

This instrument was prepared by:
Joshua L. Hartman
P. O. Box 846
Birmingham, Alabama 35201

Send Tax Notice To:
Brandon Wayne Streety
Melissa Meredith Streety
944 Long Street
Helena, AL 35080

STATUTORY WARRANTY DEED – Jointly for Life with Remainder to Survivor

STATE OF ALABAMA)

SHELBY COUNTY)

That in consideration of Five Hundred Thirty-seven Thousand and no/100 (\$537,000.00) Dollars to the undersigned grantor, **WINFORD HOMECRAFTERS, LLC**, an Alabama limited liability company, (herein referred to as GRANTOR) in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto BRANDON WAYNE STREETY and MELISSA MEREDITH STREETY (herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

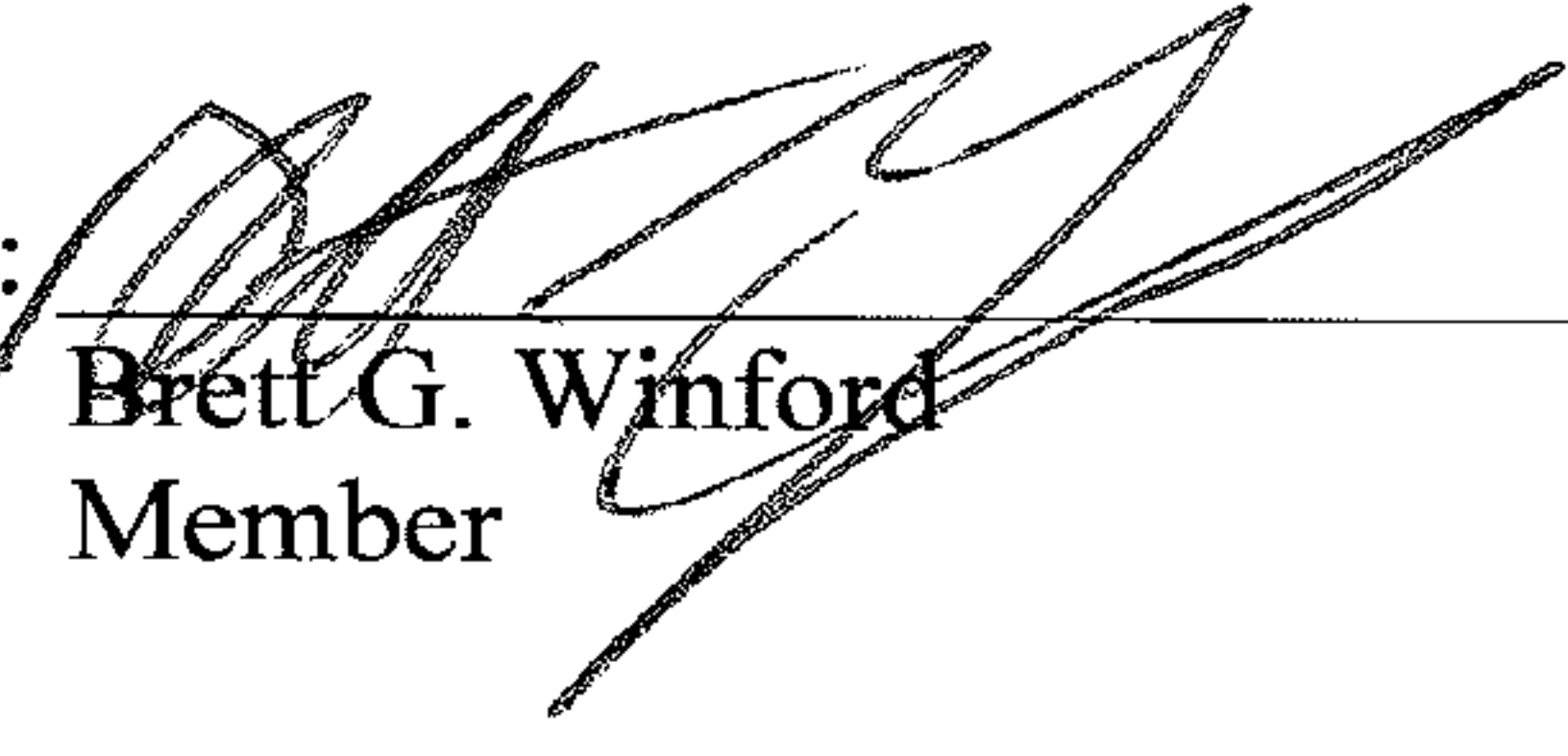
\$412,000.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantees, as joint tenants, with right of survivorship, their heirs and assigns forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And the Grantors do hereby covenant with the Grantees, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it shall warrant and defend the same against the lawful claims and demands of all persons claiming by, through, or under it, but against none other.

