

Send tax notice to:  
BUILD ALL CONSTRUCTION, INC.  
PO BOX 612  
HELENA, AL, 35080

This instrument prepared by:  
Charles D. Stewart, Jr.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA  
Shelby COUNTY

2019625

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty-Five Thousand and 00/100 Dollars (\$25,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **STEPHEN R. ANDERSON and WANDA ANDERSON, HUSBAND AND WIFE** whose mailing address is: 2343 Santa Fe Pike Santa Fe TN 38482 (hereinafter referred to as "Grantors") by **BUILD ALL CONSTRUCTION, INC., A CORPORATION** whose mailing address is: **PO Box 612, HELENA, AL, 35080** 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, the following described real estate situated in Shelby County, Alabama, to-wit:

**SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"**

SUBJECT TO:

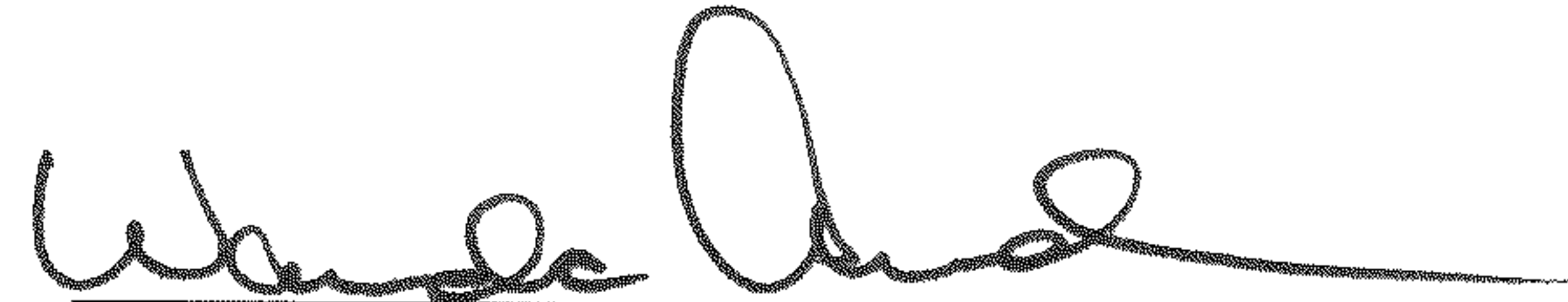
1. Taxes for the year beginning October 1, 2019 which constitutes a lien but are not yet due and payable until October 1, 2020.
2. Less and except any portion of subject property lying within a road right of way.
3. Building lines, right of ways, easements, restrictions, reservations and conditions as recorded, if any.

**\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

**TO HAVE AND TO HOLD** unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors 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 Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

