

Send tax notice to:
HILLARD GRISSOM
166 CREEKWATER STREET
HELENA, AL, 35080

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

STATE OF ALABAMA

2018432T

SHELBY COUNTY

20180808000283740
08/08/2018 02:37:08 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Fifty-Five Thousand and 00/100 Dollars (\$55,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **WINFORD HOMECRAFTERS, LLC**, whose mailing address is: P.O. BOX 536, HELENA, AL 35080 (hereinafter referred to as "Grantor") by **HILLARD GRISSOM and DENISE GRISSOM** whose property address is: 166 CREEKWATER STREET, HELENA, AL, 35080 (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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 337, according to the Survey of Creekwater Phase III-A, as recorded in Map Book 46, Page 100, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

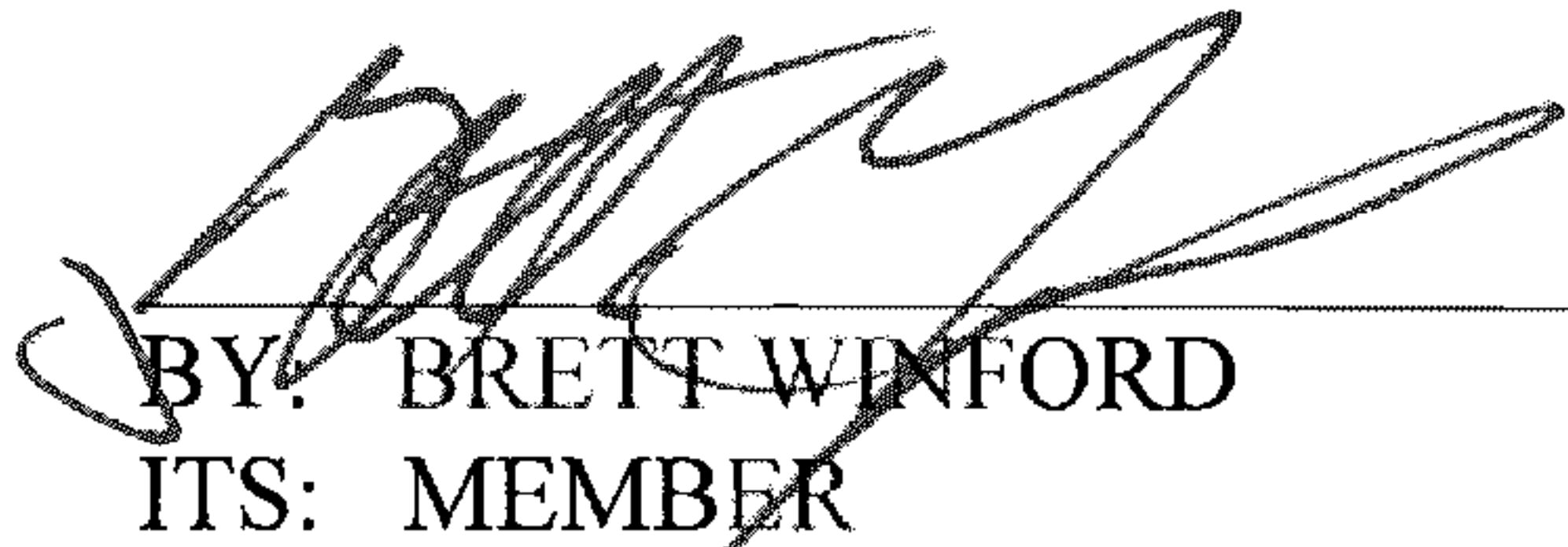
1. Taxes for the year beginning October 1, 2017 which constitutes a lien but are not due and payable until October 1, 2018.
2. Restrictions, public utility easements and building setback lines, as shown on the recorded map and survey of Creekwater Phase III-A, as recorded in Map Book 46, Page 100, in the Probate Office of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records, including those recorded in Instrument #1997-29220.
4. Articles of Incorporation of Creekwater Homeowners' Association, Inc. recorded in Instrument #20140522000155170.
5. Assignment of Developer Rights recorded in Instrument #20151228000440510.
6. Articles of Organization of Winford Homecrafters, LLC recorded in Instrument #20170103000001170.
7. All riparian rights, including rights of federal or state government in all navigable waters on or abutting the Property (including rights between the high and low tide lines).
8. All easements, leases, licenses, rail track, utility lines, and similar equipment affecting the Property, whether or not of record.
9. Subject to any public rights to waterways, cemeteries, streams, rivers, riparian or littoral rights appurtenant to the land and other uses, whether specifically granted or otherwise.
10. Quitclaim deed from Alabama Steel and Shipbuilding Company to Southern Railway Company, as referenced at B-7349 and as Book 41 page 439.
11. Quitclaim deed from Tennessee Coal, Iron and Railroad Company to Southern Railway Company, as referenced at B-7349 and as Book 41 page 439.

