

Send tax notice to:
ERIC THOMAS
604 TULIP TREE WAY
NICEVILLE, FL 32578

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

STATE OF ALABAMA

2020080T

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Fifty-Eight Thousand Five Hundred and 00/100 Dollars (\$58,500.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **AUTHENTIC BUILDING COMPANY, LLC, A LIMITED LIABILITY COMPANY** whose mailing address is: P.O. Box 536, Helena, AL 35080 (hereinafter referred to as "Grantor") by **ERIC THOMAS and JESSICA M THOMAS** whose mailing address is: **604 TULIP TREE WAY, NICEVILLE, FL 32578** (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 1, according to the map and survey of MNT Era Estates, as recorded in Map Book 50, page 65, 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. Restrictions, public utility easements and building setback lines, as shown on the recorded map and survey of MNT Era Estates, as recorded in Map Book 50, page 65, in the Probate Office of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
4. Conditions, covenants and restrictions recorded in Instrument #20190820000304730.
5. Easement for Ingress/Egress recorded in Instrument #1997-38311, in the Probate office of Shelby County, Alabama.
6. Right of way granted to Shelby County, Alabama, as recorded in Instrument #20071102000507710 and in Instrument #20080423000167030, in the Probate Office of Shelby County, Alabama.
7. Easements recorded in Instrument #20190205000039820 and Instrument #20190206000039810, in the Probate Office of Shelby County, Alabama.
8. Right of way granted to Alabama Power Company recorded in Volume 222, page 136, in the Probate Office of Shelby County, Alabama.

\$46,800.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantee(s) 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.

IN WITNESS WHEREOF, the said Grantor, AUTHENTIC BUILDING COMPANY, LLC, by BRETT G WINFORD, its SOLE MEMBER, who is authorized to execute this conveyance, has hereunto set his signature and seal on this the 18th day of February, 2020.

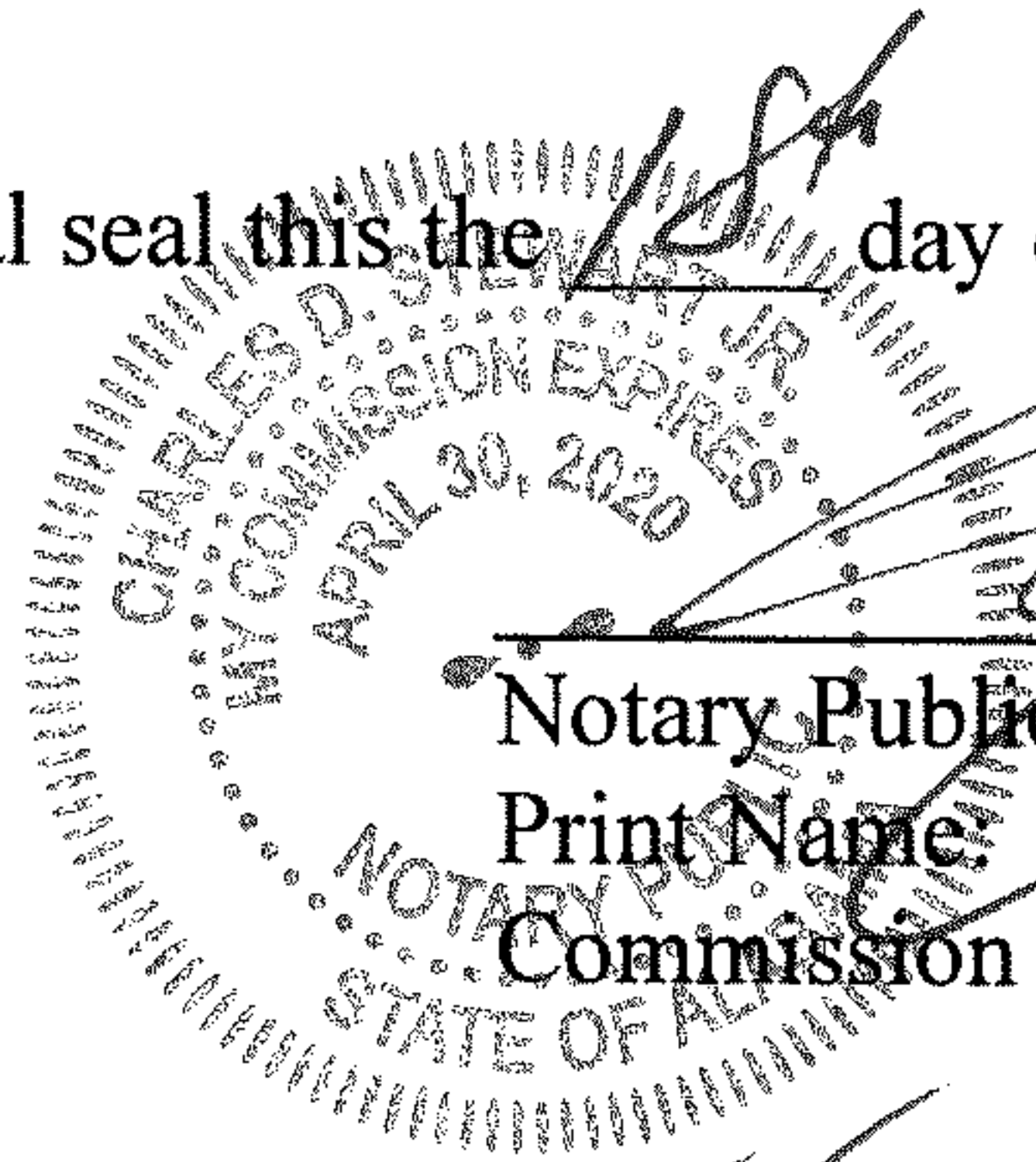
AUTHENTIC BUILDING COMPANY, LLC


BY: BRETT G WINFORD
ITS: SOLE 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 SOLE MEMBER OF AUTHENTIC BUILDING COMPANY, LLC, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, executed the same voluntarily for and as an act of said corporation.

Given under my hand and official seal this the 18th day of February, 2020.


Notary Public
Print Name: Charles D Stewart Jr
Commission Expires: 4-30-20



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/25/2020 03:41:39 PM
\$37.00 MISTII
20200225000074590

Alvin S. Bayl