

THIS INSTRUMENT PREPARED BY:
Heath S. Holden, Attorney at Law, LLC
P.O. Box 43281
Birmingham, AL 35243

GRANTEE'S ADDRESS:
Jonathan Tanner
6035 Eagle Point Cir
Birmingham, AL 35242

**CORPORATION STATUTORY WARRANTY DEED
JOINT TENANTS RIGHT OF SURVIVORSHIP**

20190923000347770
09/23/2019 03:50:39 PM
DEEDS 1/3

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of EIGHTY THOUSAND AND 00/100 DOLLARS (\$80,000.00), and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **INNOVATIVE BUILDING SERVICES, LLC** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **JONATHAN A. TANNER AND CAITLIN L. TANNER** (hereinafter referred to as GRANTEE), as joint tenants with right of survivorship, their heirs, executors, administrators, successors and/or assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 207A, according to the Resubdivision of Lots 202, 203, 204, 205, 206, 207, 208, 209, and 210 of Stonebridge 2nd Sector, as recorded in Map Book 48, Page 47, in the Probate Office of Shelby County, Alabama..

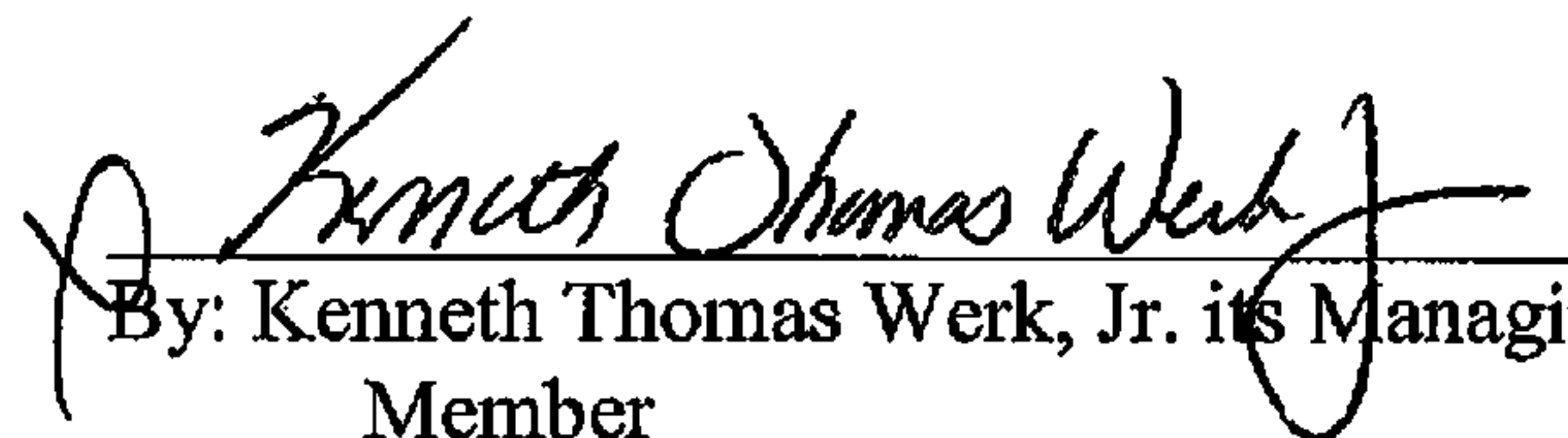
Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

\$80,000.00 of purchase price was paid from proceeds from mortgage filed simultaneously herewith

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, as joint tenants with right of survivorship, their heirs, executors, administrators, successors and/or assigns forever.

IN WITNESS WHEREOF, the said GRANTOR, by KENNETH THOMAS WERK, JR. its Managing Member who is authorized to execute this conveyance, such Managing Member hereto set his signature and seal this the 20th day of September, 2017.

INNOVATIVE BUILDING SERVICES, LLC


By: Kenneth Thomas Werk, Jr. its Managing
Member

State of Alabama)
County of Jefferson)

