



2022010600006350 1/2 \$39.00
Shelby Cnty Judge of Probate, AL
01/06/2022 08:23:54 AM FILED/CERT

Send tax notice to:

Innovative Building Services, LLC

225 Salisbury Circle
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

2020822

COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seventy Thousand and 00/100 Dollars (\$70,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Susan Hunker Cowman, a married individual**, whose mailing address is **6995 GRASSWORD AVENUE, MALIBU, CA 90265** (hereinafter referred to as "Grantor") by **Innovative Building Services, LLC, A Limited Liability Company** whose property address is **5131 Colonial Park Rd, Birmingham, 35242** hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in County, Alabama, to-wit:

Lot 13-A, according to the Survey of Meadow Brook, 6th Sector, as recorded in Map Book 8, page 44, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2021 which constitutes a lien but are not yet due and payable until October 1, 2022.
2. Restrictions, public utility easements, and building setback lines, as shown on recorded map and Survey of Meadow Brook, 6th Sector, as recorded in Map Book 8, page 44, 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, including those recorded in Volume 32, page 306; Volume 40, page 265 and Volume 32, page 48. There may be leases, grants, exceptions or reservations of interests that are not listed.
4. Right of way, Agreement and Restrictions granted to Alabama Power Company recorded in Misc. Book 27, page 891; Volume 316, page 369; Misc. Book 48, page 880; and Misc. Book 27, page 890.
5. Transmission line permit to Alabama Power Company and South Central Bell as recorded in Deed Book 316, page 394.
6. Covenants, Conditions and Restrictions as recorded in Misc. Book 25, page 298 and Misc. Book 27, Page 890.

Shelby County, AL 01/06/2022
State of Alabama
Deed Tax: \$14.00

Susan Hunker Cowman is the sole surviving heir of Walter Hunker and Evelyn Hunker, grantees of that certain deed recorded in Book 345 page 774 in the Probate Office of Shelby County, Alabama. Evelyn L. Hunker died on or about November 13, 2002. Walter Hunker died on or about July 19, 2015.

\$56,000.00 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 it is 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 Grantee, its heirs, executors, administrators and assigns forever against the lawful claims of all persons.

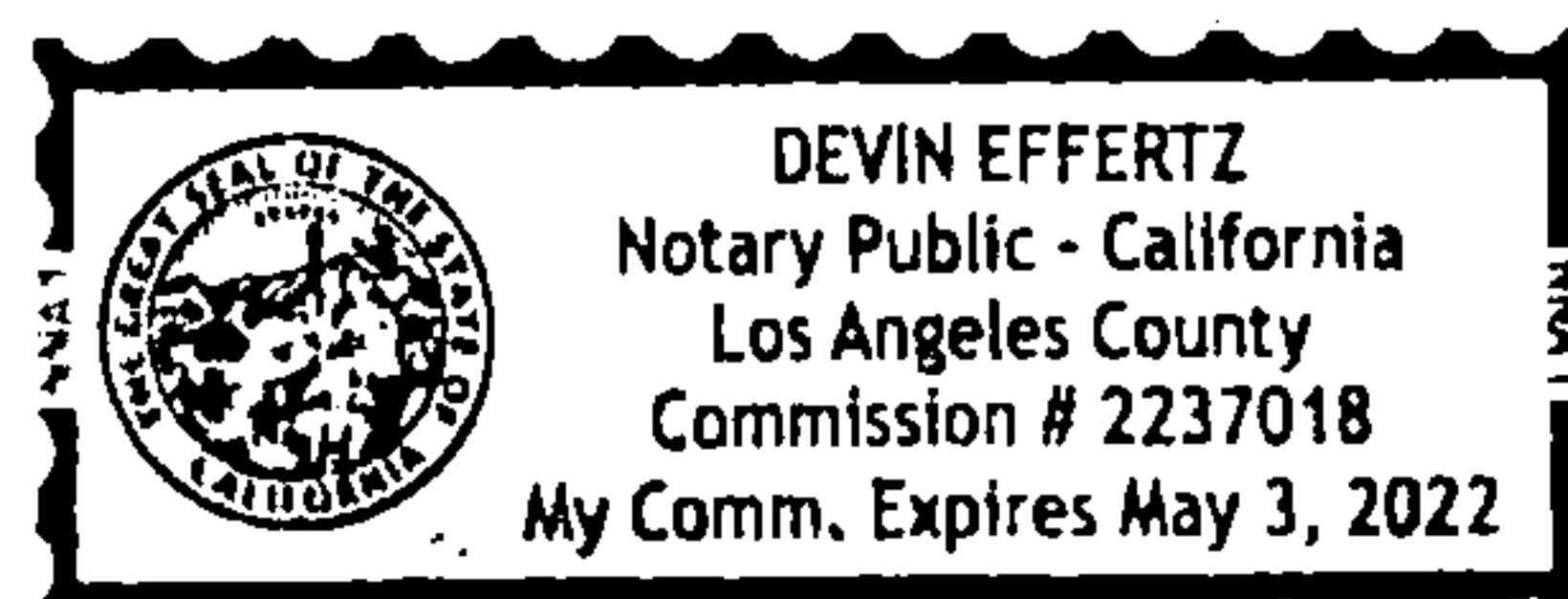
IN WITNESS WHEREOF, said Grantor has hereunto set her hand and seal this the 22nd day of December, 2021.

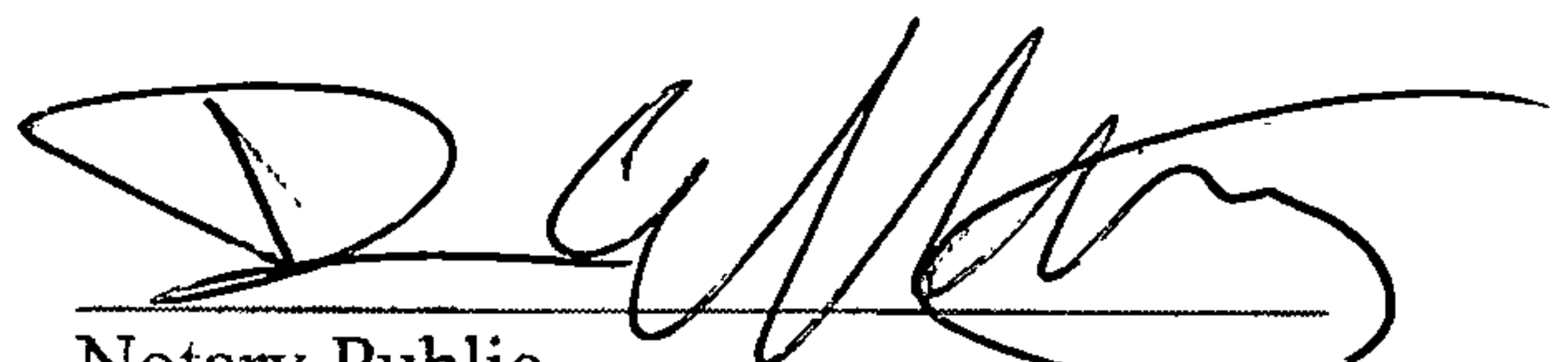

Susan Hunker Cowman

STATE OF CALIFORNIA
COUNTY OF Los Angeles

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Susan Hunker Cowman whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22nd day of December, 2021.




Notary Public
Print Name: Devin Effertz
Commission Expires: May 3rd 2022