

Send tax notice to:
LAURIE BETH WHITE
136 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

2019178T

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Six Hundred Forty-Eight Thousand Five Hundred and 00/100 Dollars (\$648,500.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **INNOVATIVE BUILDING SERVICES, LLC, A LIMITED LIABILITY COMPANY** whose mailing address is: 225 Salisbury Cir, Birmingham AL 35242 (hereinafter referred to as "Grantors") by **LAURIE BETH WHITE and BARRETT WHITE** whose property address is: **136 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 205A, according to the Survey of a Re-subdivision of Lots 202, 203, 204, 205, 206, 207, 208, 209 and 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, 2018 which constitutes a lien but are not yet due and payable until October 1, 2019.
2. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of a Resubdivision of Lots 202, 203, 204, 205, 206, 207, 208, 209 and 210, 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. Permits granted to Alabama Power Company recorded in Book 124, Page 516, Book 124, Page 566 and Book 186, Page 196.
5. Articles of Incorporation of Stonebridge Homeowners' Association, Inc. recorded in Instrument#20030114000026400.
6. Easement recorded in Official Records Instrument 20170825000310410, of the Probate Records of Shelby County, Alabama.
7. Covenants, Conditions and Restrictions recorded in Instrument #20030114000026530 and Instrument #20150717000243430.

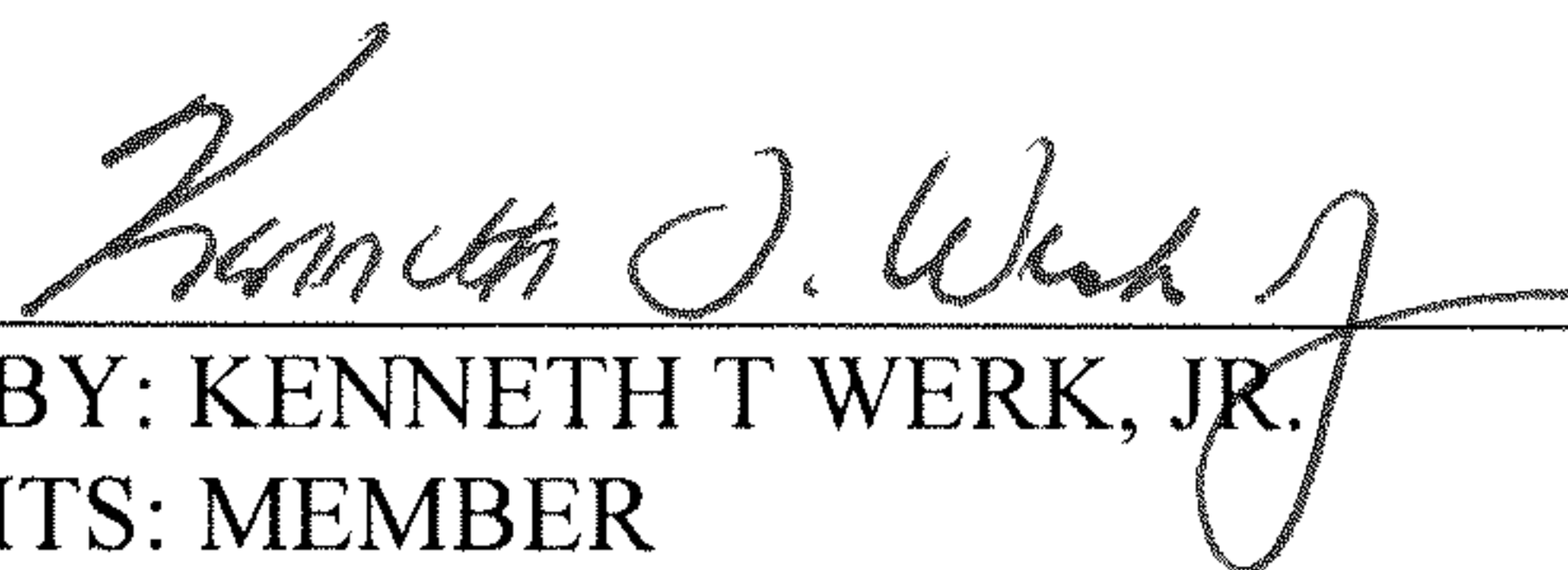
\$400,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

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 12th day of April, 2019.

