

Send tax notice to:
BENNY A WINK
128 BRIDGE DRIVE
BIRMINGHAM, AL, 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2018294T

SHELBY COUNTY

WARRANTY DEED

20180613000209110
06/13/2018 10:28:36 AM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Five Hundred Thirty-Nine Thousand Nine Hundred and 00/100 Dollars (\$539,900.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, INNOVATIVE BUILDING SERVICES, LLC, whose mailing address is: 225 SALISBURY CIRCLE, BIRMINGHAM, AL 35242 (hereinafter referred to as "Grantor") by BENNY A WINK and JERI W WINK whose property address is: 128 BRIDGE DRIVE, BIRMINGHAM, AL, 35242 (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 203A, according to a Re-subdivision of Lots 202, 203, 204, 205, 206, 207, 208, 209 & 210, Stonebridge, 2nd Sector, as recorded in Map Book 48, Page 47, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2017 which constitutes a lien but are not due and payable until October 1, 2018.
2. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Stonebridge, 2nd Sector, as recorded in Map Book 48, Page 47, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
4. Article of Incorporation recorded in Instrument #20030114000026400, of the Probate Records of Shelby County, Alabama.
5. Covenants, Conditions and Restrictions as set forth in Deed(s) recorded in Instrument #20030114000026530 and Instrument #20150717000243430.

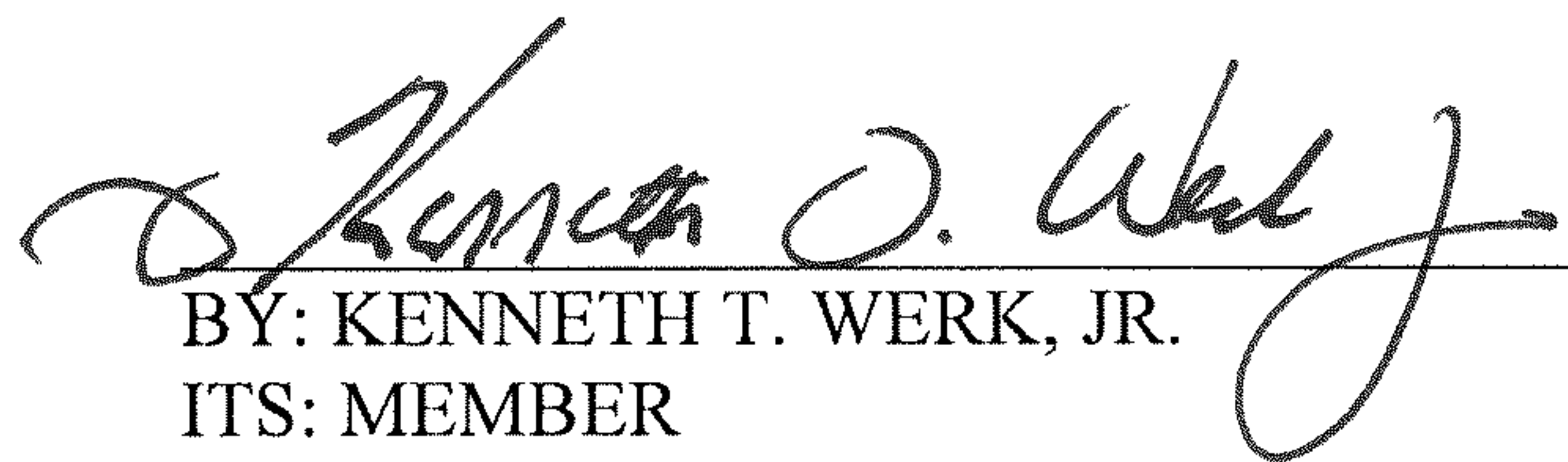
\$431,920.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A FIRST MORTGAGE LOAN.

\$53,450.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A SECOND MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantee(s) 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.

IN WITNESS WHEREOF, the said Grantor, INNOVATIVE BUILDING SERVICES, LLC, by KENNETH T. WERK, JR., its MEMBER, who is authorized to execute this conveyance, has hereunto set his signature and seal on this the 8th day of June, 2018.

