

20200915000411420
09/15/2020 12:08:37 PM
DEEDS 1/3

This instrument was prepared by:
Mark E. Gualano, Attorney
701 Chestnut Street
Vestavia Hills, Alabama 35216

Send Tax Notices to:
Innovative Building Services, LLC
2225 Salisbury Circle
Birmingham, AL 35242

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

JEFFERSON COUNTY)

That in consideration of **Eighty Thousand and no/100 -----(\$80,000.00)** Dollars, to the undersigned Grantor, **Covenant Builders, Inc.** (herein referred to as Grantor), in hand paid by the Grantee (s) herein, the receipt and sufficiency of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Innovative Building Services, LLC** (herein referred to as Grantee (s)), the following described real estate, situated in Shelby County, Alabama to-wit:

Lot 202A, A 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 Probate Office of Shelby County, Alabama.


SUBJECT TO:

1. Ad valorem taxes for the current tax year.
2. Easements, restrictions, reservations and conditions of record.

TO HAVE AND TO HOLD, to the said Grantee (s), their heirs, successors and assigns forever.

IN WITNESS WHEREOF, the said **Covenant Builders, Inc.**, by **Kenneth Thomas Werk, Jr.**, who is authorized to execute this conveyance, has hereto set his signature and seal this the 14th day of September 2020.

Covenant Builders, Inc.

By: 
Kenneth Thomas Werk, Jr., as Authorized Agent

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that **Kenneth Thomas Werk, Jr., as Authorized Agent of Covenant Builders, Inc.**, whose name 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 officer and with full authority, executed the same voluntarily for and as the act of said **Covenant Builders, Inc.** .

Sworn to and subscribed before me this the 14th day of September, 2020.




Notary Public
My Commission Expires: 7/28/21

Real Estate Sales Validation Form

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

Grantor's Name Covenant Builders, Inc.
 Mailing Address 2855 Hwy 51
At Wilsonville, AL 35186

Grantee's Name Innovative Building Services, Inc.
 Mailing Address 2225 Salisbury Circle
At Birmingham AL 35246

Property Address 124 Bridge Dr.
Birmingham, AL 35242

Date of Sale September 14, 2020
 Total Purchase Price \$80,000.00

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
 09/15/2020 12:08:37 PM
 \$108.00 CHERRY
 20200915000411420

Allen 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 Lot Only

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 of 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 September 14, 2020

Print Covenant Builders, Inc.

Unattested

Sign

(verified by)

Kenneth Thomas Wick
 (Grantor/Grantee/Owner/Agent) circle one