

20220606000225440
06/06/2022 10:20:29 AM
CORDEED 1/2

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

THIS DEED IS BEING RE-RECORDED TO CORRECT
THE OMISSION OF THE DATE IN THE ORIGINAL
RECORDED IN Inst 20220603000222870.

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.

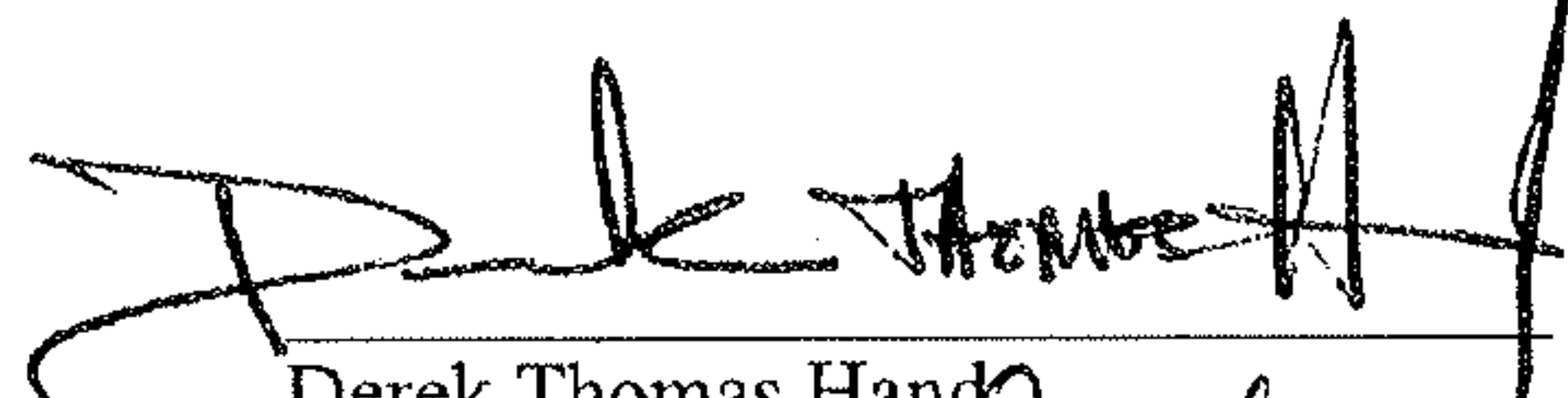

TO HAVE AND TO HOLD unto the said grantee, its successors and assigns forever.

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.

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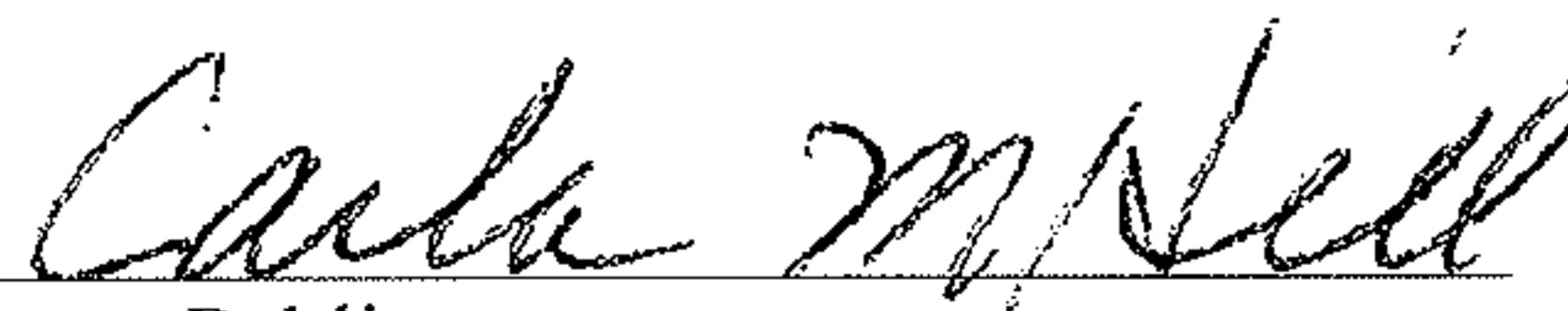
IN WITNESS WHEREOF, we have hereunto set our hands and seals this 24th day of May, 2022.


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 24th day of May, 2022


Notary Public

My Commission Expires: 3/23/23



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/06/2022 10:20:29 AM
\$26.00 CHERRY
20220606000225440

Ann S. Byrd