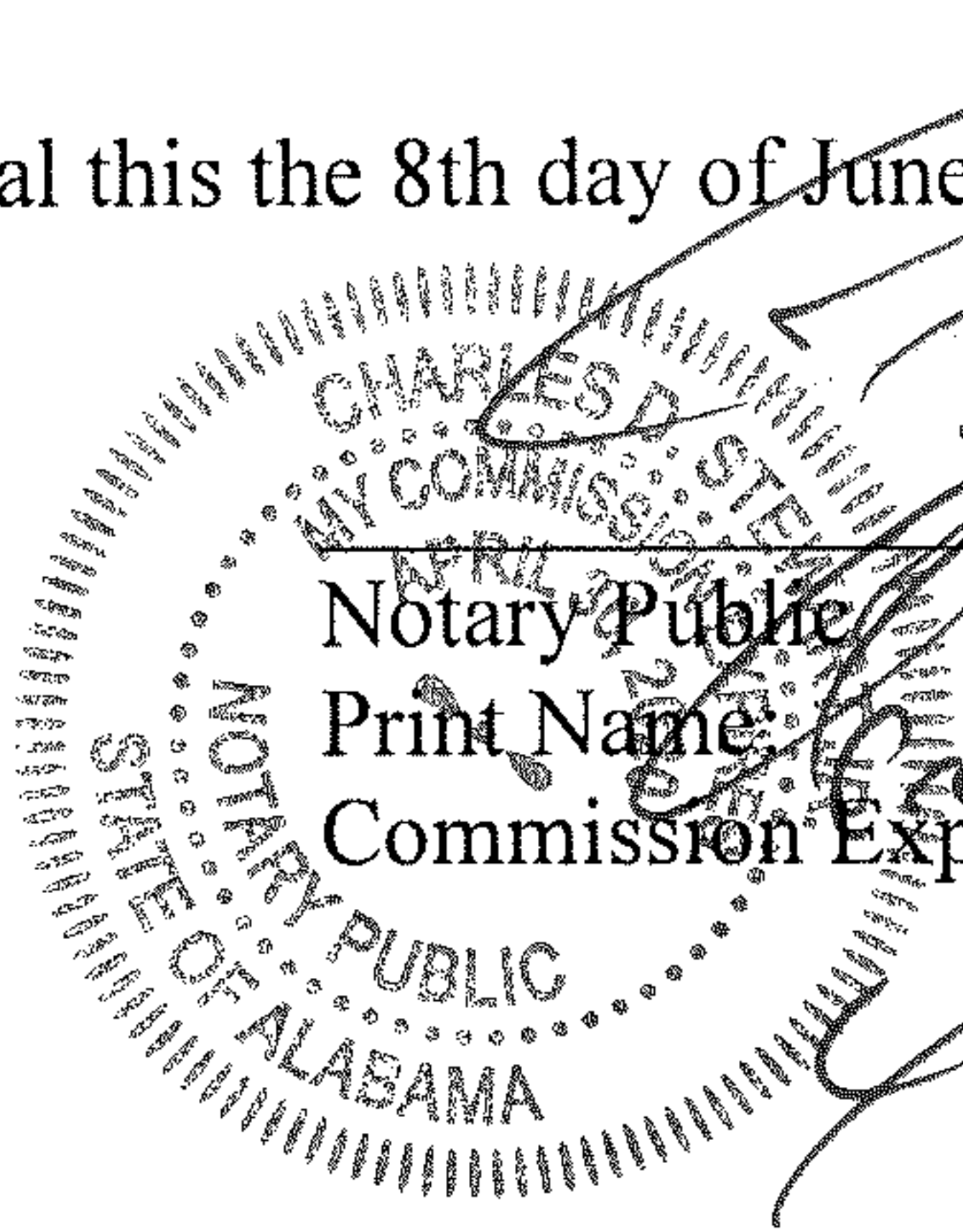
INNOVATIVE BUILDING SERVICES, LLC


BY: KENNETH T. WERK, JR.
ITS: MEMBER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KENNETH T. WERK, JR., whose name as MEMBER OF INNOVATIVE BUILDING SERVICES, LLC, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, he executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 8th day of June, 2018.


Notary Public
Print Name: Charles D. Stearns
Commission Expires: 4/22/20



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/13/2018 10:28:36 AM
\$73.00 CHERRY
20180613000209110

