

Send tax notice to:
COVENANT BUILDERS, INC
5855 HIGHWAY 51
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

2016709

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Thousand and 00/100 Dollars (\$200,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, S&C FAMILY PARTNERSHIP, LTD **whose mailing address is:** 736 CANYON CREEK LANE, VESTAVIA HILLS, AL 35216 (hereinafter referred to as "Grantor") by COVENANT BUILDERS, INC, A CORPORATION **whose mailing address is:** 5855 HIGHWAY 51, 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:

SEE THE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2016 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2017.
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 TO INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS.
3. Permits to Alabama Power Company as recorded in Deed Book 124, Page 516; Deed Book 124, Page 566; and Deed Book 186, Page 196 in the Probate Office of Shelby County, Alabama.
4. Less and except any portion of subject property lying within a road right of way.

\$257,000.00 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, John DiGiorgio as Manager for DiGiorgio, Management, LLC as manager for S&C FAMILY PARTNERSHIP, LTD, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 16th day of November, 2016.

S&C FAMILY PARTNERSHIP, LTD

BY: DIGIORGIO MANAGEMENT, LLC

BY: JOHN DIGIORGIO

ITS: MANAGER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John DiGiorgio, as Manager of DiGiorgio Management, LLC, manager for S&C FAMILY PARTNERSHIP, LTD, 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:

Commission Expires:

