

Send tax notice to:
RYAN CAPPS
1050 FAIRFIELD LANE
BIRMINGHAM, AL 35242

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

STATE OF ALABAMA

2020043T

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred and Twenty Thousand and 00/100 Dollars (\$520,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **WINFORD HOMECRAFTERS, LLC**, whose mailing address is: P.O. BOX 536, HELENA, AL 35080 (hereinafter referred to as "Grantor") by **RYAN M CAPPS and ASHLYN B CAPPS** whose mailing address is: **1050 FAIRFIELD LANE, BIRMINGHAM, AL 35242** 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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 14, according to the Survey of Dearing Farms, as recorded in Map Book 48, Page 31, in the Probate Office of Shelby County, Alabama.

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. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals, within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.
4. Right of way granted to AT&T recorded in Real 179, Page 238 and Real 173, Page 933.
5. Easement to Alabama Power Company recorded in Inst. No. 2016-35016.
6. Declaration of Covenants, Conditions and Restrictions recorded in Inst. No. 2017-29561.

\$468,000.00 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, the said Grantor, WINFORD HOMECRAFTERS, LLC, by WHIT WINFORD, its MEMBER, who is authorized to execute this conveyance, has hereunto set his signature and seal on this the 31 day of January, 2020.

WINFORD HOMECRAFTERS, LLC

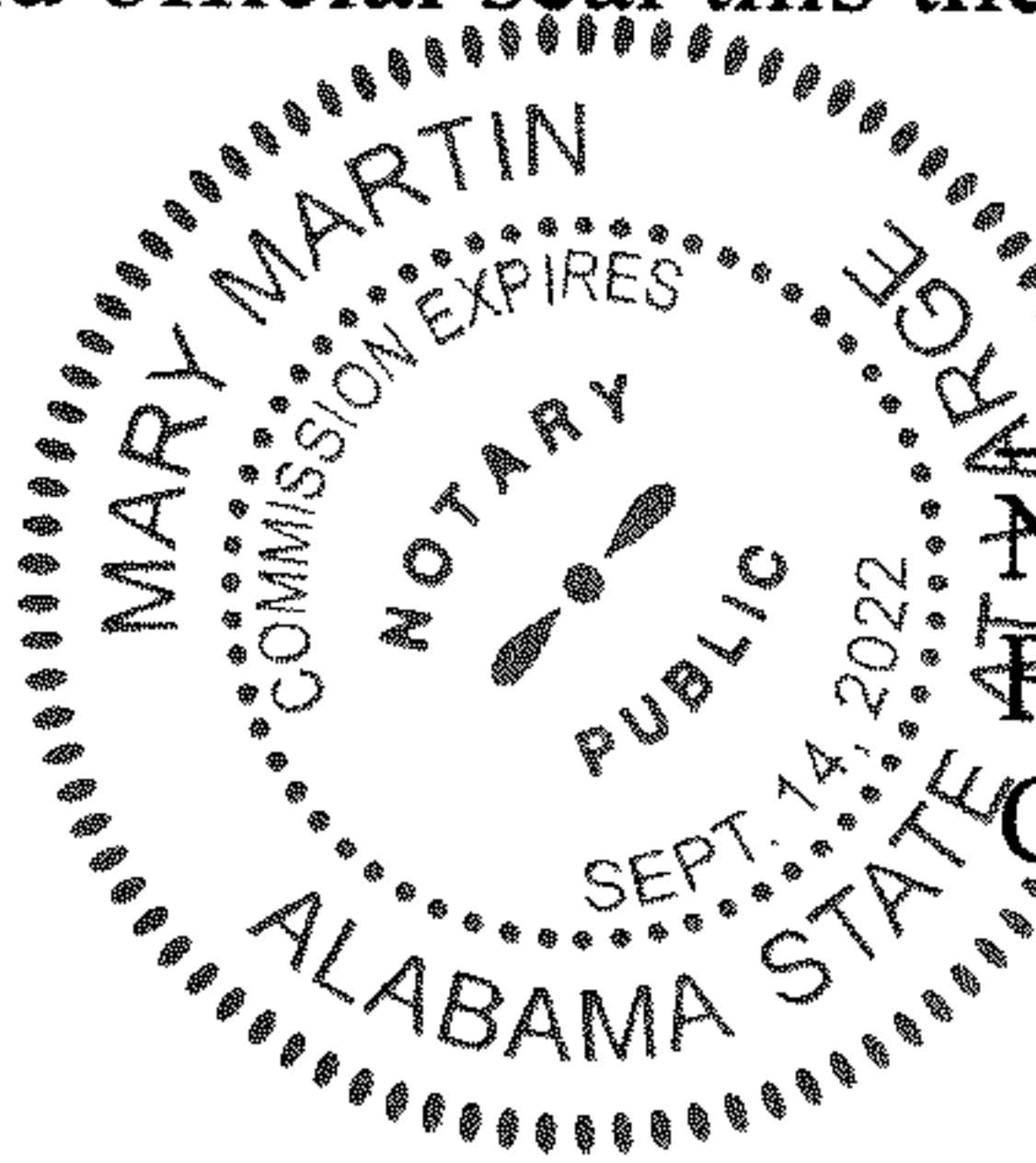
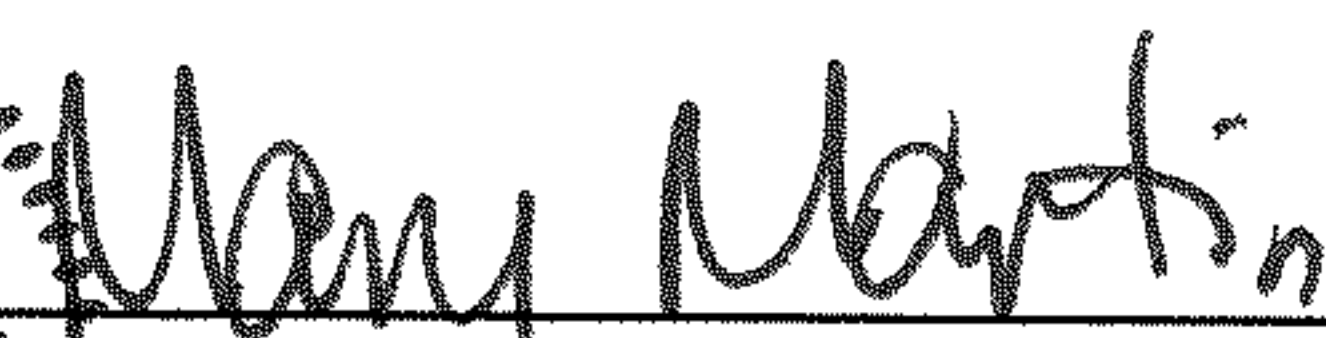