- 12. Right of way to Brierfield, Blocton, & Birmingham Railway Company, as referenced at BBB RAILROAD and as Book 13 page 96.
- 13. Right of way to Alabama Power Company, as referenced at C&A 4571; C&A 7670; C&A 5866 and recorded in Instrument #2016-34944.
- 14. Right of way to Shelby County, Alabama, as referenced at B-13843 and as Book 242 page 898.
- 15. Right of way to Southern Bell Telephone and Telegraph Company and Alabama Power Company, as referenced at C&A 5866-A.
- 16. Mineral deeds recorded in Instrument #20040323000148620; Instrument #20040323000148630, and Instrument #20040323000148640.
- 17. Covenants, Conditions and Restrictions as recorded in Instrument #2007-34511, Instrument #2008-42608, Instrument #2011-18665, Instrument #2015-44050, Instrument #2015-44051, Instrument #2015-44052, and Instrument #2016-17369.

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 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, WINFORD HOMECRAFTERS LLC, by BRETT WINFORD, its MEMBER, who is authorized to execute this conveyance, has hereunto set his signature and seal on this the 27th day of July, 2018.

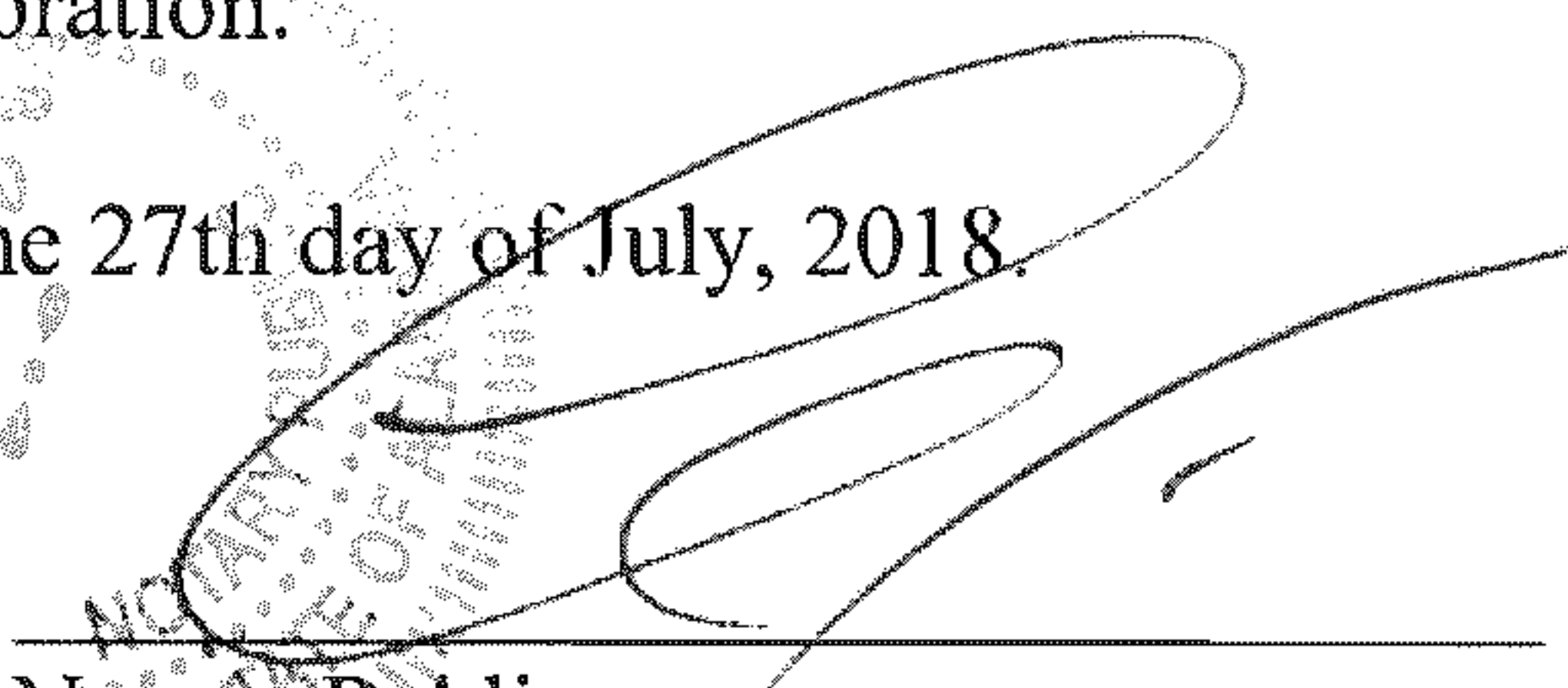
WINFORD HOMECRAFTERS, LLC

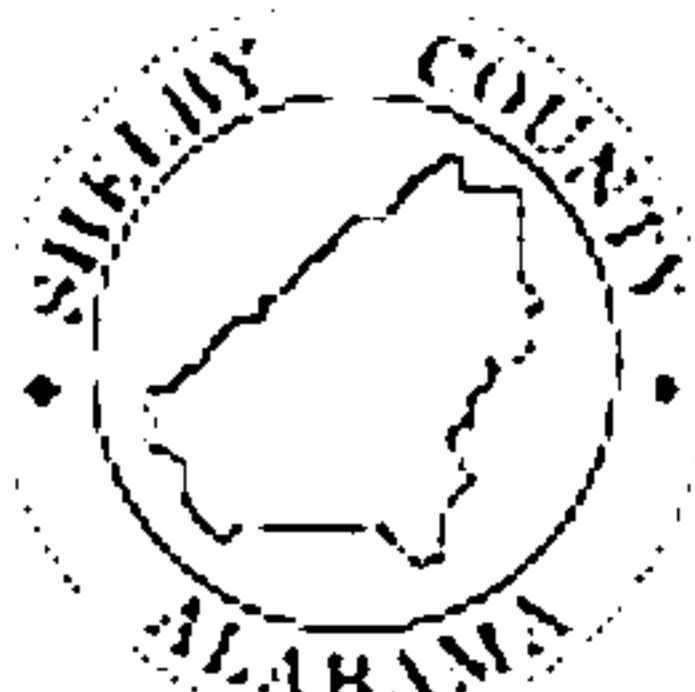

 BY: BRETT WINFORD
 ITS: MEMBER

STATE OF ALABAMA
 COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, whose name as OF WINFORD HOMECRAFTERS 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 corporation.

Given under my hand and official seal this the 27th day of July, 2018.


 Notary Public
 Print Name: Charles D. Stewart, Jr.
 Commission Expires: 4/30/20



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 08/08/2018 02:37:08 PM
 \$73.00 CHERRY
 20180808000283740

