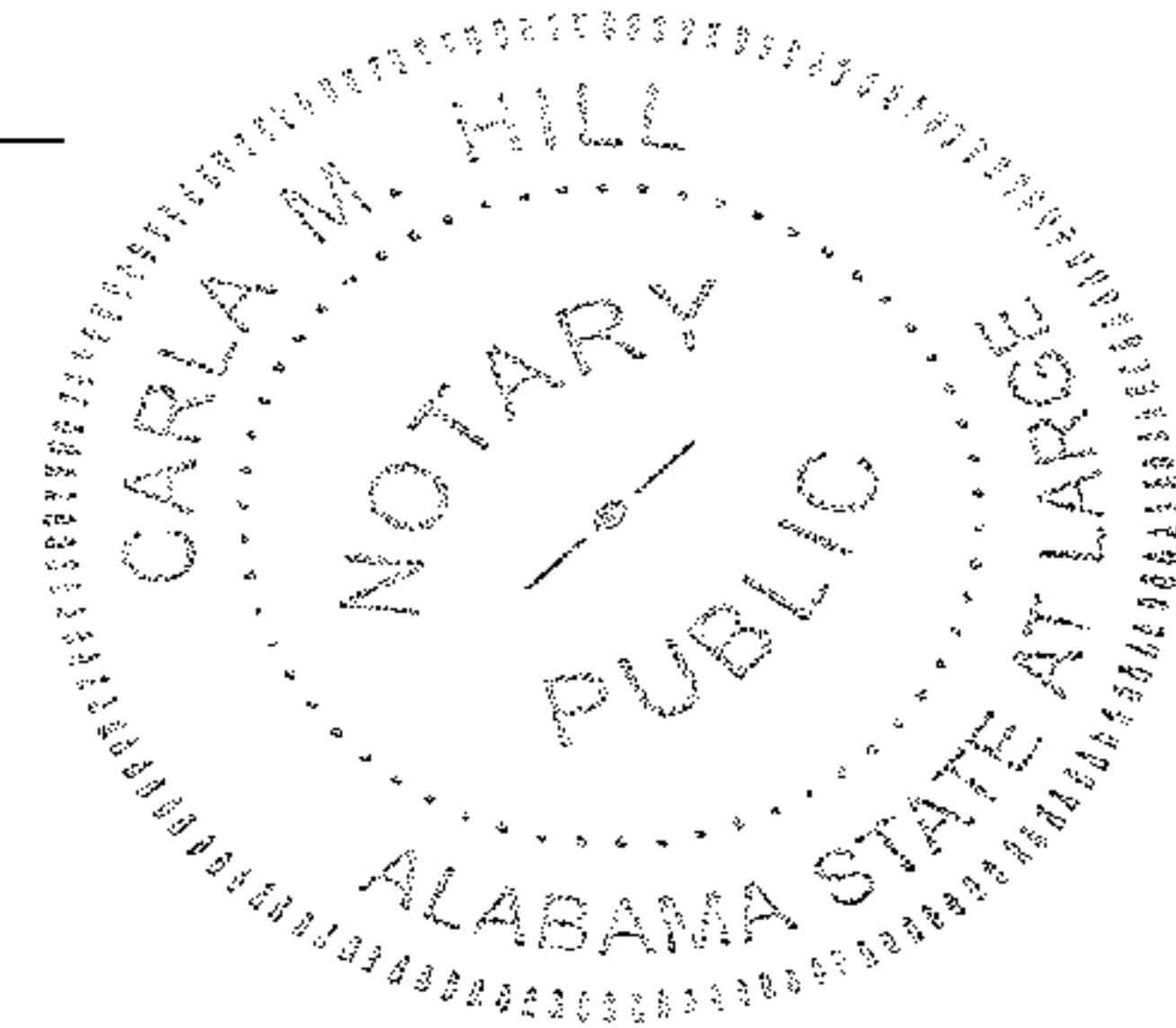


Exhibit "A"
Property Description

Lot 523, 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.