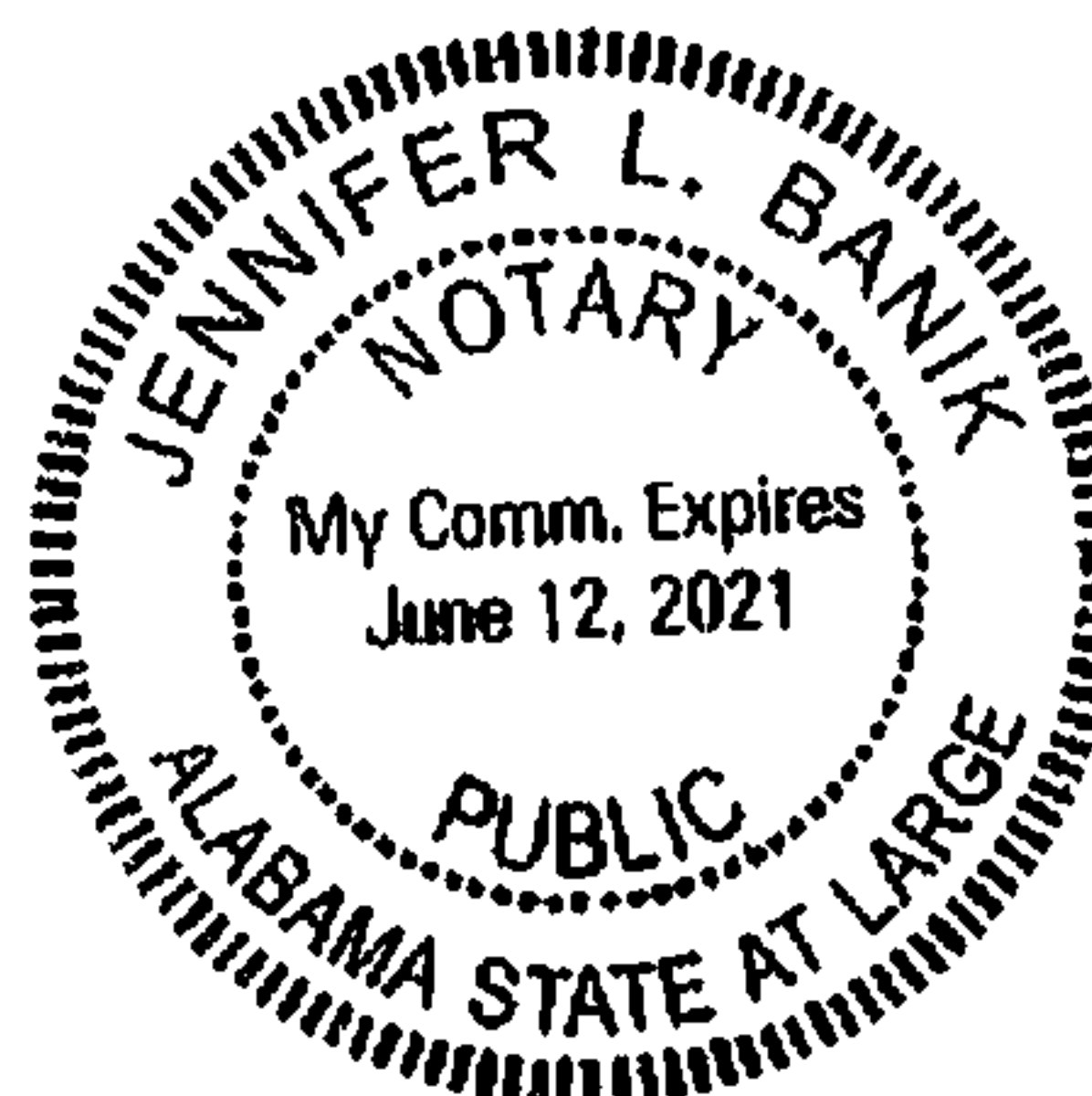
I, the undersigned, a Notary Public in and for said County in said State, hereby certify Kenneth Thomas Werk, Jr. whose name as Authorized Representative of Covenant Builders, Inc., is signed to the foregoing conveyance, and who is known to me, acknowledges before me on this day that, being informed of the contents of the conveyance, he as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

IN WITNESS WHERE OF, I have hereunto set my hand and seal this the 20th day of September 2019

NOTARY PUBLIC

My Commission Expires: _____

[Signature]
10.12.21



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Innovative Building Services, LLC
 Mailing Address 205 Salisbury Circle
Birmingham, AL 35242
 Property Address 144 Bridge Drive
Birmingham, AL 35242

Grantee's Name JONATHAN A. TANNER
 Mailing Address 6035 Eagle Point Cir
Birmingham, AL 35242
 Date of Sale September 20, 2019
 Total Purchase Price \$ 86,000
 Or
 Actual Value \$ _____
 Or
 Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence:
 (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☒ Sales Contract

☐ Appraisal
☐ Other: _____

☐ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above,
 the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property
 and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is
 being conveyed.

Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on
 which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being
 conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being
 conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed
 appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding
 current use valuation, of the property as determined by the local official charged with the responsibility of
 valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of
 Alabama 1975 § 40-22-1 (h).

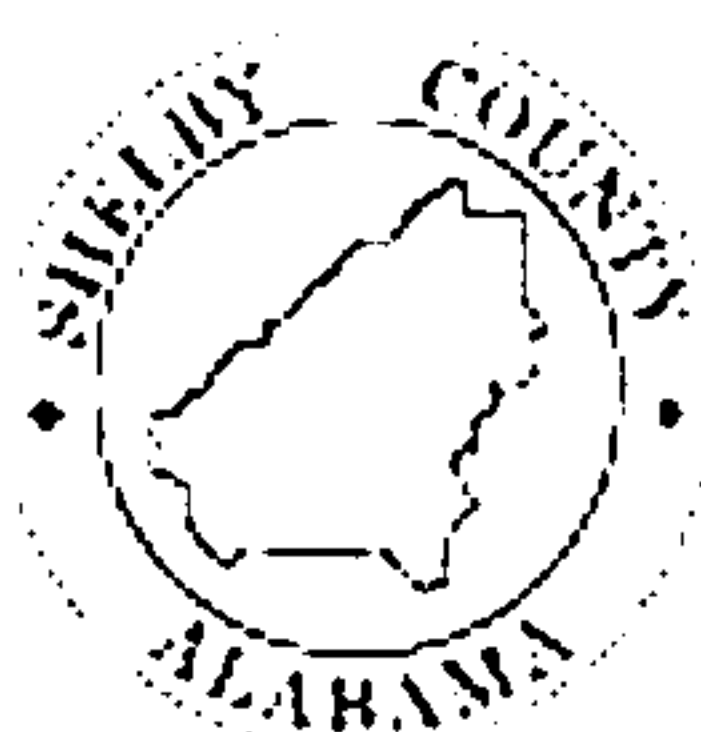
I attest, to the best of my knowledge and belief that the information contained in this document is true and
 accurate. I further understand that any false statements claimed on this form may result in the imposition of the
 penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 9.23.19 Print Jennifer Benik

☐ Unattested

(verified by)

Sign [Signature]
 (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/23/2019 03:50:39 PM
 \$29.00 CHARITY
 20190923000347770

Allen S. Bayl

Form RT-1