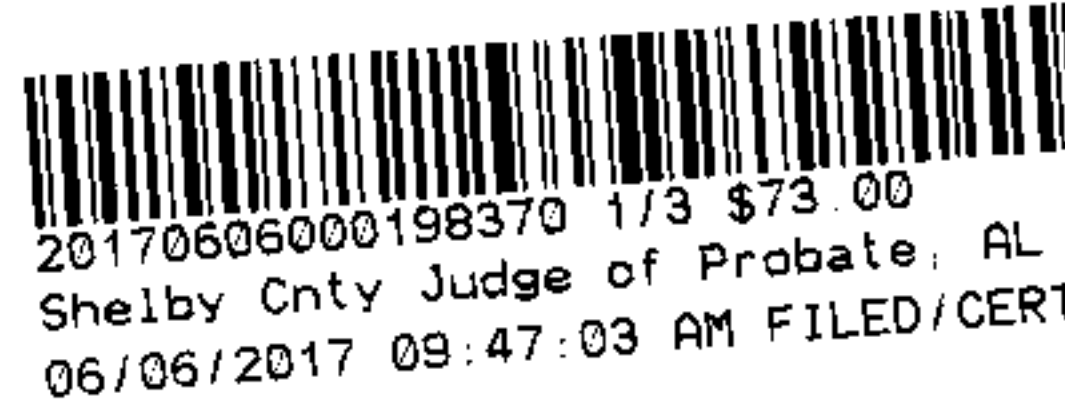


Shelby County, AL 06/06/2017
State of Alabama
Deed Tax:\$52.00

THIS INSTRUMENT PREPARED BY:

F. Wayne Keith
Law Offices of F. Wayne Keith PC
120 Bishop Circle
Pelham, Alabama 35124



[Space Above This Line For Recording Data]

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Fifty Two Thousand and no/100's Dollars (\$52,000.00)** and other good and valuable consideration to the undersigned grantor,

William Shaun Barr, a married man

(hereinafter referred to a grantor) in hand paid by the grantee the receipt whereof is hereby acknowledged the said grantor does by these presents, grant, bargain, sell and convey unto

Winford Homecrafters, LLC

(hereinafter referred to as grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 26, according to the Survey and Map of Maple Ridge Subdivision, as recorded in Map Book 37, Page 87 in the Office of the Judge of Probate of Shelby County, Alabama, being situated in Shelby County, Alabama.

Subject to:

- 1. All taxes, assessments and special assessments which are levied or become due and payable on or after: October 1, 2017**
- 2. Covenants, conditions, restrictions, easements or other matters that run with the land as follows:**
 - a. Easements. Restrictions and Building lines as shown on recorded map.**
 - b. Title to all mineral within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.**
 - c. Declaration of Protective Covenants as set out in Instrument No. 20070327000136870 in the Probate Office of Shelby County, Alabama.**
 - d. Underground transmission line granted to Alabama Power Company as set out in Instrument No. 200604140001 74000 in the Probate Office of Shelby County, Alabama.**
 - e. Incorporation and By-Laws of Maple Ridge Homeowner's Association as set out in Instrument No. 200703270001 36880 in the Probate Office of Shelby County, Alabama.**

The above described property is not the homestead of the grantor or his spouse.

TO HAVE AND TO HOLD, unto the said grantee, its successors and assigns.

And said grantor does for himself, his heirs, successors and assigns, covenant with said grantee, its successors and assigns, that he is lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that he has a good right to sell and convey the same as aforesaid; that he will and his heirs, successors and assigns shall warrant and defend the same to the grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantor has hereunto set his signature and seal this the 2nd day of June, 2017.

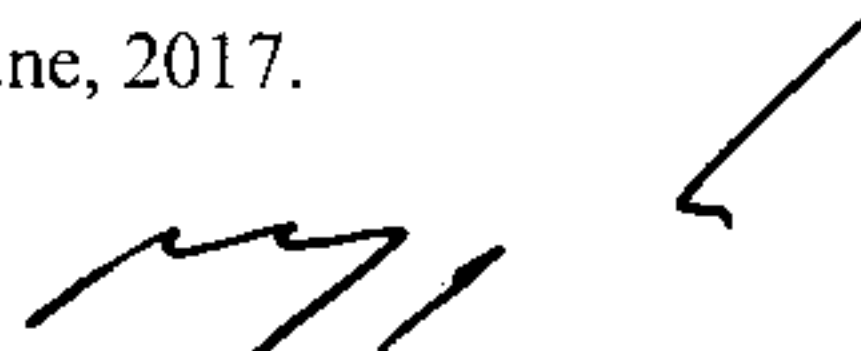
ATTEST:


