

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, Alabama 35223

Send Tax Notice To:
Embridge Homes, LLC
215 Narrows Parkway Suite C
Birmingham, AL 35242

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)



20210402000165860 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
04/02/2021 01:41:58 PM FILED/CERT

That in consideration of One Hundred Thousand and no/100 (\$100,000.00) Dollars to the undersigned grantor, **LAKE WILBORN PARTNERS, LLC**, an Alabama limited liability company, (herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **EMBRIDGE HOMES, LLC**, an Alabama limited liability company (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

The entire 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.

CLAYTON T. SWEENEY, ATTORNEY AT LAW

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 29th day of March, 2021.

LAKE WILBORN PARTNERS, LLC

By: SB HOLDING CORP.
Managing Member

By: 
Daryl Spears

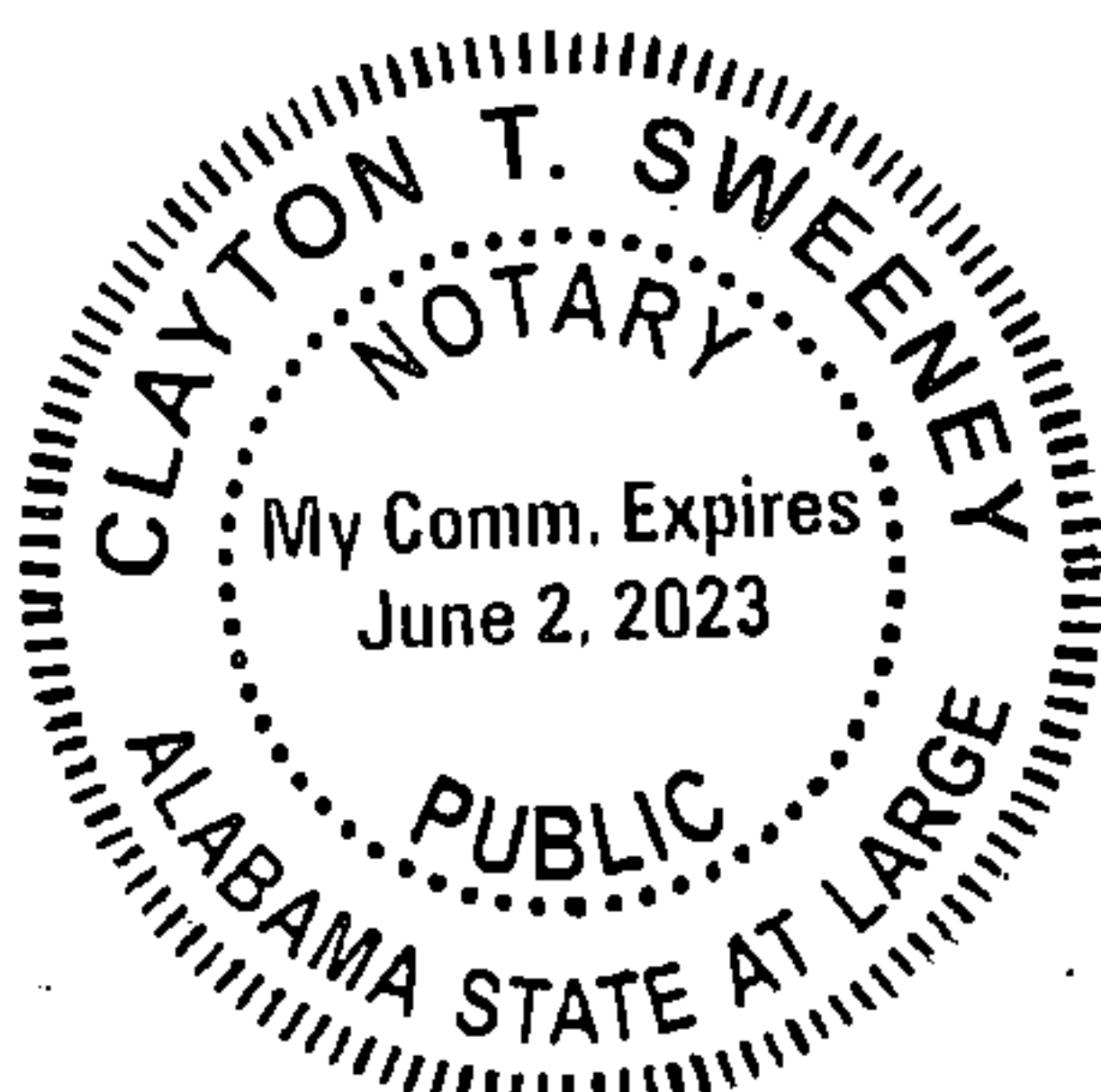
Its: Authorized Representative

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that 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 29th day of March, 2021, 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 corporation, acting in its capacity as Managing Member of said limited liability company.