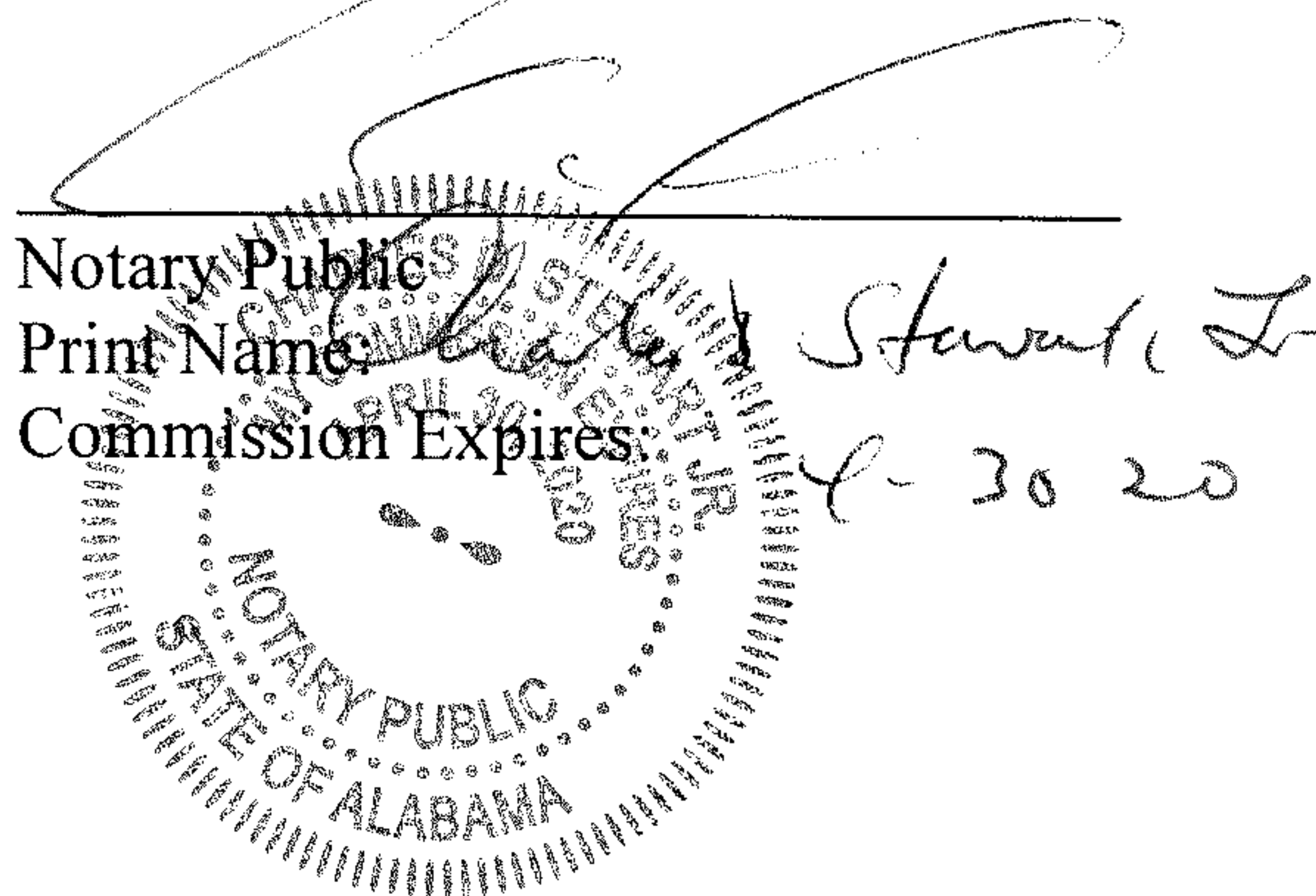
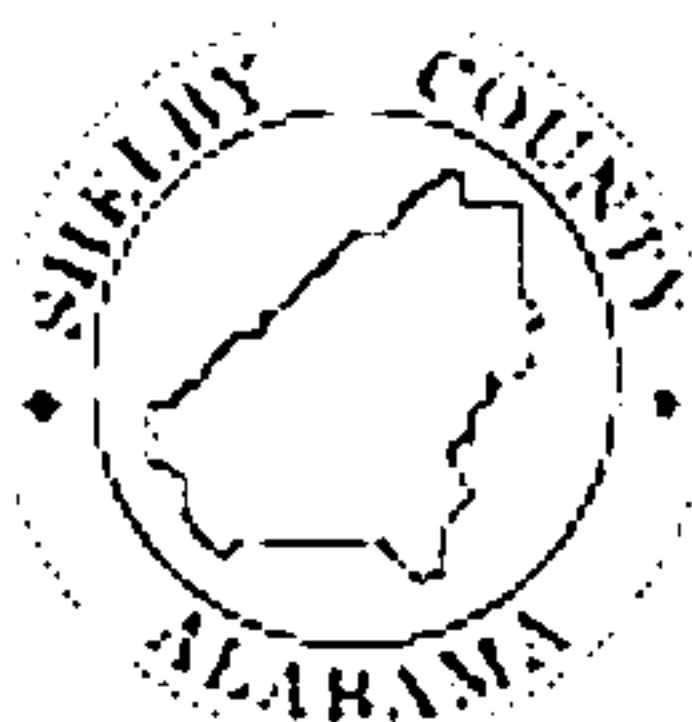


EXHIBIT "A"

A Parcel of land situated in the Southeast quarter of Section 6, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northeast corner of the Southeast Quarter of the Southeast Quarter of said Section 6, also being the Southeast corner of Lot 17A of Wilkins Resurvey as recorded in Map Book 34 on Page 19 in the Office of the Judge of Probate, Shelby County, Alabama; thence run South 89° 27' 53" West along the North line of said Section 6 and also along the South line of said Lot 17A and Lot 18A in said Wilkins Resurvey for a distance of 326.56 feet to the Point of Beginning at an iron pin found with Arrington cap; thence continue along last stated course for a distance of 1,064.77 feet to an iron pin set with SSI cap; thence run South 00° 33' 00" East for a distance of 102.64 feet to an iron pin set with SSI cap; thence run North 89° 27' 00" East for a distance of 820.00 feet to an iron pin set with SSI cap; thence run North 79° 35' 09" East for a distance of 137.05 feet to an iron pin set with SSI cap; thence run North 59° 52' 20" East for a distance of 136.86 feet to an iron pin set with SSI cap; thence run North 39° 52' 41" West for a distance of 14.65 feet to the Point of Beginning.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/17/2016 01:07:57 PM
\$22.00 CHERRY
20161117000424030

A handwritten signature in black ink, likely of the Probate Judge, James W. Fuhrmeister.