William Shaun Barr

STATE OF ALABAMA
COUNTY OF SHELBY

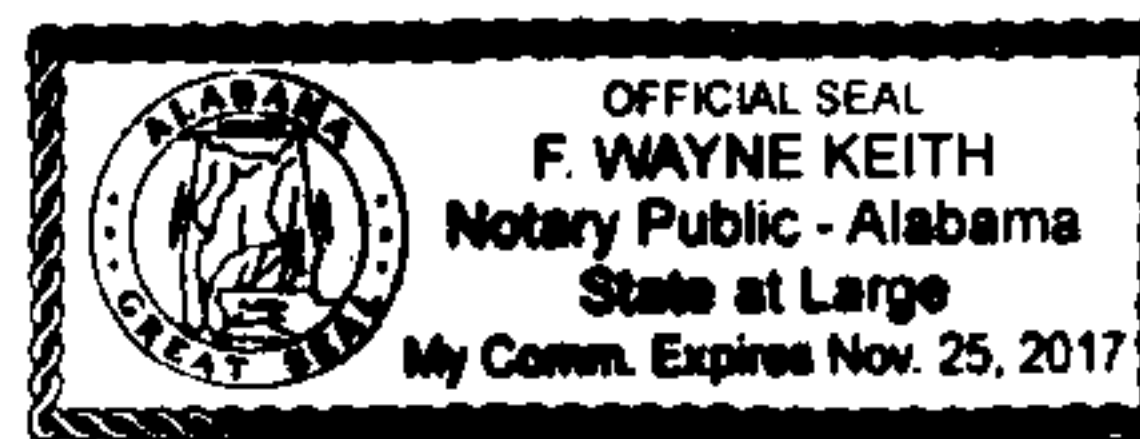
I, the undersigned, a Notary Public in and for said County, in said State hereby certify that **William Shaun Barr**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance, he executed the same voluntarily.

Given under my hand and seal this the 2nd day of June, 2017.



Notary Public

SEND TAX NOTICE TO:
Winford Homecrafters, LLC
120 Bishop Circle
Pelham, Alabama 35124




20170606000198370 2/3 \$73.00
Shelby Cnty Judge of Probate: AL
06/06/2017 09:47:03 AM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantors' Name: William Shaun Barr

Mailing Address : 325 Logos Trace
Alabaster, AL 35007

Grantee's Name: Winford Homecrafters, LLC

Mailing Address: 120 Bishop Circle
Pelham, AL 35124

Property Address: See legal description on Deed

Date of Transfer: June 2, 2017

Total Purchase Price \$52,000.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

	Bill of Sale	Appraisal
x	Sales Contract	Other
x	Closing Statement	

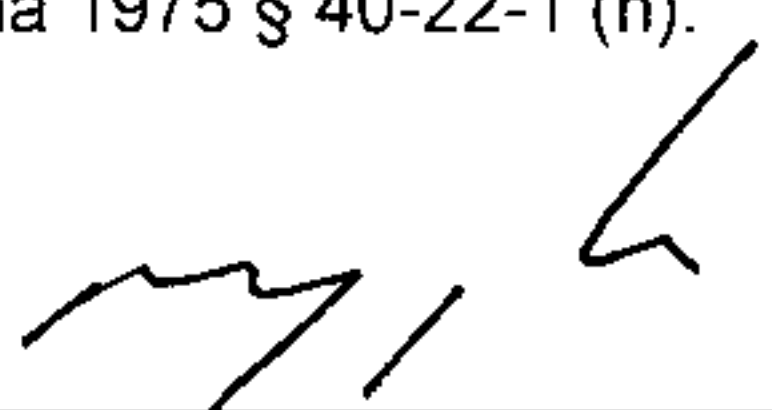
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: June 2, 2017

x

Sign


verified by closing agent
F. Wayne Keith Attorney

RT-1


20170606000198370 3/3 \$73.00
Shelby Cnty Judge of Probate, AL
06/06/2017 09:47:03 AM FILED/CERT