

20220603000222870  
06/03/2022 08:01:09 AM  
DEEDS 1/3

**This instrument was prepared by:**

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

**Send tax notice to:**

Lake Wilborn Partners, LLC  
3545 Market Street  
Hoover, AL 35244

**STATUTORY WARRANTY DEED**

STATE OF ALABAMA )

COUNTY OF SHELBY)

That in consideration of **EIGHT HUNDRED FIVE THOUSAND AND 00/100 DOLLARS (\$805,000.00)** to the undersigned grantor, **Derek Thomas Hand and Anne Moreland Hand, husband and wife**, (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 **Lake Wilborn Partners, LLC** (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

**Lot 405, according to the Survey of Lake Wilborn Phase 4B, as recorded in Map Book 50, Page 76, in the Probate Office of Shelby County, Alabama**



**SUBJECT TO ALL MATTERS OF RECORD**

**\$0.00 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, we have hereunto set our hands and seals this \_\_\_\_\_ day of May, 2022.

  
Derek Thomas Hand  
  
Anne Moreland Hand

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Derek Thomas Hand and Anne Moreland Hand, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this \_\_\_\_\_ day of May, 2022

  
Notary Public

My Commission Expires: 3/23/23

## Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name Derek Thomas Hand and Anne Moreland  
HandMailing Address 2713 Griffin Way  
Hoover, AL 35244Property Address 2713 Griffin Way  
Hoover, AL 35244Grantee's Name Lake Wilborn Partners, LLCMailing Address 3545 Market Street  
Hoover, AL 35226Date of Sale June 2, 2022Total Purchase Price \$805,000.00

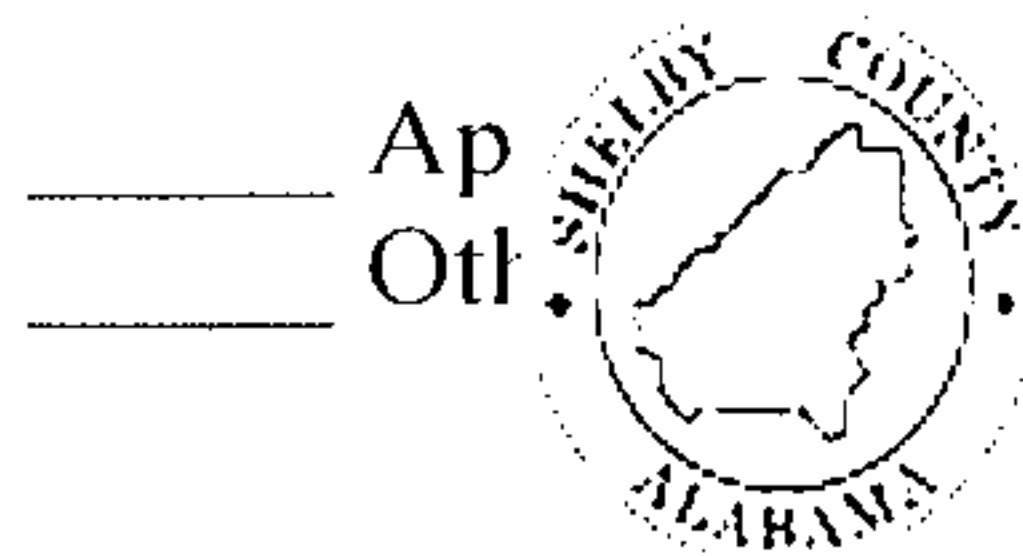
Or

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 StatementFiled and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/03/2022 08:01:09 AM  
\$833.00 JOANN  
20220603000222870If the conveyance document presented for recordation contains all of the required information referenced a Allen S. Bayl 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: June 2, 2022☐ Unattested

(verified by)

Print: Carla M. Hill

Sign

Carla M Hill  
(Grantor/Grantee/ Owner/Agent) circle one