

Send tax notice to:
DAVID L CORRIE
3317 AFTON WAY
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

2019165

SHELBY COUNTY

20190401000103310
04/01/2019 02:52:08 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Three Hundred Seven Thousand Five Hundred and 00/100 Dollars (\$307,500.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **REGINA CRAWFORD WINDSOR, AS TRUSTEE OF THE RICHARD A WINDSOR MANAGEMENT TRUST, DATED JANUARY 26, 2018**, whose mailing address is: 1635 Sugarloaf Road, Boulder, CO 80302 (hereinafter referred to as "Grantor") by **DAVID L CORRIE and TEGAN S CORRIE** whose property address is: 3317 AFTON WAY, 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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 9, in Block 3, according to the Amended Map of Woodford, as recorded in Map Book 8, Pages 51 A, B, C and D, 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. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Woodford recorded in Map Book 8, Pages 51 A, B, C and D, in the Office of the Judge of Probate 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, and those rights reserved in Deed Book 48, Page 372, and in Deed Book 80, Page 575.
4. Covenants, conditions, and restrictions as set forth in instrument recorded Misc. Book 38, Page 380; in Book 198, Page 942; in Book 192, Page 723; and in Book 38, Page 454.
5. Easement for underground electricity recorded in Misc. Book 38, Page 455.
6. Easement to Alabama Power Company recorded in Misc. Book 38, Page 454.
7. Articles of Incorporation of Inverness Master Homeowners Association, Inc., as recorded in Book 44, Page 69.
8. By-Laws of the Inverness Master Homeowner's Association, Inc. as recorded in Inst # 20020731000355480; amended and restated in Inst # 20091029000405810; in Inst # 20120126000031160; in Inst # 20130201000044450; and in Inst # 20140218000043440.

\$301,929.00 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 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, THE RICHARD A WINDSOR MANAGEMENT TRUST, by REGINA CRAWFORD WINDSOR, its TRUSTEE, who is authorized to execute this conveyance, has hereunto set her signature and seal on this the 26 day of March, 2019.

RICHARD A WINDSOR MANAGEMENT TRUST

Regina Crawford Windsor

BY: REGINA CRAWFORD WINDSOR
AS: TRUSTEE

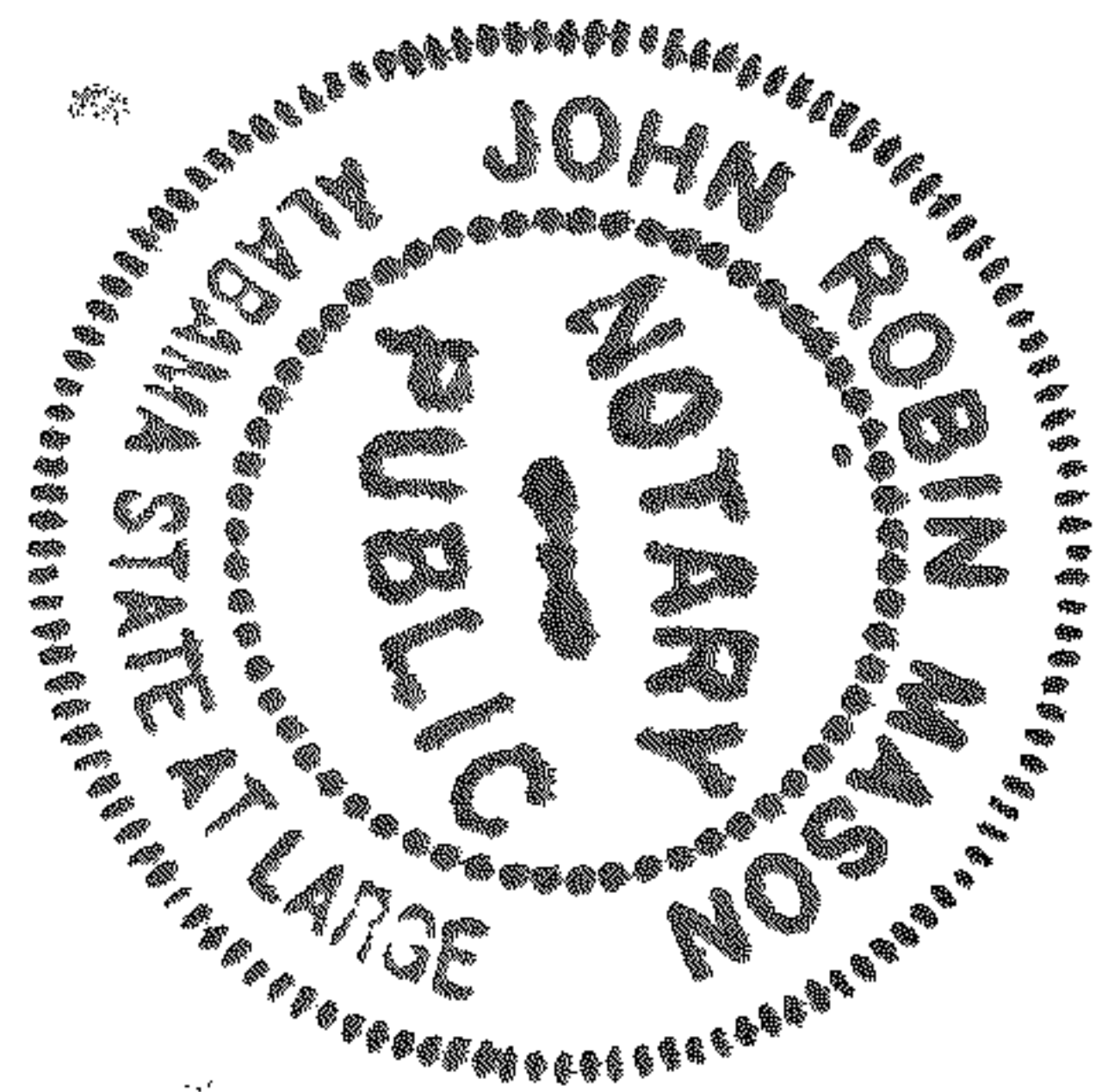
STATE OF Alabama

COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that REGINA CRAWFORD WINDSOR, whose name as TRUSTEE OF THE RICHARD A WINDSOR MANAGEMENT TRUST, 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, she executed the same voluntarily for and as the act of said ~~corporation~~ trust.

Given under my hand and official seal this the 26th day of March, 2019.

John Robin Mason
Notary Public
Print Name: JOHN ROBIN MASON
Commission Expires: 06/01/2021



**My Commission Expires:
June 1, 2021**



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/01/2019 02:52:08 PM
\$24.00 CHARITY
20190401000103310

Allie S. Bezel