

Send tax notice to:
S&C FAMILY PARTNERSHIP, LTD
736 CANYON CREEK LN
VESTAVIA HILLS, AL 35216

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

TITLE NOT EXAMINED
Consideration: \$22,830.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Ten and 00/100 Dollars (\$10.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, COVENANT BUILDERS, INC. whose mailing address is: 5855 HIGHWAY 51, WILSONVILLE, AL 35186 (hereinafter referred to as "Grantor") by S&C FAMILY PARTNERSHIP, LTD whose mailing address is: 736 CANYON CREEK LANE, VESTAVIA HILLS, AL 35216 (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, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE THE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

SUBJECT TO:

1. Taxes for the year beginning October 1, 2020 which constitutes a lien but are not due and payable until October 1, 2021.
2. Subject to those restrictions shown in Instrument #20030114000026530 and as amended in Instrument #20150717000243430, in the Probate Office of Shelby County, Alabama
3. Less and except and portion of subject property lying in an existing road right of way.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown 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 Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, Covenant Builders, Inc., by Kenneth Thomas Werk, Jr., its agent, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 4th day of Dec, 2020

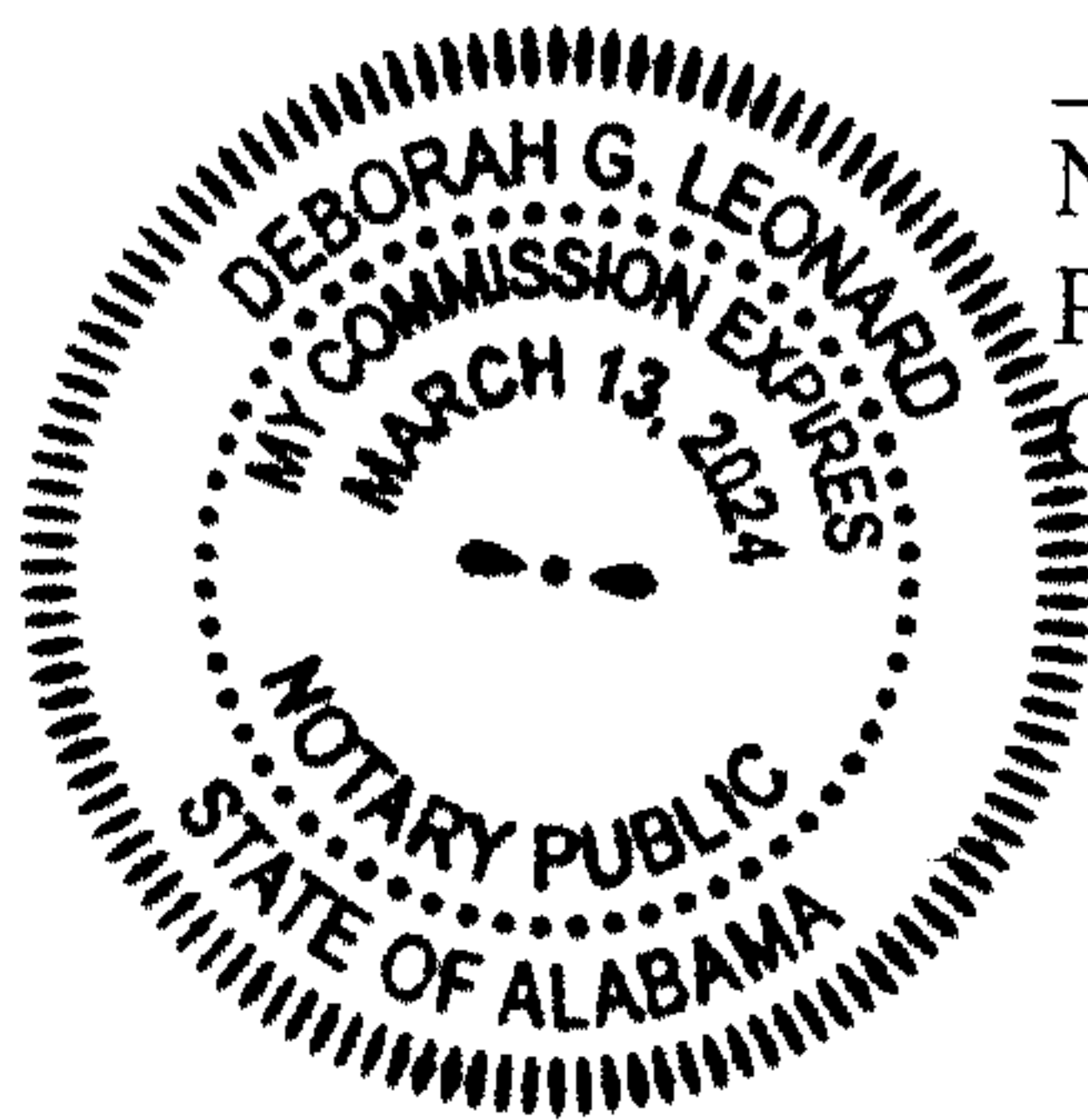
Covenant Builders, Inc.

Kenneth Thomas Werk Jr
BY: Kenneth Thomas Werk, Jr.
ITS: Agent

STATE OF ALABAMA
COUNTY OF SHELBY

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

Given under my hand and official seal this the 4th day of Dec, 2020.



Deborah G. Leonard
Notary Public
Print Name:
Commission Expires:

A parcel of land situated in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 6, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the SE corner of said NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 6, Township 19 South, Range 1 West, Shelby County, Alabama; thence run in a northerly direction along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 247.40 feet to an iron; thence turn an angle to the left of $90^{\circ}33'$ and run in a westerly direction parallel with the South line of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 6, Township 19 South, Range 1 West for a distance of 2101.30 feet to a point on the Southeasterly ROW of Cahaba Valley Road (Highway No. 119); thence turn an angle to the left of $59^{\circ}52'$ and run in a southwesterly direction along said right of way line for a deed distance of 286.06 feet (Calculated distance of 286.04 feet); thence turn an angle to the left of $120^{\circ}08'$ and run in an easterly direction along said South line of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 6, Township 19 South, Range 1 West for a deed distance of 2242.58 feet (calculated distance of 2242.52 feet) to the Point of Beginning.

LESS AND EXCEPT:

Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 (now known as Lot 17-A) and 18 of Stonebridge Subdivision as recorded in Map Book 20, page 23, in the Probate Office of Shelby County, Alabama.

ALSO LESS AND EXCEPT:

Any part of Stonebridge 2nd Sector as recorded in Map Book 48, page 9, in the Probate Office of Shelby County, Alabama, and Resubdivision of Stonebridge, 2nd Sector as recorded in Map Book 48, page 47 in said Probate Office.

Subject to those Restrictions as shown in Instrument #20030114000026530 and as amended in Instrument #20150717000243430, in the Probate Office of Shelby County, Alabama. Also less and except any portion of subject property lying in an existing road right of way.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/04/2020 11:25:27 AM
\$51.00 CHARITY
20201204000555420

Allen S. Bayl