

Send tax notice to:
Daniel L. Hill and Courtney Hill
329 Willow Leaf Circle
Wilsonville, AL 35186
BHM1900453

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **One Hundred Twenty Five Thousand and 00/100 Dollars (\$125,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Authentic Building Company, LLC**, whose mailing address is 422 Oxford Way, Pelham, AL 35124 (hereinafter referred to as "Grantors"), by **Daniel L. Hill and Courtney Hill** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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, **the address of which is Lot 2, McMillian Lake Estates, Chelsea, AL 35043**, to-wit:

Lot 2, according to the Final Plat of McMillian Lake Estates, as recorded in Map Book 51, Page 9, in the Probate Office of Shelby County, Alabama.

Together with that certain easement for ingress and egress as recorded in Instrument No. 20190206000039810, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2019 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

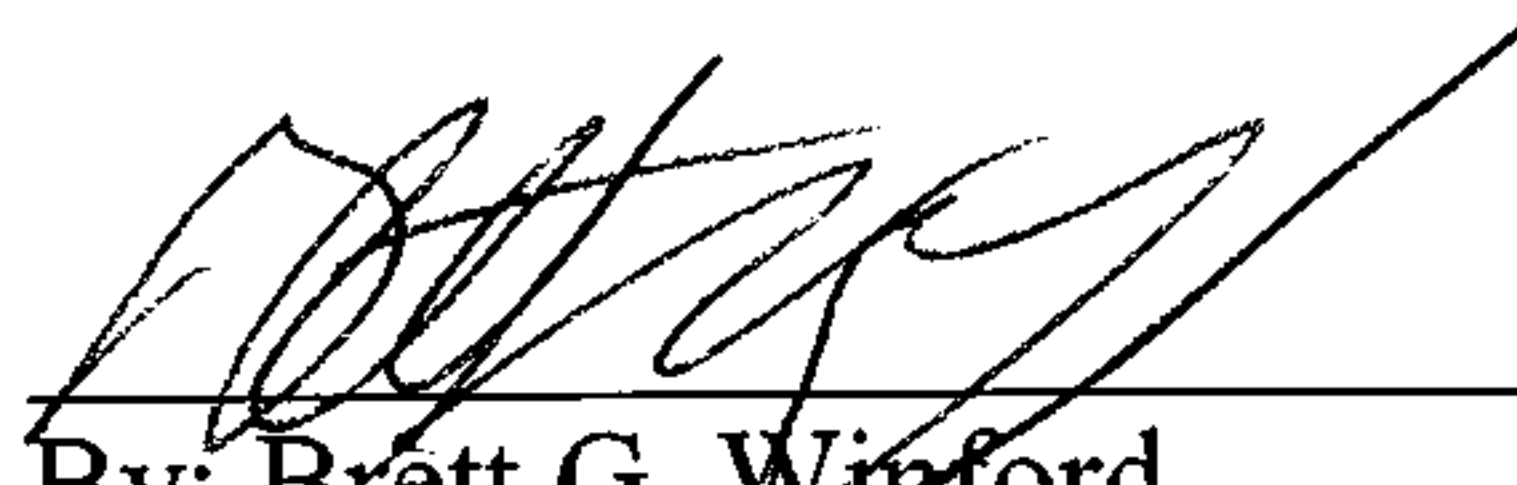
MINING AND MINERAL RIGHTS EXCEPTED.

\$442,897.88 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantor, Authentic Building Company, LLC, by Brett G. Winford, its Member, who is authorized to execute this conveyance, has caused this conveyance to be executed on this, the 6th day of June, 2019.