IN WITNESS WHEREOF, the said GRANTOR, by its Member, who is authorized to execute this conveyance, hereto set its signature and seal, this the 22nd day of October, 2019.

WINFORD HOMECRAFTERS, LLC

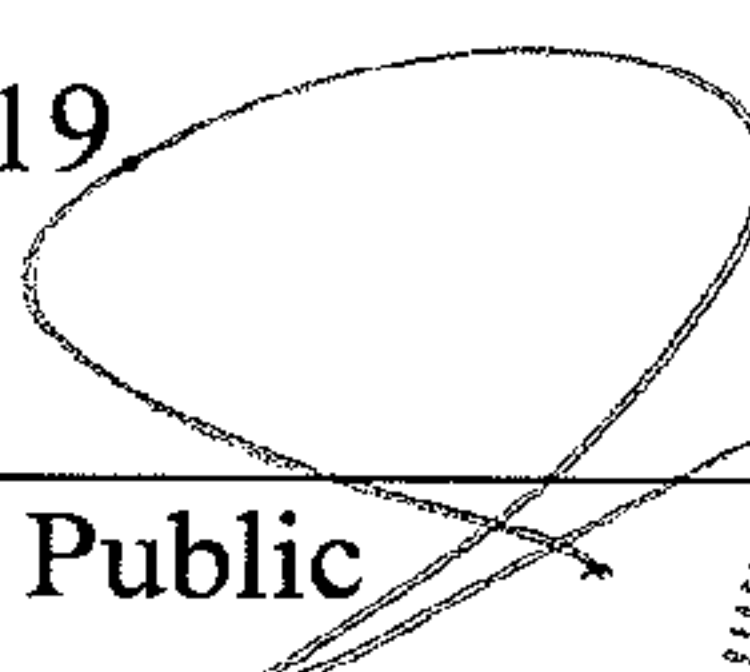
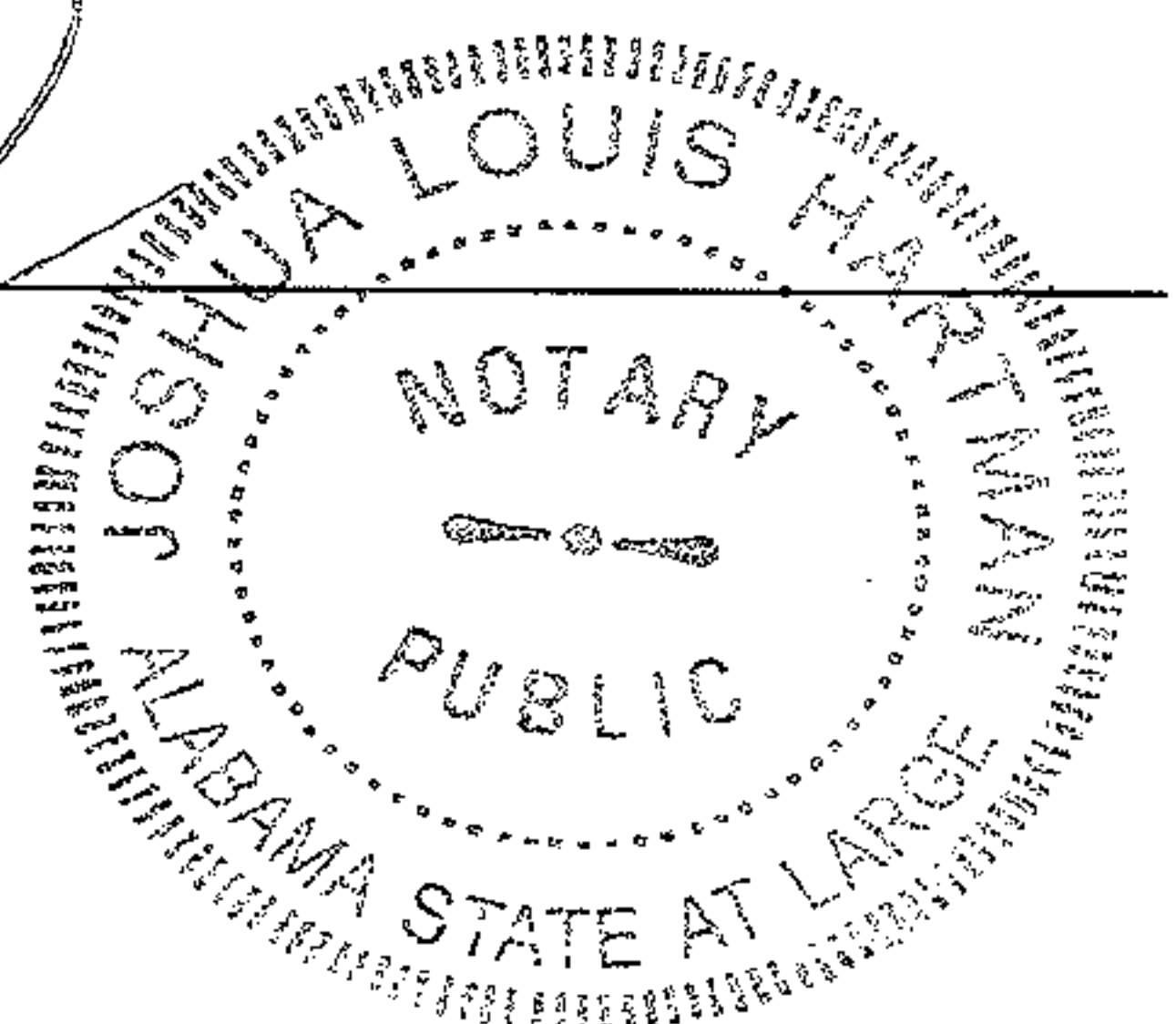
By: 
Brett G. Winford
Its: Member

