

20170921000344640
09/21/2017 01:17:04 PM
DEEDS 1/3

This Instrument was Prepared by:

Send Tax Notice To: Innovative Building Services, LLC

D Barron Lakeman, LLC
1523 Marie Loop
Auburn, AL 36830
File No.: 170416

AL
5855 Hwy 51
Wilsonville, AL 35186

CORPORATION FORM WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **TEN AND NO/100 (\$10.00) hereto**, to the undersigned Grantor, **Covenant Builders, Inc., whose mailing address is AL** (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Innovative Building Services, LLC**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 1 Bridge St., Birmingham, AL 35242**; to wit;

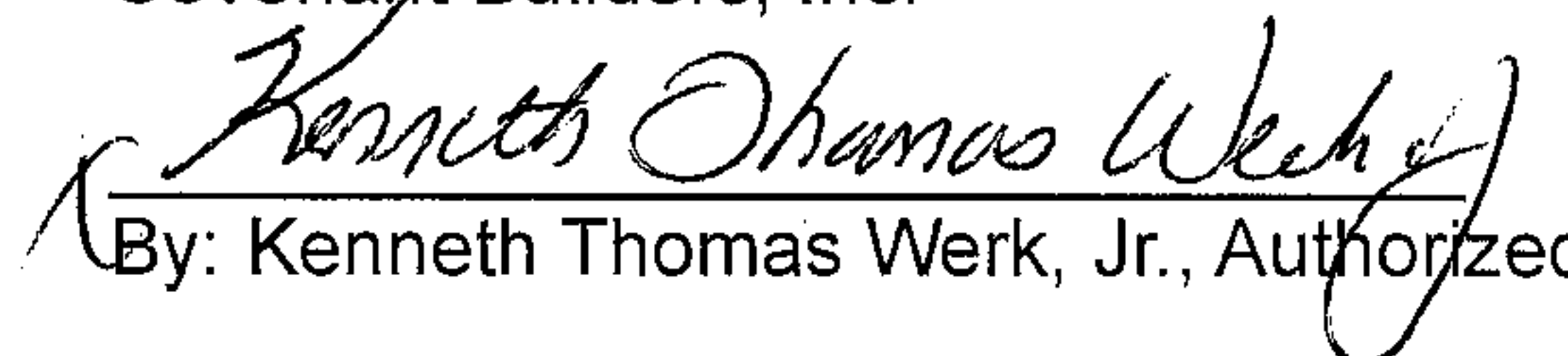
Lot 201, according to the Survey of Stonebridge, 2nd Sector, as recorded in Map Book 48, Page 9, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, to the said Grantee, his, her or their heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor Covenant Builders, Inc., by Kenneth Thomas Werk, Jr. as Authorized Agent who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 18th day of September, 2017.

Covenant Builders, Inc.


By: Kenneth Thomas Werk, Jr., Authorized Agent

State of Alabama

County of Jefferson

I, Jennifer Banik, a Notary Public in and for said County in said State, hereby certify that Kenneth Thomas Werk, Jr., as Authorized Agent for Covenant Builders, Inc. is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

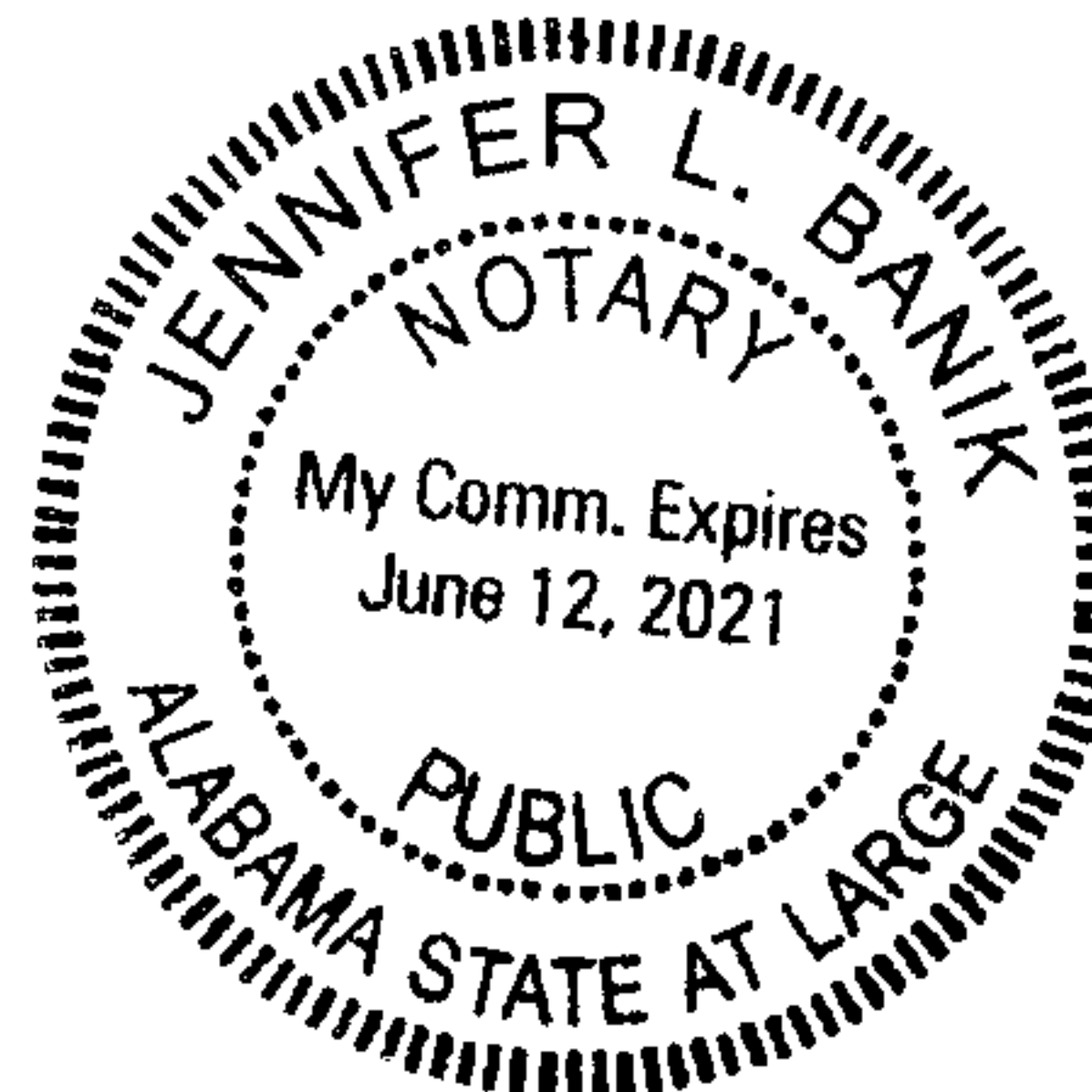
Given under my hand and official seal this the 18th day of September, 2017.

Notary Public, State of Alabama

Jennifer Banik

My Commission Expires:

6/12/21



Real Estate Sales Validation Form

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

Grantor's Name Covenant Builders, Inc
 Mailing Address 5855 Hwy 51
Wilsonville AL 35186

Grantee's Name Innovative Building Services, LLC
 Mailing Address 5855 Hwy 51
Wilsonville AL 35186

Property Address 1 Bridge Drive
Birmingham AL 35242

Date of Sale 09/18/2017
 Total Purchase Price \$ 80,000.00
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ _____

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
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

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 09/19/2017

Print Jim McLeah

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner[Agent]) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 09/21/2017 01:17:04 PM
 \$101.00 CHERRY
 20170921000344640

[Signature]