

This instrument was prepared by: Clayton T. Sweeney, Attorney 2700 Highway 280 East, Suite 160 Birmingham, AL 35223	Send Tax Notice To: Innovative Building Services, LLC 225 Salisbury Circle Birmingham, AL 35242
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STATE OF ALABAMA )  
COUNTY OF SHELBY )                   **WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **Eighty Thousand and 00/100 (\$80,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Covenant Builders, Inc., an Alabama corporation** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Innovative Building Services, LLC, an Alabama limited liability company**, (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

**Lot 204A, according to the Survey of a Re-subdivision of Lots 202, 203, 204, 205, 206, 207, 208, 209 and 210, Stonebridge 2<sup>nd</sup> Sector, as recorded in Map Book 48, Page 47, in the Probate Office of Shelby County, Alabama.**

Subject To:

1. Ad valorem taxes for 2021 and subsequent years not yet due and payable until October 1, 2021.
2. Restrictions, public utility easements and Building setback line(s) as shown by the recorded plat in Map Book 48, Page 47, in the Probate Office of Shelby County, Alabama.
3. Permits granted to Alabama Power Company recorded in Book 124, Page 516, Book 124, Page 566, Book 186, Page 196, Instrument 20170825000310410 and Instrument 20200414000145780, in said Probate Office.
4. Declaration of Protective Covenants, Restrictions and Easements recorded in Instrument No. 20030114000026530, and Instrument No. 20150717000243430, in said Probate Office.
5. Articles of Incorporation of Stonebridge Homeowners' Association, Inc. recorded in Instrument No. 20030114000026400, in said Probate Office.
6. Easement recorded in Official Records Instrument No. 20170825000310410, in said Probate Office.

This instrument is executed as required by the Articles of Organization and Operational Agreement of said limited liability company and same have not been modified or amended.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors and assigns, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; that GRANTOR has a good right to sell and convey the said Real Estate; and that GRANTOR will, and GRANTOR'S successors and assigns, shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has through its duly authorized representative hereunto set its hand and seal this the 18th day of November, 2020.

Covenant Builders, Inc.  
an Alabama corporation

By: Kenneth T. Werk, Jr.  
Kenneth T. Werk, Jr.  
Its: Authorized Agent

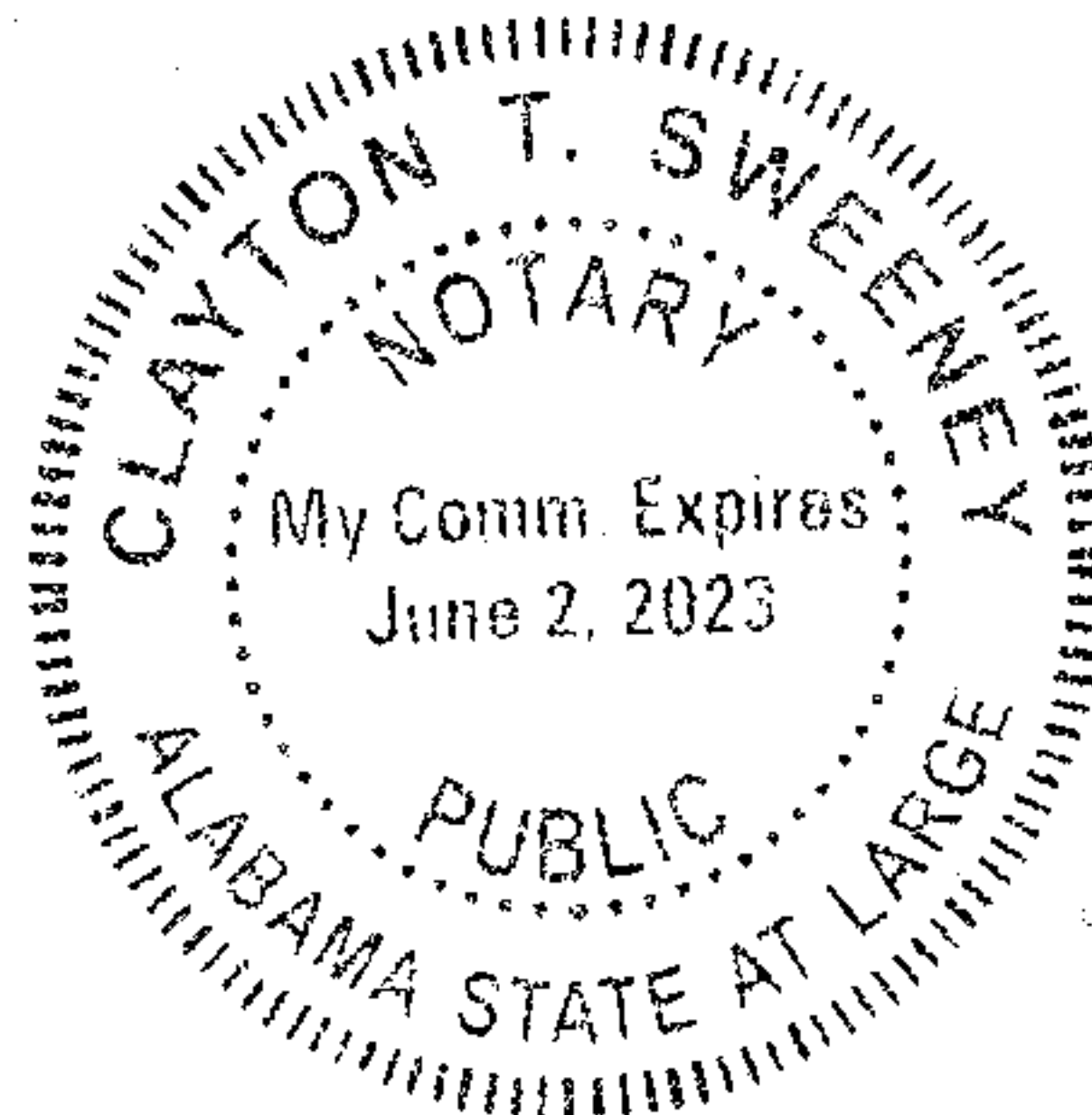
STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Kenneth T. Werk, Jr., whose name as Authorized Representative of Covenant Builders, Inc., an Alabama corporation, 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 Instrument, he as such authorized representative and with full authority, signed the same voluntarily for and as the act of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 18th day of November, 2020.

[Signature]  
NOTARY PUBLIC  
My Commission Expires: 06/02/2023





**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  
                                  Wilsonville, AL 35186

Grantee's Name      Innovative Building Services, LLC  
 Mailing Address      2225 Salisbury Circle  
                                  Birmingham, AL 35242

Property Address      132 Bridge Drive  
                                  Birmingham, AL 35242

Date of Sale      November 18, 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  
 11/19/2020 01:17:34 PM  
 \$108.00 CHARITY  
 20201119000530620

*Allen S. Byrd*

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)

- |  |                                    |
|--|------------------------------------|
| <input type="checkbox"/> Bill of Sale              | <input type="checkbox"/> Appraisal |
| <input checked="" type="checkbox"/> Sales Contract | <input type="checkbox"/> Other     |
| <input type="checkbox"/> Closing Statement         | <input type="checkbox"/>           |

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 or 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 \_\_\_\_\_

Covenant Builders, Inc.  
 Print By: Kenneth T. Werk, Jr., Authorized Agent

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

*Kenneth T. Werk Jr.*