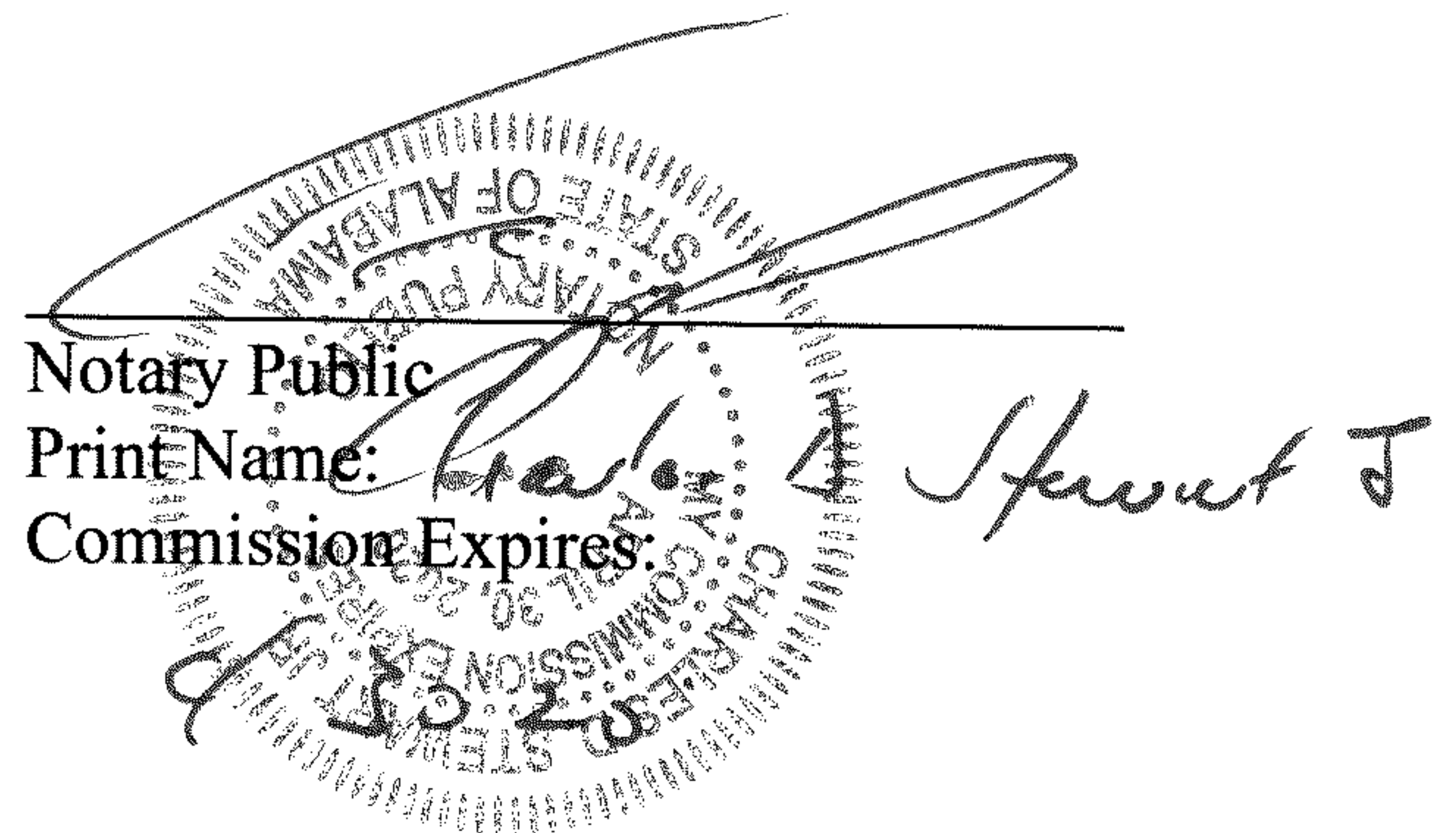
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal  
this the 3rd day of October, 2019.

  
STEPHEN R. ANDERSON  
WANDA ANDERSON

STATE OF ALABAMA  
COUNTY OF SHELBY

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

Given under my hand and official seal this the 3rd day of October, 2019.



Notary Public  
Print Name: Charles Stewart J.  
Commission Expires: 10/3/2021

**EXHIBIT A**

The Land is described as follows:

**A part of Lots 8, 9, 10 and 11 of Block 9 according to Squires's Map of the Town of Helena, Alabama, as recorded in Map Book 3, Page 121, in the Office of the Judge of Probate of Shelby County, Alabama, described as follows:**

**Commence at the Southwest corner of said Block 9, thence run Northwest along the West side of said Block 9 and the East right of way of Third Street a distance of 78.5 feet to the point of beginning, thence continue last course a distance of 78.5 feet, thence turn right 98 degrees 56 minutes 30 seconds and run East 236.0 feet to a point on the West right of way of Branch Alley, thence turn right 91 degrees 26 minutes 52 seconds and run South along the West right of way of said Branch Alley 81.0 feet, thence run right 89 degrees 26 minutes 36 seconds and run West 221.8 feet to the point of beginning. Located in the NW 1/4 of the SW 1/4 of Section 15, Township 20 South, Range 3 West, Shelby County, Alabama.**



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/03/2019 02:14:41 PM  
\$53.00 CHERRY  
20191003000364190

*Allen S. Beal*