This instrument was prepared by:

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

Timothy Glenn McArdle and Traci Fancher McArdle 3337 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 FIVE HUNDRED TWENTY SIX THOUSAND EIGHT HUNDRED FORTY FIVE AND 00/100 DOLLARS (\$526,845.00) 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 Timothy Glenn McArdle and Traci Fancher McArdle, (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 810, 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

\$275,000.00 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 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.

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	conveyance, hereto set its signature and seal, this the <u>26th</u> 2021 .
	Lake Wilborn Partners, LLC, an Alabama limited liability company
	By:
	Name: J. Daryl Spears Its: Authorized Representative
STATE OF ALABAMA)	
JEFFERSON COUNTY)	
J. DARYL SPEARS, whose name an Alabama limited liability compa	y Public in and for said County, in said State, hereby certify that e as Authorized Representative of Lake Wilborn Partners, LLC any, whose name is signed to the foregoing conveyance and whose fore me on this day to be effective on the <u>26th</u> day on that, being informed of the contents of the conveyance, he
as such officer and with full auth limited liability company.	ority, executed the same voluntarily for and as the act of said
Given under my hand and 2021	official seal this the <u>26th</u> day of <u>August</u> ,
	Notary Publish Property Proper
	Notary Public ARY
My Commission expires: 03/	23/23
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Real Estate Sales Validation Form

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

Grantor's Name Mailing Address	rantor's Name <u>Lake Wilborn Partners, LLC</u> ailing Address <u>3545 Market Street</u> Hoover, AL 35226		Grantee's Name Mailing Address	Timothy Glenn McArdle and Traci Fancher McArdle 4910 Twin Pine Circle Birmingham, AL 35226
Property Address	3337 Trip Run Hoover, AL 35244		Date of Sale Total Purchase Price Or Actual Value Or Assessor's Market Value	<u>\$</u>
	orice or actual value claime ecordation of documentary			following documentary evidence:
Bill of S Sales Co		Appraisa Other:	1	
Closing	Statement			
	nce document presented for is form is not required.	or recordation cont	tains all of the requ	ired information referenced above,
		Instruct		
	e and mailing address - pro ent mailing address.	ovide the name of	the person or perso	ons conveying interest to property
Grantee's nambeing conveye		ovide the name of	the person or person	ons to whom interest to property is
<u> </u>	ess - the physical address converge to the property was conve		ng conveyed, if ava	ailable. Date of Sale - the date on
	e price - the total amount possible instrument offered for r		se of the property,	both real and personal, being
conveyed by t	if the property is not being the instrument offered for a seessor's current market	record. This may b	lue of the property, be evidenced by an	, both real and personal, being appraisal conducted by a licensed
current use valuing prope	luation, of the property as	determined by the	e local official char	te of fair market value, excluding ged with the responsibility of be penalized pursuant to Code of
accurate. I fur	ther understand that any factories that the code of Alabama 1	alse statements cla	imed on this form	يستر ال
Unatte	sted(verified by)	Filed and Recorded	~	antée/Owner/Agent) circle one
		Official Public Rec Judge of Probate, S Clerk Shelby County, AL 08/27/2021 10:25:38	helby County Alabama, Coun	Form RT-1

\$280.00 JOANN

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