

WARRANTY DEED

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
17 Office Park Circle, Ste 150
Birmingham, AL 35223

Send Tax Notice To:
Steven Richard Peterson
229 Maple Leaf Bend
Wilsonville, AL 35186

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Twenty-Seven Thousand and 00/100 Dollars (\$27,000.00), being the contract sales price, to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged,

WBG Enterprises, LLC

(herein referred to as Grantor) do grant, bargain, sell and convey unto

Steven Richard Peterson

(herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 20, according to the Survey of Maple Leaf Estates as recorded in Map Book 39, Page 39, in the Probate Office of Shelby County, Alabama.

Grantor warrants that this instrument is executed as required by the Articles of Organization and Operating Agreement and that the same have not been modified or amended.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantee, his/her heirs and assigns, forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantees, his/her heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, WBG Enterprises, LLC, by its Managing Member, J. Dewayne Wood who is authorized to execute this conveyance, has hereto set its signature and seal, this May 2, 2019.

WBG Enterprises, LLC

by:

J. Dewayne Wood
Its: Managing Member

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

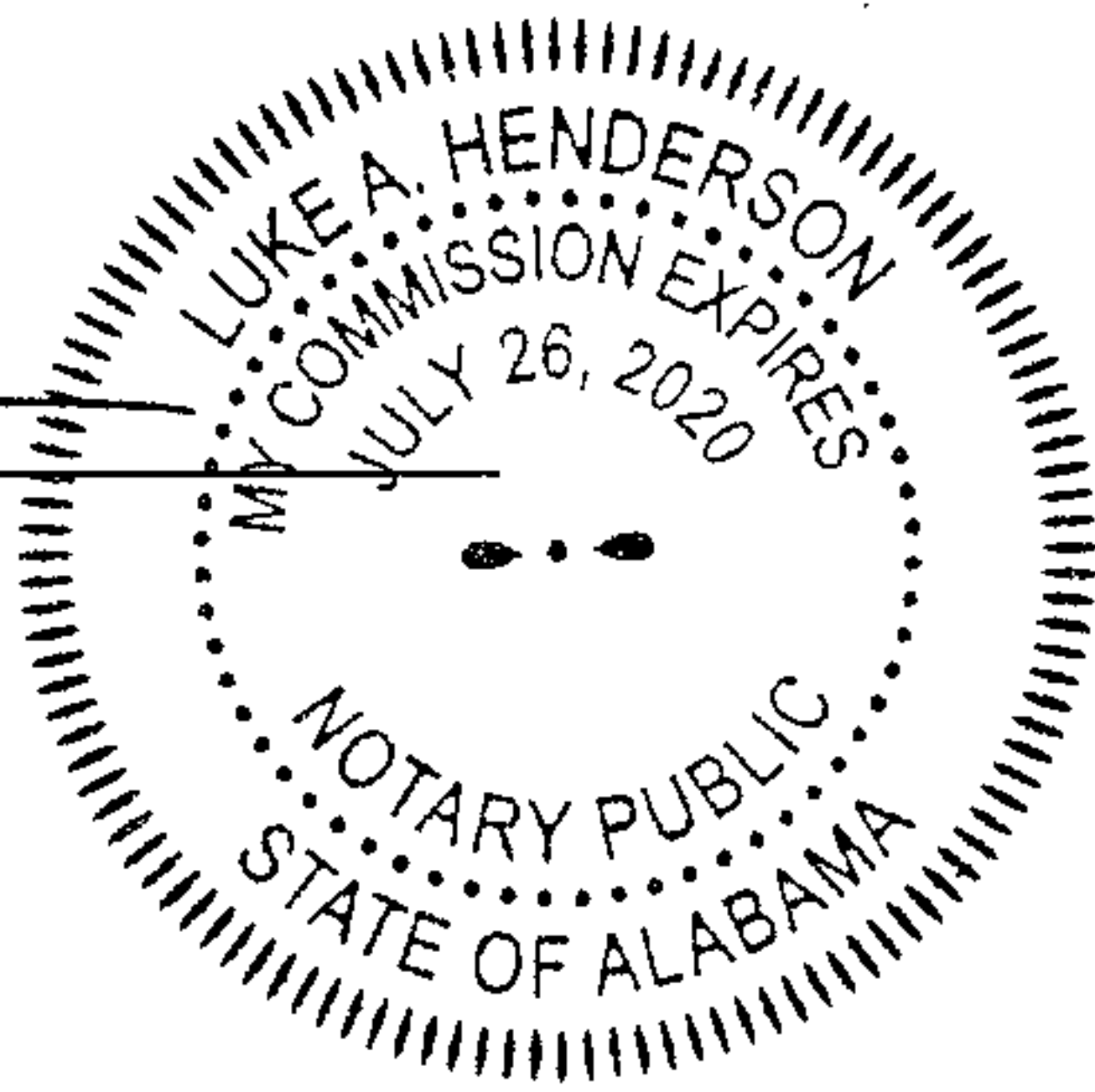
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that J. Dewayne Wood whose name as Managing Member of WBG Enterprises, LLC, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, J. Dewayne Wood, in his capacity as such Managing Member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this May 2, 2019.

Notary Public

My Commission Expires: 07/26/2020

Grantor's Address: 14 Office Park Cir, Birmingham, AL 35223
Property Address: 111 Maple Leaf Trail, Wilsonville, AL 35186



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/08/2019 09:51:18 AM
\$42.00 CHERRY
20190508000155120

Allen S. Boyd