

20161117000423980
11/17/2016 12:39:33 PM
DEEDS 1/2

Send tax notice to:
S & C FAMILY PARTNERSHIP
736 CANYON CREEK LANE
WILSONVILLE, AL,35186

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

STATE OF ALABAMA

2016401

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Seventy-Five Thousand and 00/100 Dollars (\$75,000.00) **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 CIRCLE, BIRMINGHAM, AL 35242** (hereinafter referred to as "Grantor") by S & C FAMILY PARTNERSHIP **whose mailing address is: 736 CANYON CREEK LANE, WILSONVILLE, AL 35186** (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, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 7, ACCORDING TO THE SURVEY OF EAGLE POINT, 12TH SECTOR, PHASE 1, AS RECORDED IN MAP BOOK 22, PAGE 43 A&B IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2015 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2016.
2. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.
3. Building and setback lines of 20 feet as recorded in Map Book 22, Page 43, in the Probate Office of Shelby County, Alabama.
4. Subject to covenants, conditions and restrictions as set forth in the document recorded in Deed Book 206, Page 448 and Instrument No. 1997-6697, in the Probate Office of Shelby County, Alabama.
5. Release of damages as recorded in Instrument No. 1993-3817, as recorded in the Probate Office of Shelby County, Alabama.
6. Covenants releasing predecessor in title from any liability arising from Sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property, as shown by instruments recorded in Map Book 22, Page 43 A & B in Probate Office
7. Transmission line permits to Alabama Power Company as recorded in Deed Book 124, Page 516.
8. Easements as shown on recorded map.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A 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 its signature and seal on this the 16th day of November, 2016.

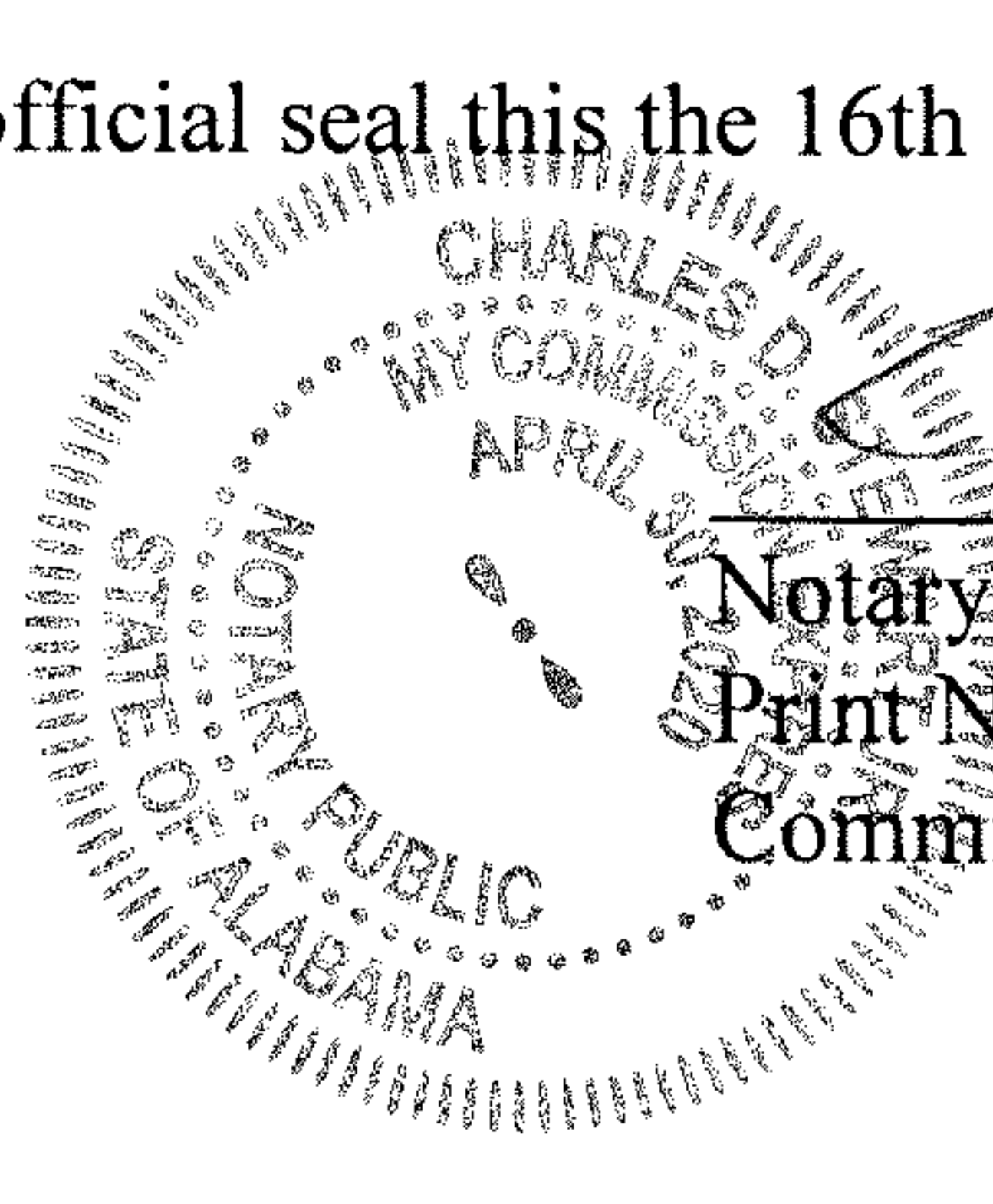
INNOVATIVE BUILDING SERVICES, LLC


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 Kennerh 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 company.

Given under my hand and official seal this the 16th day of November, 2016.


Notary Public
Print Name: Charles D. Stewart
Commission Expires: 30 20



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/17/2016 12:39:33 PM
\$93.00 CHERRY
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