STATE OF ALABAMA)
JEFFERSON COUNTY)

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 WINFORD HOMECRAFTERS, LLC, an Alabama limited liability company, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such Member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 22nd day of October, 2019

My Commission Expires:


Notary Public


JOSHUA LOUIS HARTMAN
Notary Public, Alabama State At Large
My Commission Expires March 19, 2020

Exhibit "A"
Property Description

Lot 914, according to the Final Plat of Riverwoods Eighth Sector, Phase II, Sector F as recorded in Map Book 45, Page 40 in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO: (1) Taxes and assessments for the year 2020 and subsequent years, which are not yet due and payable; (2) Matters appearing on the plat recorded in Plat Book 45, Page(s) 40, including, but not limited to, any building setback lines and/or easements lying within the lot(s) described herein; (3) Grant of Land Easement and Restrictive Covenants for Underground Facilities in Subdivision, filed in Instrument No. 20060201000052460 in the Office of the Probate Judge, Shelby County, Alabama; (4) Grant of Easement in Land for an Underground Subdivision, filed in Instrument No. 20150318000084440; Instrument No. 20120628000228750; Instrument No. 20120628000228760; Instrument No. 20150318000084450; Instrument No. 20150916000324070; Instrument No. 20150060000350460; Instrument No. 20160926000350170 in the Office of the Probate Judge, Shelby County, Alabama; (5) Bylaws of Riverwoods Association, Inc., filed in Instrument No. 20020731000345170 in the Office of the Probate Judge, Shelby County, Alabama; (6) Riverwoods Covenants, Conditions and Restrictions, filed in Instrument No. 20020212000073381; Corrected in Instrument No. 20061025000526430; amended in Instrument No. 20070917000435160 in the Office of the Probate Judge, Shelby County, Alabama; (7) Easement filed in Instrument No. 20130821000341430 in the Office of the Probate Judge, Shelby County, Alabama; (8) Ordinance No. 02-1921, filed in Instrument No. 20030207000076050 in the Office of the Probate Judge, Shelby County, Alabama; (9) Matters contained in Quitclaim Deed filed in Instrument No. 20161208000448010; corrected in Instrument No. 20161208000448020 in the Office of the Probate Judge, Shelby County, Alabama; (10) Articles of Incorporation of Riverwoods Association, Inc., filed in Instrument No. 20020731000356160 in the Office of the Probate Judge, Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name Winford Homecrafters, LLC
Mailing Address
Property Address 944 Long Street
Helena, AL 35080

Grantee's Name Brandon Wayne Streety and Melissa Meredith Streety
Mailing Address
Date of Sale October 22, 2019
Total Purchase Price \$537,000.00
Or
Actual Value \$
Or
Assessor's Market Value \$



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/22/2019 01:33:39 PM
\$153.00 CHERRY
20191022000388960

Alvin S. Bayl

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
Closing Statement
Appraisal
Other:

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: October 22, 2019

Joshua L. Hartman

Unattested
(verified by)

Sign
(Grantor/Grantee/ Owner/Agent) circle one