

Send tax notice to:  
JENNIFER BISHOP LAVELLE  
148 BRIDGE DRIVE  
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

2020796T

Shelby COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Six Hundred Twenty-Nine Thousand and 00/100 Dollars (\$629,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **INNOVATIVE BUILDING SERVICES, LLC** whose mailing address is: 225 Salisbury Circle, Birmingham, AL 35242 (hereinafter referred to as "Grantor") by **JENNIFER BISHOP LAVELLE and PAUL KENNETH LAVELLE** whose property address is: **148 BRIDGE DRIVE, 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 208A, 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:

1. Taxes for the year beginning October 1, 2020 which constitutes a lien but are not yet due and payable until October 1, 2021.
2. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of 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 Office of the Judge of Probate 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. Permits granted to Alabama Power Company recorded in Book 124, Page 516, Book 124, Page 566 and Book 186, Page 196.
5. Articles of Incorporation of Stonebridge Homeowners' Association, Inc. recorded in Instrument#20030114000026400.
6. Easement recorded in Official Records Instrument 20170825000310410, of the Probate Records of Shelby County, Alabama.
7. Covenants, Conditions and Restrictions recorded in Instrument #20030114000026530 and Instrument #20150717000243430.

**\$325,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

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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, INNOVATIVE BUILDING SERVICES, LLC, by ~~KENNETH T. WERK~~, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 23 day of October, 2020.

INNOVATIVE BUILDING SERVICES, LLC

*Kenneth T. Werk*

BY: INNOVATIVE BUILDING  
ITS: MANAGING MEMBER

STATE OF ALABAMA  
COUNTY OF SHELBY

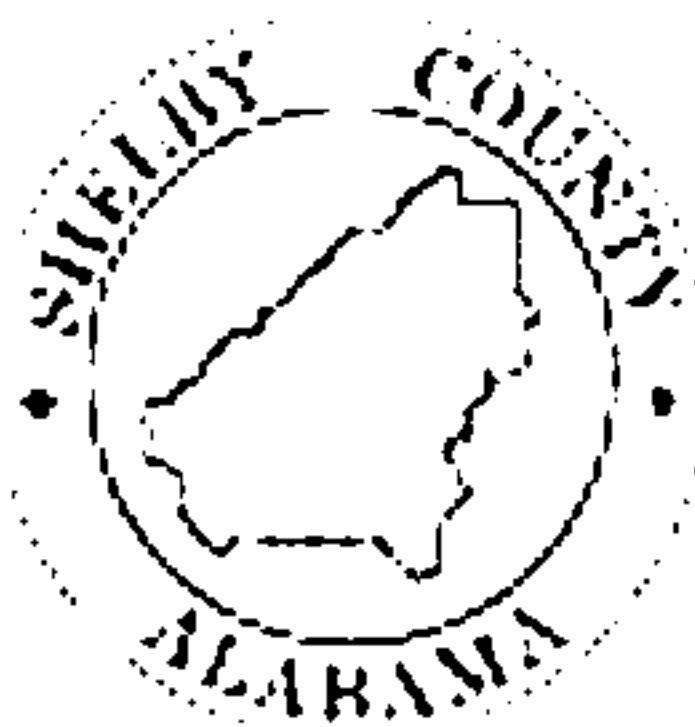
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KENNETH T. WERK, whose name as ~~MANAGING MEMBER~~ of INNOVATIVE BUILDING SERVICES, LLC is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he as such Managing Member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this the 23<sup>RD</sup> day of OCTOBER, 2020.

Notary Public

Print Name:

Commission Expires: *4 30 24*



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/06/2020 08:46:35 AM  
\$329.00 CHARITY  
20201106000505880

*Allie S. Bayl*