

PREPARED BY:  
MARGARET M. CASEY, ATTORNEY  
2163 HIGHWAY 31 SOUTH, SUITE 102  
PELHAM, ALABAMA 35124  
(205) 987-2211

SEND TAX NOTICE TO:  
SB&S, LLC  
5524 OLD LEEDS ROAD  
BIRMINGHAM, ALABAMA 35210

**WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ONE HUNDRED EIGHTY THOUSAND DOLLARS (\$180,000.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof is acknowledged we, MICHAEL CADE ALEXANDER and wife, TRACY ALEXANDER, (herein referred to as GRANTORS), do grant, bargain, sell and convey unto SB&S, LLC, (herein referred to as GRANTEE), the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 64, according to the Survey of Willow Creek, Phase One, as recorded in Map Book 7, Page 132, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Current taxes for the year 2019, which are a lien but not due and payable until October 1, 2019.
2. Restrictive covenants, if any.
3. A 35 foot building setback line from Willow Creek Parkway as recorded in Map Book 7, page 132, in the Probate Office.
4. A 5 foot easement along the Northerly side of lot and a 75 foot easement along the rear of lot as shown on recorded Map Book 7, page 132, in the Probate Office.
5. Easement(s) to Alabama Power Company and South Central Bell Telephone Company as shown and recorded in Book 37, page 220, in Probate Office.

**MICHAEL CADE ALEXANDER and MICHAEL ALEXANDER is one and the same person.**

TO HAVE AND TO HOLD Unto the said GRANTEE, its heirs and assigns forever.

And we do, for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, its heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, its heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 5<sup>th</sup> day of August, 2019.

Michael Cade Alexander (L.S.)  
MICHAEL CADE ALEXANDER

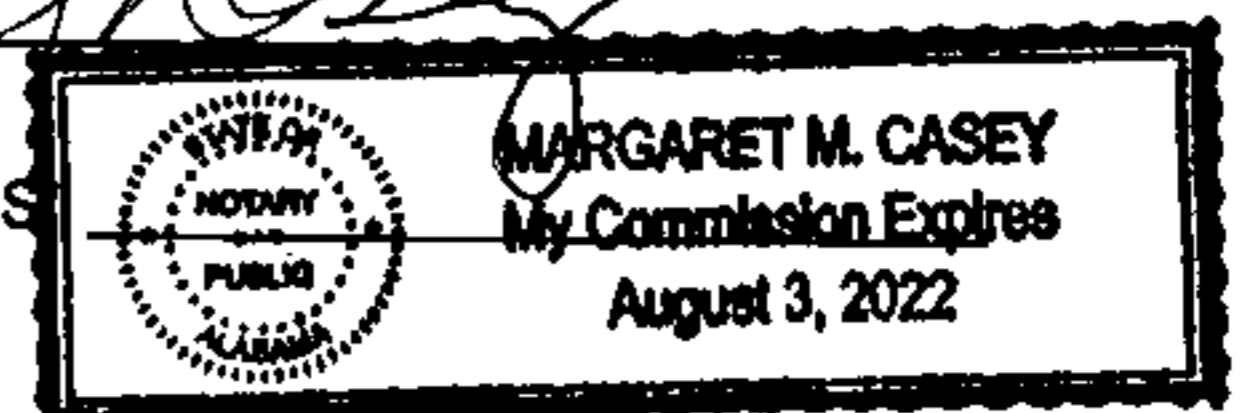
Tracy B. Alexander (L.S.)  
TRACY ALEXANDER

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MICHAEL CADE ALEXANDER and TRACY ALEXANDER, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance he/she/they has/have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5<sup>th</sup> day of August, 2019.

Margaret Casey  
Notary Public  
My Commission Expires



20190814000295620 1/2 \$198.00  
Shelby Cnty Judge of Probate, AL  
08/14/2019 01:39:49 PM FILED/CERT

Shelby County, AL 08/14/2019  
State of Alabama  
Deed Tax: \$180.00

Grantor's Name:  
MICHAEL CADE ALEXANDER and  
TRACY ALEXANDER

Grantee's name:  
SB&S, LLC

Mailing Address:  
1426 WILLOW CREEK PARKWAY  
ALABASTER, AL 35007

Mailing Address:  
5524 OLD LEEDS ROAD  
BIRMINGHAM, ALABAMA 35210

Property Address:  
1426 WILLOW CREEK PARKWAY  
ALABASTER, AL 35007

Date of Sale: August 5, 2019  
Total Purchase Price: \$180,000.00  
or  
Actual Value  
or  
Assessor's Market Value

Bill of Sale  
 Sales Contract  
 Closing Statements

Front of Foreclosure Deed  
 Appraisal  
 Other \_\_\_\_\_



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