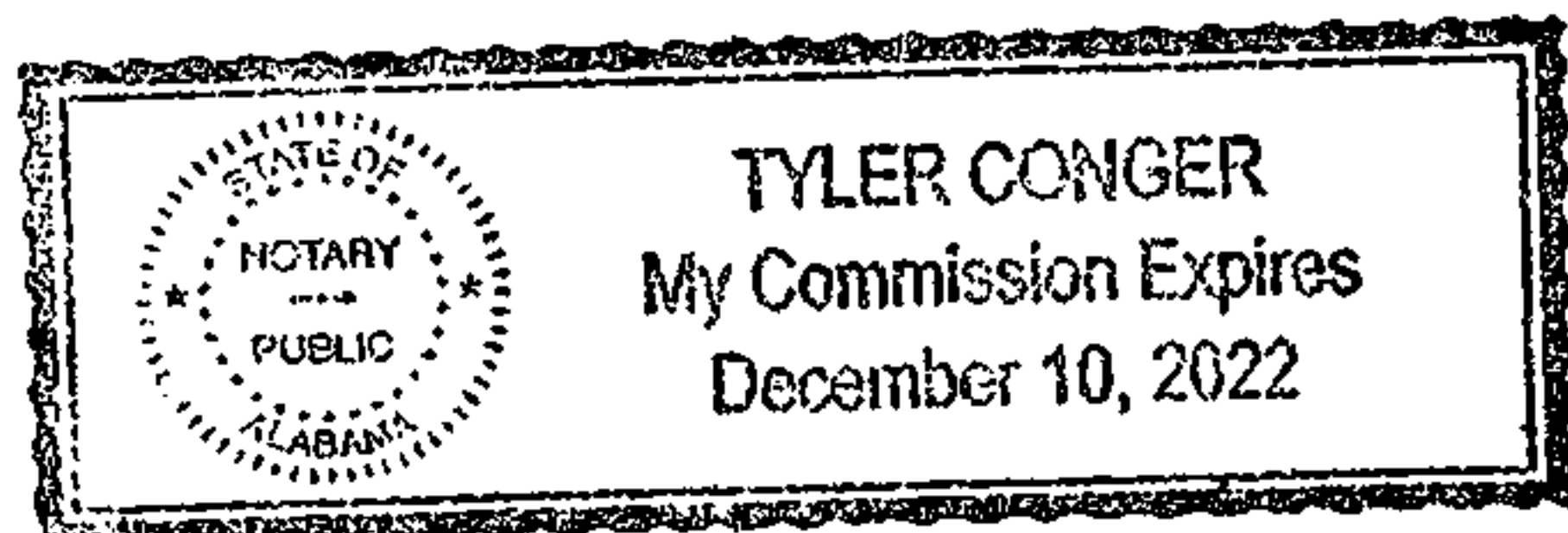
Authentic Building Company, LLC

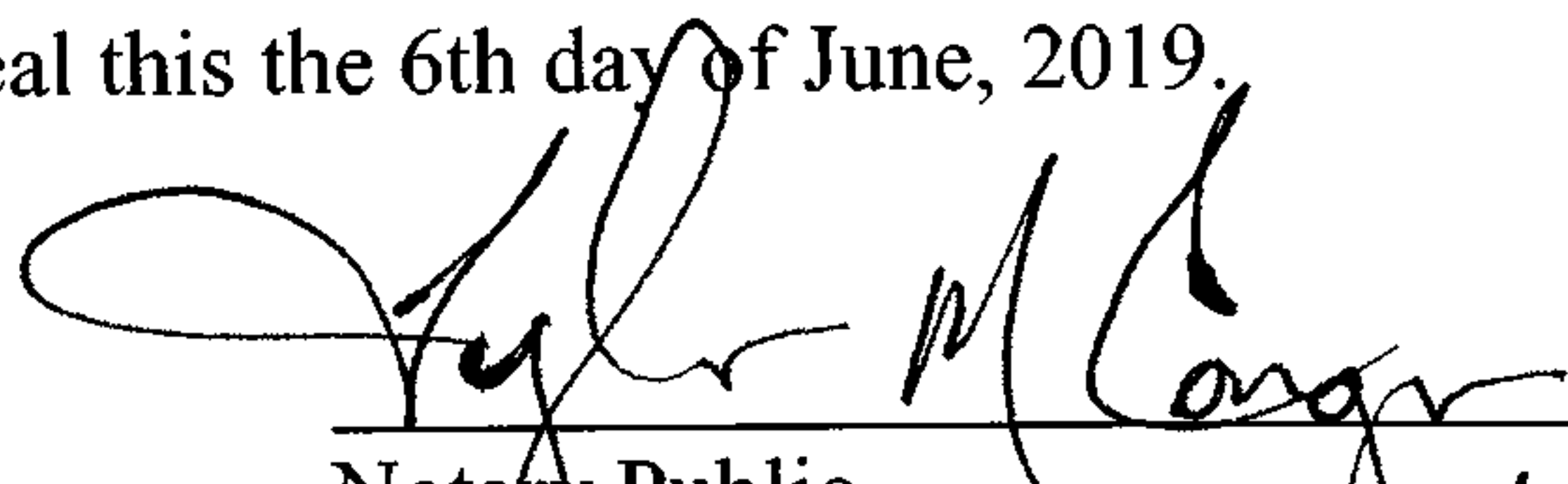

By: Brett G. Winford
Its: Member

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Brett G. Winford, whose name as Member of Authentic 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, he, in his capacity as such member and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal this the 6th day of June, 2019.




Notary Public
Print Name: TYLER M CONGER
Commission Expires: 12/10/22



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/10/2019 03:28:23 PM
\$19.00 CHARITY
20190610000203330

Allen S. Bayl