

20190822000307360
08/22/2019 07:58:39 AM
DEEDS 1/2

Send tax notice to:
DAL Properties, LLC
135 Birkdale Ln.
Pelham, AL 35124
BLD1900182

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

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in 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 **Authentic Building Company, LLC**, whose mailing address is 422 Oxford Way, Pelham, AL 35124 (hereinafter referred to as "Grantor") by **DAL Properties, LLC** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, **the address of which is 4190 Hwy 331, Chelsea, AL 35043**, to-wit:

Lot 2, according to the Survey of MNT ERA Estates, as recorded in Map Book 50, Page 65, in the Office of the Judge of Probate 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.

TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, his/her heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

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 21st day of August, 2019.

Authentic Building Company, LLC

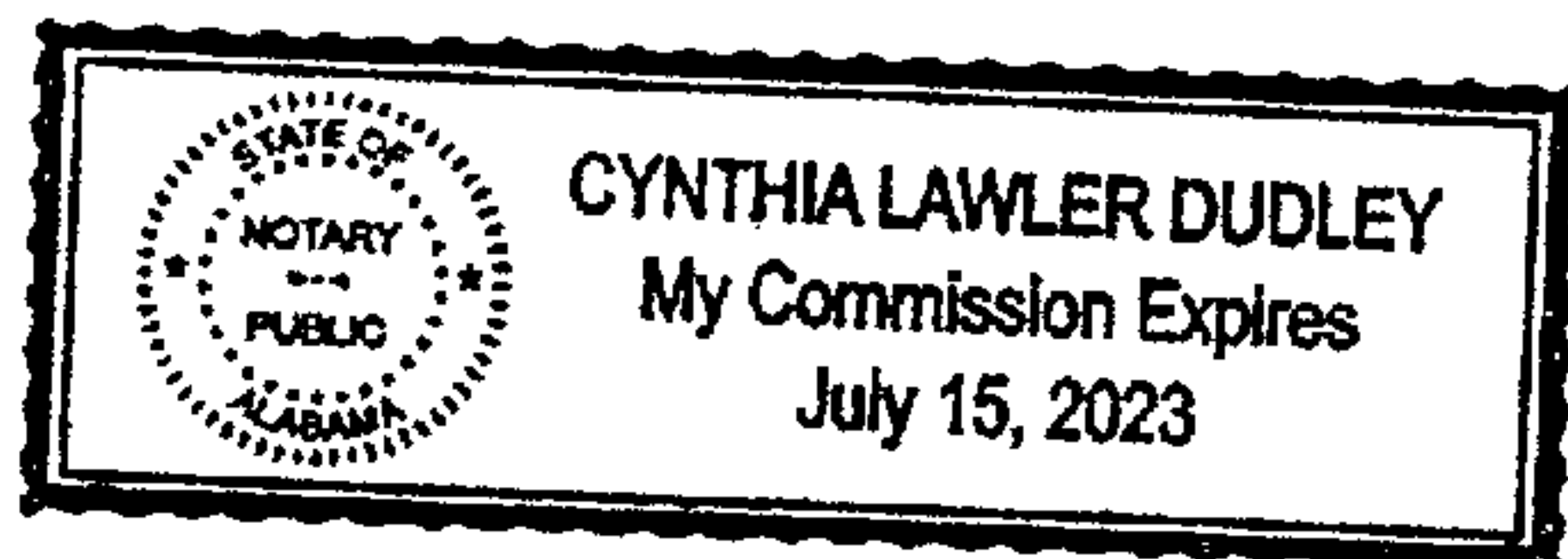


By: Brett G. Winford
Its: Member

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 21st day of August, 2019.




Notary Public

Print Name: Cynthia Lawler Dudley
Commission Expires: 7/15/23



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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\$73.00 CHERRY
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