BY: WHIT WINFORD
ITS: MEMBER

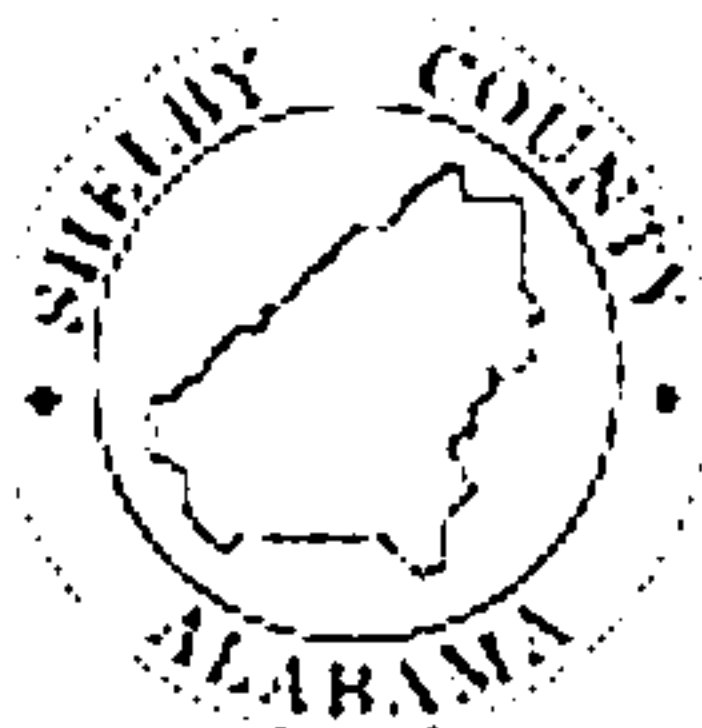
STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Whit Winford, whose name as Member of Winford Homecrafters, 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 and with full authority, he executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this the 31 day of January, 2020.



Notary Public
Print Name:
Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/04/2020 12:05:55 PM
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