Given under my hand and official seal this 29th day of March, 2021.



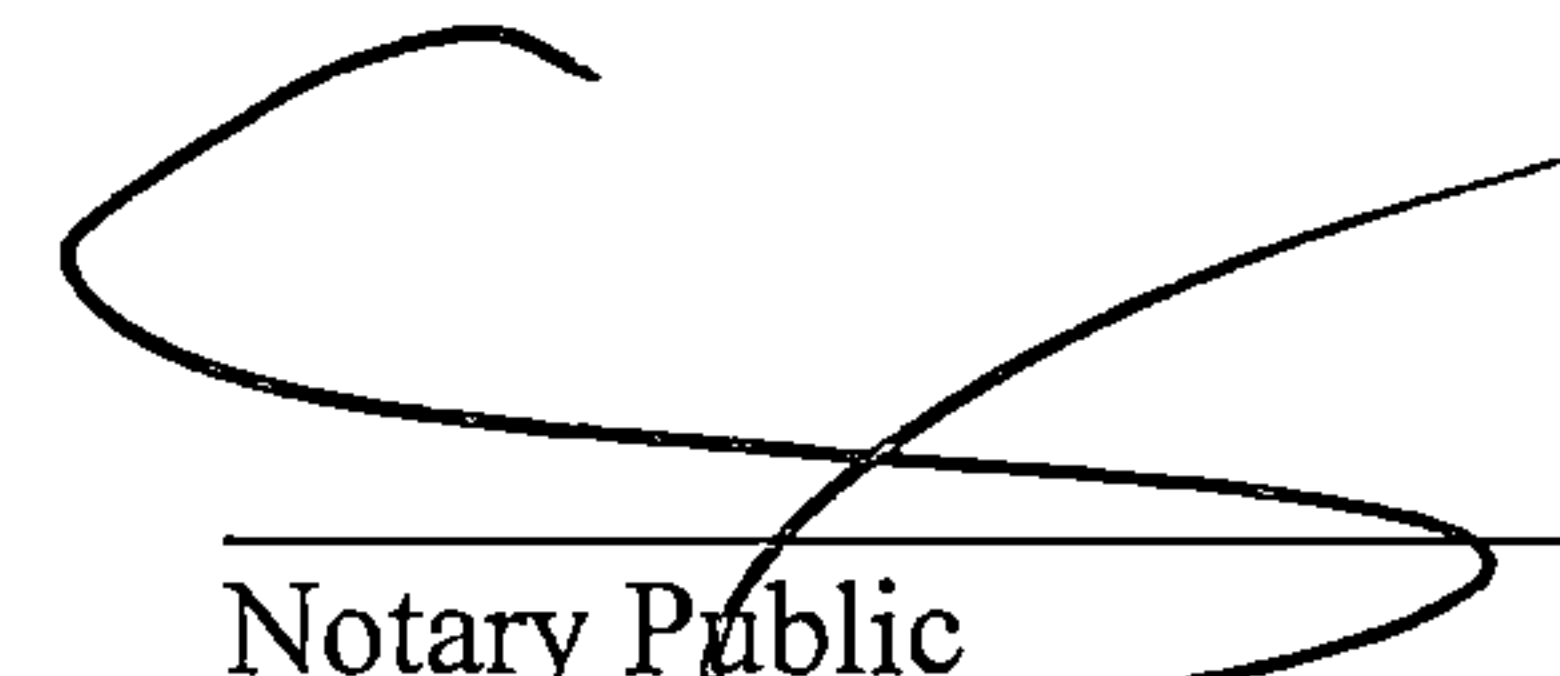

Notary Public
My Commission Expires: 06/02/2023

EXHIBIT "A"

