

Prepared by:
Marcus L. Hunt
2870 Old Rocky Ridge Rd.
Birmingham, Al. 35243

Send tax notice to:
Michael E. Lindsay
140 Bridge Dr.
Birmingham, Al. 35242

20201020000477030
10/20/2020 02:08:19 PM
DEEDS 1/3

LIMITED LIABILITY CORPORATION FORM WARRANTY DEED JOINT TENANTS
WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY of Shelby

KNOW ALL MEN BY THESE PRESENTS, That in consideration **Six hundred seventy thousand and no/100 (\$670,000.00) Dollars, the amount of which can be verified in the Sales Contract between the parties hereto,** to the undersigned Grantor

Innovative Building Services, LLC, whose mailing address is:

225 Salisbury Circle, Birmingham, AL 35212

(herein referred to as Grantor) in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto

Michael E. Lindsay and Shannon J. Lindsay
whose mailing address is: 140 Bridge Dr., Birmingham, Al. 35242

(herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, the address of which is: 140 Bridge Dr., Birmingham, Al. 35242 to-wit:

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

Subject to: All easements, restrictions and rights of way of record.

\$510,400.00 of the above mentioned purchase price was paid for from a mortgage loan which was 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 said Grantor does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted 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 said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, THE SAID Grantor by its Managing Member, who is authorized to execute this conveyance, has hereto set its signature and seal this the 9 day of October, 2020.

INNOVATIVE BUILDING SERVICES, LLC

By: Kenneth T. Werk, Jr.
KENNETH T. WERK, JR.
Its: MANAGING MEMBER

State of ALABAMA
County of JEFFERSON

I, the undersigned, a Notary Public in and for said county in said state hereby certify that Kenneth T. Werk, Jr., whose name as Managing Member for Innovative Building Services, LLC is signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he as such Managing Member and with full authority, executed the same voluntarily for and as the act of said LLC.

Given under my hand and official seal this the 9 day of October, 2020.

Robert McNeary
NOTARY PUBLIC

My commission expires:

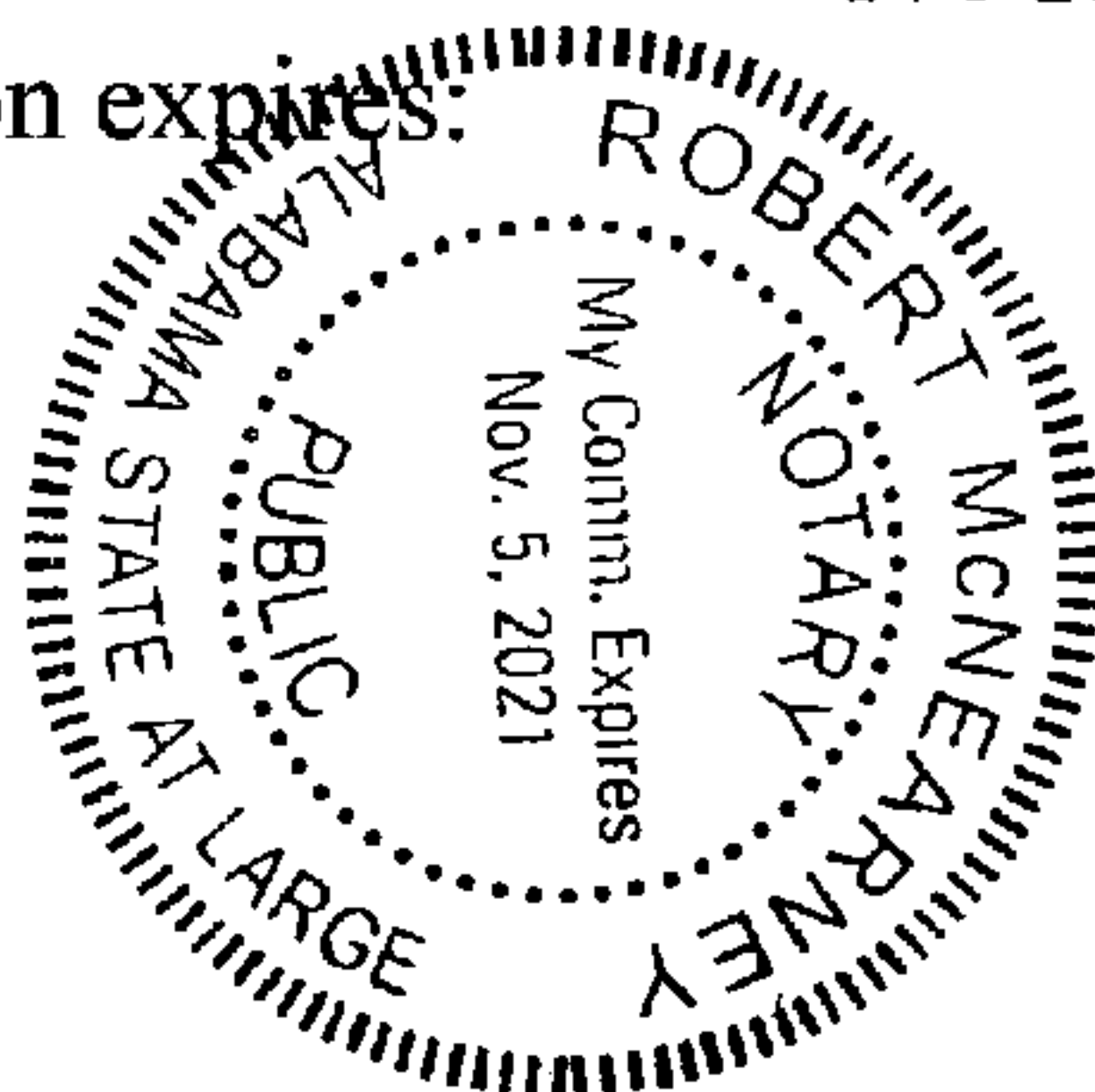


EXHIBIT A

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

Subject to: All easements, restrictions and rights of way of record.

The proceeds of this loan have been applied to the purchase price of the property herein conveyed to mortgagors simultaneously herewith.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/20/2020 02:08:19 PM
\$188.00 CHARITY
20201020000477030

Allie S. Bayl