

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

2017439

Shelby COUNTY

WARRANTY DEED

20170811000291410
08/11/2017 01:11:10 PM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Eighty Thousand and 00/100 Dollars (\$80,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, COVENANT BUILDERS, INC., A CORPORATION **whose mailing address is:** 2855 Highway 51, Wilsonville, AL 35186 (hereinafter referred to as “Grantor”) by INNOVATIVE BUILDING SERVICES LLC, A LIMITED LIABILITY COMPANY **whose mailing address is:** 225 Salisbury Circle, Birmingham, AL 35242 (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 205, according to the Map and Survey of Stonebridge, 2nd Sector, as recorded in Map Book 48, Page 9, in the Office of the Judge of Probate of Shelby County, Alabama.

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 S RECORDED IN DEED BOOK124, PAGE 516; DEED BOOK124, PAGE 566; AND DEED BOOK 186, PAGE 196.
4. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED IN INSTRUMENT NO. 200301114000026530 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. EASEMENTS AND BUILDING LINES AS SHOWN ON RECORDED MAP.
6. NOTES AS SET OUT PER RECORDED PLAT.

\$454,750.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

20170811000291410 08/11/2017 01:11:10 PM DEEDS 2/2

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, COVENANT BUILDERS, INC., by H. Gary Wilkins, President, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 9th day of August, 2017.

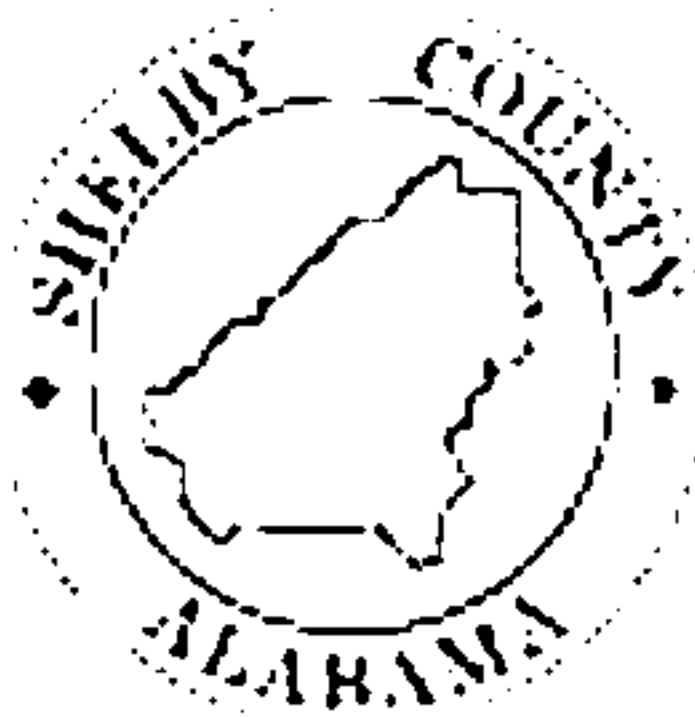
COVENANT BUILDERS, INC.

H. Gary Wilkins
BY: H. Gary Wilkins
ITS: President

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that H. Gary Wilkins, whose name as President of COVENANT BUILDERS, INC., 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 corporation.

Charles D. Stewart, Jr.
Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 8-30-20



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/11/2017 01:11:10 PM
\$19.00 CHERRY
20170811000291410

James W. Fuhrmeister