LEGAL DESCRIPTION

Lot 706, according to the Survey of Lake Wilborn Phase 6B, as recorded in Map Book 52, Page 97, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 2021 and subsequent years, a lien not yet due and payable; (2) Easement(s), building line(s) and restriction(s) as shown on recorded map; (3) Grant of Easement in Land for an Underground Subdivision in favor of Alabama Power Company as recorded in Instrument #2018-39221; Instrument #2018-23048 and Instrument #2019-25399; (4) Easement for Pole Line in favor of Alabama Power Company as recorded in Instrument# 2017-10232; (5) Reservation and Grant of Easements and Restrictive Covenants as recorded in that deed from United States Steel Corporation to P.R. Wilborn, LLC as recorded in Instrument #2016-5874 as amended by Instrument #2018-15451; (6) Lake Wilborn Residential Declaration of Covenants, Conditions and Restrictions as recorded in Shelby County Instrument #2017-33399 as amended from time to time to add additional property; (7) Non-exclusive easement for ingress and egress and public utilities as set forth in Instrument 1994-03931 Shelby County and Instrument 200260-2612 and 9402-4111 Jefferson County, Alabama; (8) Subject to all easements, setback lines, water lines, restrictions, sanitary sewer, variable sanitary sewer easement and common areas as set forth in Map Book 52, Page 97; (9) Sanitary sewer easement in favor of Jefferson County Alabama as recorded in Instrument 2018-1676; (10) Railroad right of way as set forth in DT page 655 and Deed Book 11, page 344; (11) Railroad right of way as set forth in Deed Book 311, pages 295 and 303; (12) Right of way to Alabama Power Company as recorded in Deed 239, page 539; (13) Right of way to Alabama Power Company as evidenced by United States Steel Document C&A #628 dated 9/10/1914 as amended by Bessemer Real Volume 1015, page 69; (14) Right of way to Alabama Power Company as evidenced by United States Steel Document C&A #2137 dated 8/6/1929 as amended by Bessemer Real Volume 1015, page 72; (15) Right of way to Alabama Power Company as evidenced by United States Steel Document C&A #7185 dated 12/27/1971 as amended by Bessemer Real Volume 1015, page 75; (16) Right of way to Alabama Power Company recorded at Birmingham Volume 730, Page 383; (17) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Bessemer Volume 326, Page 101; (18) Transmission Line Permit granted to Alabama Power Company as set forth in Deed Book 138, Page 91, Deed Book 138, page 96, and Deed Book 238, Page 137; (19) Right of way to Alabama Power Company as recorded in Volume 143, Page 353; (20) Mineral and mining rights recorded in Volume 205, Page 698; (21) Right of way to Alabama Power Company as recorded in Real Volume 26, page 773 in Jefferson County, Alabama; (22) Cable right of way easement agreement between CSX Transportation and US Sprint Communications as recorded in Real 323, Page 338; (23) Right of way to Alabama Power Company as recorded in Deed 239, Page 539; (24) Transmission line permit to Alabama Power Company as set forth in Deed Book 138, Page 91; Deed Book 138, page 96 and Deed Book 238, Page 137; (25) Title to all minerals within and underlying the premises together with all mining rights and other rights, privileges and immunities relating thereto including rights set out in Deed Book 4, Page 60; Volume 205, Page 698; Real 112, Page 876 as corrected by Real 328, Page 1; Book 180, Page 715; Real Book 247, Page 599, Real Book 247, Page 636 and Instrument #2002-22980; (26) Boundary line agreement as recorded in Deed Book 183, Page 39; (27) Easement to BellSouth Communications as recorded in Instrument #2020-10783; (28) Conditions, restrictions, easements and reservations as contained in that deed from U.S. Steel to P.R. Wilborn, LLC as recorded in Instrument #2016-5874; (29) Mineral and mining rights and all rights incident thereto including release of damages as contained in that deed from U.S. Steel to P.R. Wilborn, LLC as recorded in Instrument #2016-5874.



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

Date of Sale March 29, 2021

Assessor's Market Value \$

☐ Appraisal
☐ Other
☐ Deed

(Grantor/Grantee/Owner/Agent) circle one

