

20200804000331210  
08/04/2020 02:05:22 PM  
DEEDS 1/3

**This instrument was prepared by:**

Joshua L. Hartman  
P. O. Box 846  
Birmingham, Alabama 35201

**Send tax notice to:**

David Bert Gray, II and Christy  
Michelle Gray  
2140 Paramount Run  
Hoover, AL 35244

**STATUTORY WARRANTY DEED - Jointly for Life with Remainder to Survivor**

STATE OF ALABAMA )

COUNTY OF SHELBY )

That in consideration of **SIX HUNDRED THIRTY FOUR THOUSAND THREE HUNDRED TWENTY TWO AND 00/100 DOLLARS** (\$634,322.00) 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 **David Bert Gray, II and Christy Michelle Gray**, (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:

**Lot 550, 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 ALL MATTERS OF RECORD**

**\$334,322.00 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 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 3rd of August, 2020.

LAKE WILBORN, LLC

By: [Signature]  
Its: AUTHORIZED REPRESENTATIVE

STATE OF ALABAMA )

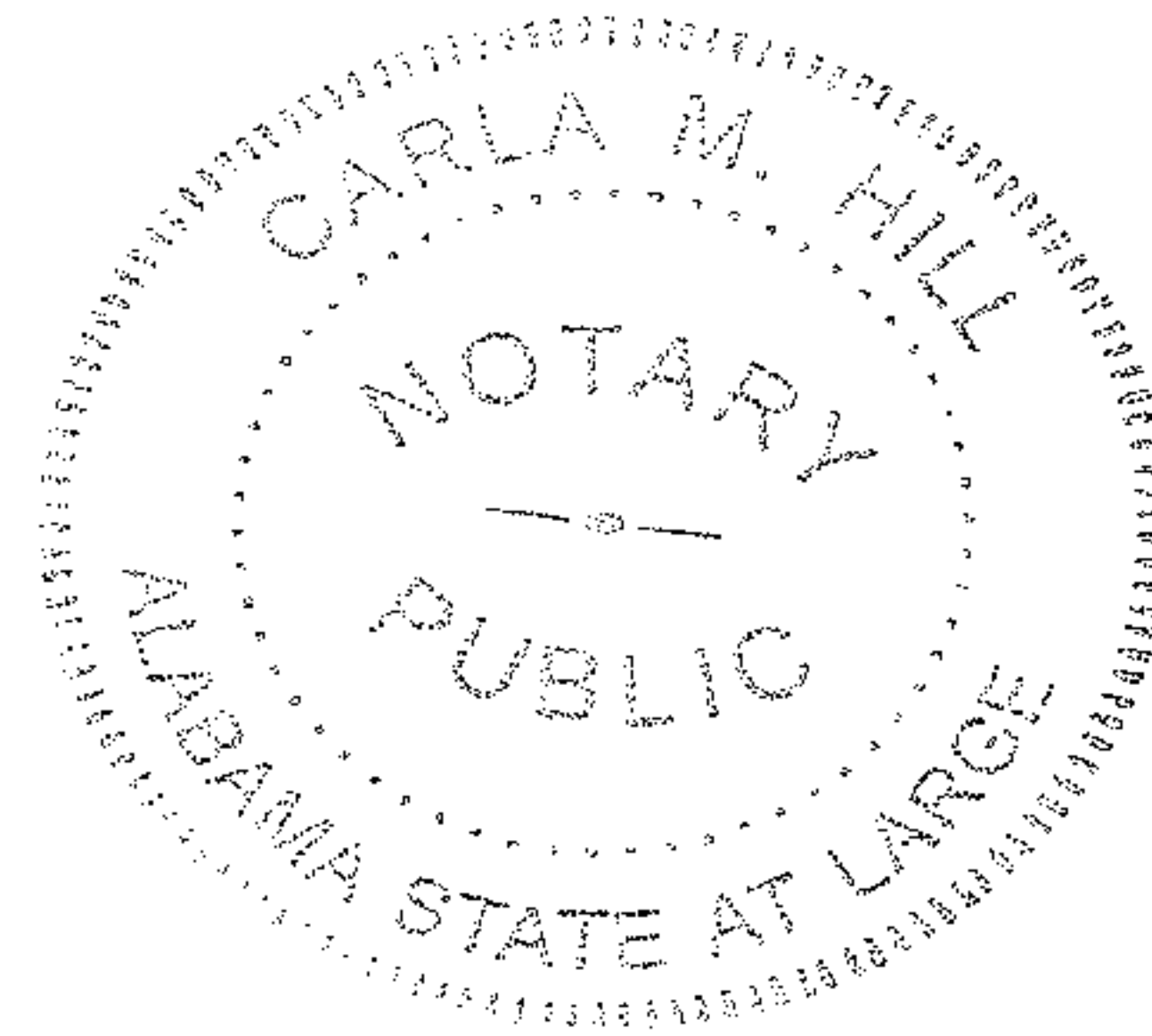
COUNTY OF JEFFERSON )

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 3rd of August, 2020

[Signature]  
Notary Public

My Commission Expires: 03/23/23





Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 08/04/2020 02:05:22 PM  
 \$328.00 JESSICA  
 20200804000331210

20200804000331210 08/04/2020 02:05:22 PM DEEDS 3/3

*Allen S. Boyd*

**Real Estate Sales Validation Form**

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

Grantor's Name Lake Wilborn Partners, LLC.  
 Mailing Address \_\_\_\_\_

Grantee's Name David Bert Gray, II and Christy Michelle Gray  
 Mailing Address \_\_\_\_\_

Property Address 2140 Paramount Run  
Hoover, AL 35244

Date of Sale August 3, 2020  
 Total Purchase Price \$634,322.00

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  
 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: August 3, 2020

Daniel Odrezin

Unattested \_\_\_\_\_  
 (verified by)

Sign *[Signature]*  
 (Grantor/Grantee/ Owner/Agent) circle one