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07/29/2020 01:53:18 PM  
DEEDS 1/2

**SEND TAX NOTICE TO:**

Innovative Building Services, LLC

156 Bridge Dr.  
Birmingham, AL 35242

**This instrument prepared by:**

S. Kent Stewart

Stewart & Associates, P.C.

3595 Grandview Pkwy, #280

Birmingham, Alabama 35243

BHM2000922

**WARRANTY DEED**

State of Alabama

County of Shelby

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **Seventy Thousand and 00/100 Dollars (\$70,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Covenant Builders, Inc.**, (hereinafter "Grantor", whether one or more), by **Innovative Building Services, LLC**, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, the address of which is **156 Bridge Drive, Birmingham, AL 35242**, to-wit:

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

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

**Subject to a third-party mortgage in the amount of \$441,721.00 executed and recorded simultaneously herewith.**

**TO HAVE AND TO HOLD**, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for itself, its successors and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's successors and assigns shall warrant and defend the same to the said Grantee, and Grantee's heirs executors, administrators, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, Covenant Builders, Inc., by Kenneth J. Werk Jr. as Authorized Agent, who is authorized to execute this conveyance, has caused this conveyance to be executed on this 23rd day of July, 2020.

Covenant Builders, Inc.

Kenneth J. Werk Jr.  
By: Kenneth J. Werk Jr.  
Its: Authorized Agent

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kenneth J. Werk Jr., as Authorized Agent of Covenant Builders, Inc, 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, in his capacity and with full authority, executed the same voluntarily for and as the act of said company on the day the same bears date.

Given under my hand and official seal on this 23rd day of July, 2020.

[Signature]  
Notary Public



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/29/2020 01:53:18 PM  
\$26.00 CHARITY  
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Allen S. Bayl