

Send tax notice to:  
ROBYN RHIANNON STONE  
192 BENT CREEK DRIVE  
CHELSEA, AL, 35043

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

STATE OF ALABAMA

2018561

Shelby COUNTY

**20181022000373660**  
**10/22/2018 01:08:12 PM**  
**DEEDS 1/2**

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Three Hundred Twenty-Six Thousand Nine Hundred and 00/100 Dollars (\$326,900.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, SIERRA BUILDING COMPANY, LLC, A LIMITED LIABILITY COMPANY **whose mailing address is: PO Box 612, Helena, AL 35080** (hereinafter referred to as "Grantor") by ROBYN RHIANNON STONE **whose property address is: 192 BENT CREEK DRIVE, PELHAM, AL, 35043** (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 62, according to the Map and Survey of Bent Creek Subdivision, Sector 2, Phase 2, as recorded in map Book 47, Page 25, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2018 which constitutes a lien but are not due and payable until October 1, 2019.
2. Right of way granted to Alabama Power Company as set forth in Deed Volume 126, Page 55, in the Probate Office of Shelby County, Alabama.
3. Subject to covenants, conditions and restrictions as set forth in the document recorded in Instrument No. 20170112000016100, and any amendments thereto, in the Probate Office of Shelby County, Alabama.
4. Grant of Easement in Land for an underground subdivision in favor of Alabama Power Company as recorded in Instrument No. 20161021000387050, in the Probate Office of Shelby County, Alabama.
5. Grant of Land Easement and Restrictive Covenants for underground facilities in subdivision in favor of Alabama Power Company as recorded in Instrument No. 20051031000564180; Instrument No. 20061212000600960 and Instrument No. 20060630000315120, in the Probate Office of Shelby County, Alabama.
6. Easement to BellSouth Telecommunications, Inc. as recorded in Instrument No. 20051212000641700, in the Probate Office of Shelby County, Alabama.
7. Easements and building lines as shown on recorded map.

\$310,555.00 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, SIERRA BUILDING COMPANY, LLC, by BILLY GOSSETT, its MEMBER, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 19th day of October, 2018.

SIERRA BUILDING COMPANY, LLC

BY: BILLY GOSSETT  
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 BILLY GOSSETT, whose name as MEMBER of SIERRA BUILDING COMPANY, 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 company.

Given under my hand and official seal this the 19th day of October, 2018.

Notary Public  
Print Name: Charles D. Stewart  
Commission Expires: 4-30-20



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/22/2018 01:08:12 PM  
\$34.50 CHERRY  
20181022000373660

Allen S. Bayl