This instrument was prepared by:

Joshua L. Hartman J L Hartman, P.C. P. O. Box 846 Birmingham, Alabama 35201 Send tax notice to:

Margaret Allison Ashurst Reich and Ramsey Harrison Reich 3301 Trip Run Hoover, AL 35244

STATUTORY WARRANTY DEED - Jointly for Life with Remainder to Survivor

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of FOUR HUNDRED THIRTEEN THOUSAND FIVE HUNDRED SEVENTY AND 00/100 DOLLARS (\$413,570.00) 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 Margaret Allison Ashurst Reich and Ramsey Harrison Reich, (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 801, according to the Survey of Lake Wilborn Phase 8A, as recorded in Map Book 53, Page 84, in the Probate Office of Shelby County, Alabama.

SUBJECT TO ALL MATTERS OF RECORD

\$363,570.00 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 Granto	or, by J. Daryl Spears, its Authorized Representative,
who is authorized to execute this conveyan	ce, hereto set its signature and seal, this the 4th
day of August ,,,	
	Lake Wilborn Partners, LLC,
	an Alabama limited liability company
	By:
	Name: J. Daryl Spears Its: Authorized Representative
	18.5. A Research - 1
STATE OF ALABAMA)	
JEFFERSON COUNTY)	
J. DARYL SPEARS, whose name as Au an Alabama limited liability company, while is known to me, acknowledged before	c in and for said County, in said State, hereby certify that athorized Representative of Lake Wilborn Partners, LLC, hose name is signed to the foregoing conveyance and who me on this day to be effective on the 6th day of at, being informed of the contents of the conveyance, he, executed the same voluntarily for and as the act of said
Given under my hand and official 2021	al seal this the 4th day of August,
My Commission expires: 03/23/23	Notary Public Notary Public NOTAP NOTAP



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/10/2021 02:31:42 PM
\$78.00 CHERRY
20210810000389300

alling 5. Buyl

Real Estate Sales Validation Form

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

	This Document must be fuea in	n accordance with		
Grantor's Name	Lake Wilborn Partners, LLC			Margaret Allison Ashurst Reich and Ramsey Harrison Reich
Mailing Address 3545 Market Street Hoover, AL 35226	Hoover, AL 35226			4108 Lane Parke Court Birmingham, AL 35223
Property Address	3301 Trip Run Hoover, AL 35244		Date of Sale Total Purchase Price	August 6, 2021 \$413,570.00
			Or Actual Value	\$
			Or Assessor's Market Valu	
The purchase posses (check one)	price or actual value claimed Recordation of documentary 6	on this form car evidence is not r	n be verified in the equired)	following documentary evidence:
Bill of		Appraisa Other:	1	
Sales C	Contract			
Closing	Statement		. 11 C.1	aired information referenced above.
If the conveys the filing of the	ance document presented for his form is not required.	recordation con	tains all of the requ	uired information referenced above,
		Instruct	tions	ing interest to property
and their curt	cent mailing address.			sons conveying interest to property
heing convex	zed.			sons to whom interest to property is
Property add	ress - the physical address of st to the property was convey	/eu.		vailable. Date of Sale - the date on
conveyed by	the instrument offered for re	ecoru.		, both real and personal, being
Actual value conveyed by	e - if the property is not being the instrument offered for re the assessor's current market	g sold, the true vecord. This may take to the true vectors and the second to the second to the second to the true vectors and the second to th	DC CVICIOII - J	y, both real and personal, being in appraisal conducted by a licensed
current use valuing property of the contract of the contract of the contract of the current use of the curre	valuation, of the property as perty for property tax purpos \$ 40-22-1 (h).	es will be used a	and the taxpayer w	ate of fair market value, excluding arged with the responsibility of ill be penalized pursuant to Code of
occurate I i	further understand that any 12 icated in Code of Alabama 1	aise statements c	lamica on this road	ned in this document is true and may result in the imposition of the Bryant
Daic. Aug				
Una	ttested(verified by)	<u> </u>	Sign(Grantor/C	Grantee Owner/Agent circle one