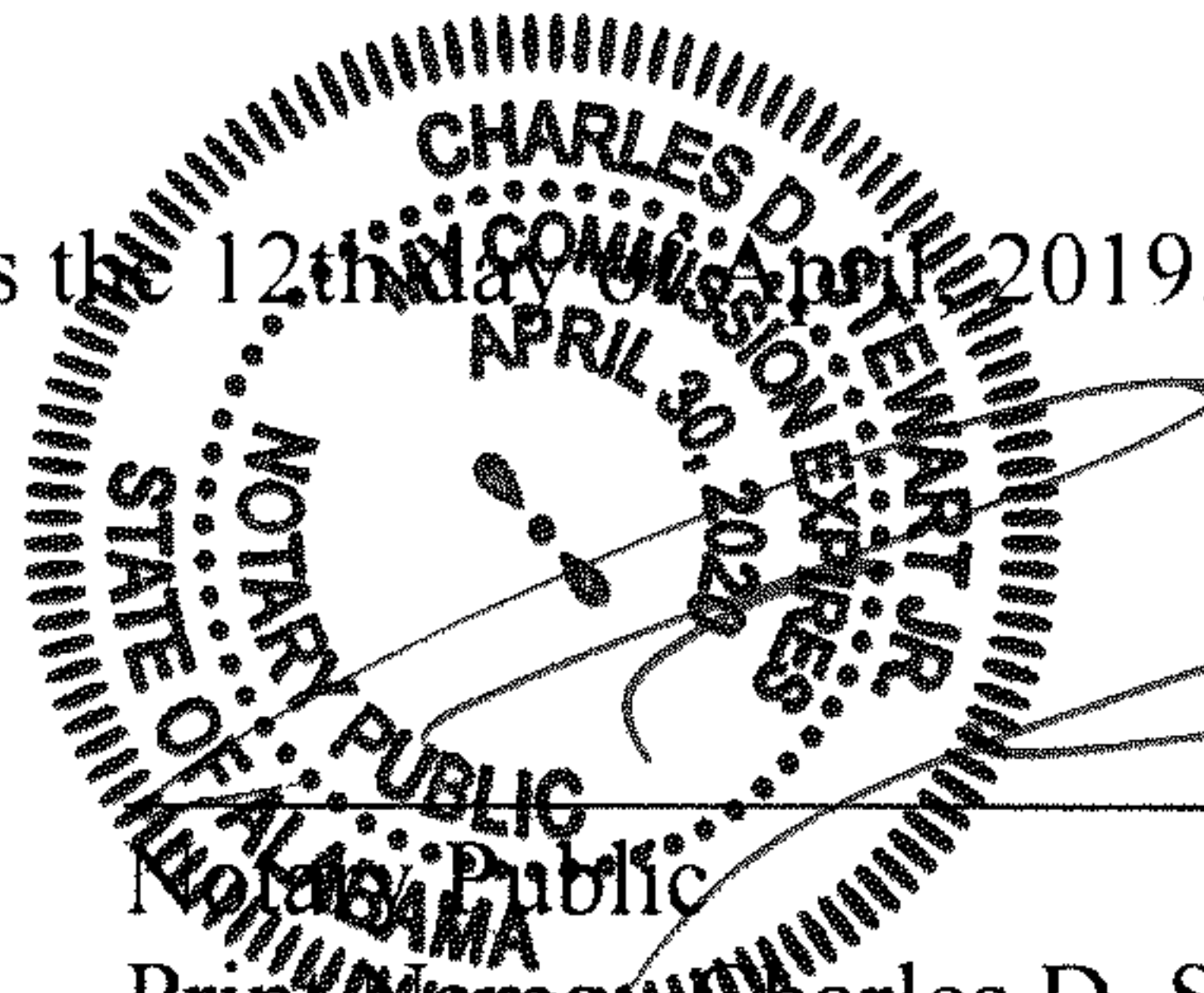
INNOVATIVE BUILDING SERVICES, LLC

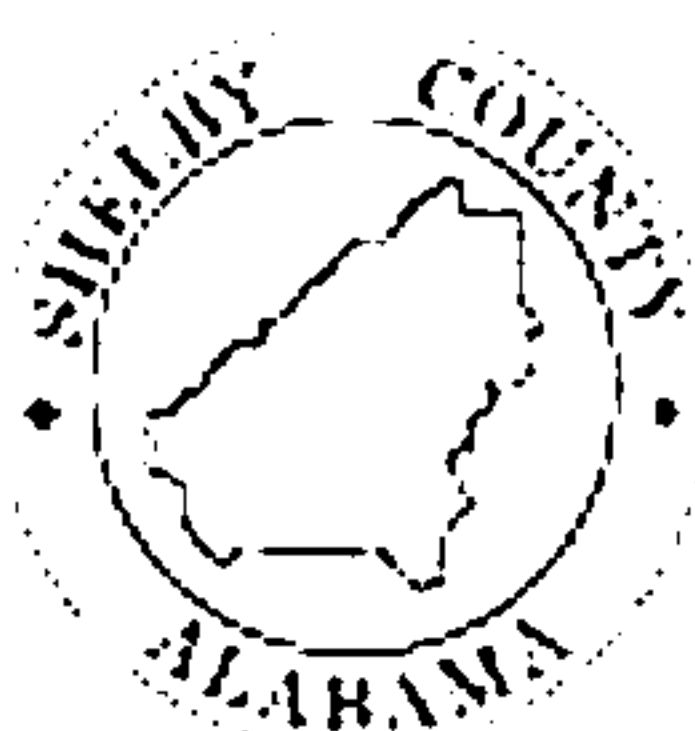

BY: KENNETH T WERK, JR.
ITS: MEMBER

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, 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 12th day of April, 2019.


Print Name: Charles D. Stewart, Jr.
Commission Expires: 4/30/20



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/16/2019 01:43:02 PM
\$266.50 CATHY
20190416000124190

