

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Brian W. Burnett and Katrina S. Burnett
1001 Eagle Nest Circle
Birmingham, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY) **JOINT SURVIVORSHIP 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 **Innovative Building Services, LLC, an Alabama limited liability company** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Brian W. Burnett and Katrina S. Burnett**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, 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 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 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, Instrument20170825000310410 and Instrument 20200414000145780, in said Probate Office.
- (4) Declaration of Protective Covenants, Restrictions and Easements recorded in Instrument No. 2003114000026530 and Instrument No. 2015717000243430, 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.

None of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs 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 heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

CLAYTON T. SWEENEY, ATTORNEY AT LAW

IN WITNESS WHEREOF, said GRANTOR has through its duly authorized representative hereunto set its hand and seal this the 1st day of December, 2020.

Innovative Building Services, LLC

Kenneth T. Werk, Jr.
Kenneth T. Werk, Jr. Managing Member

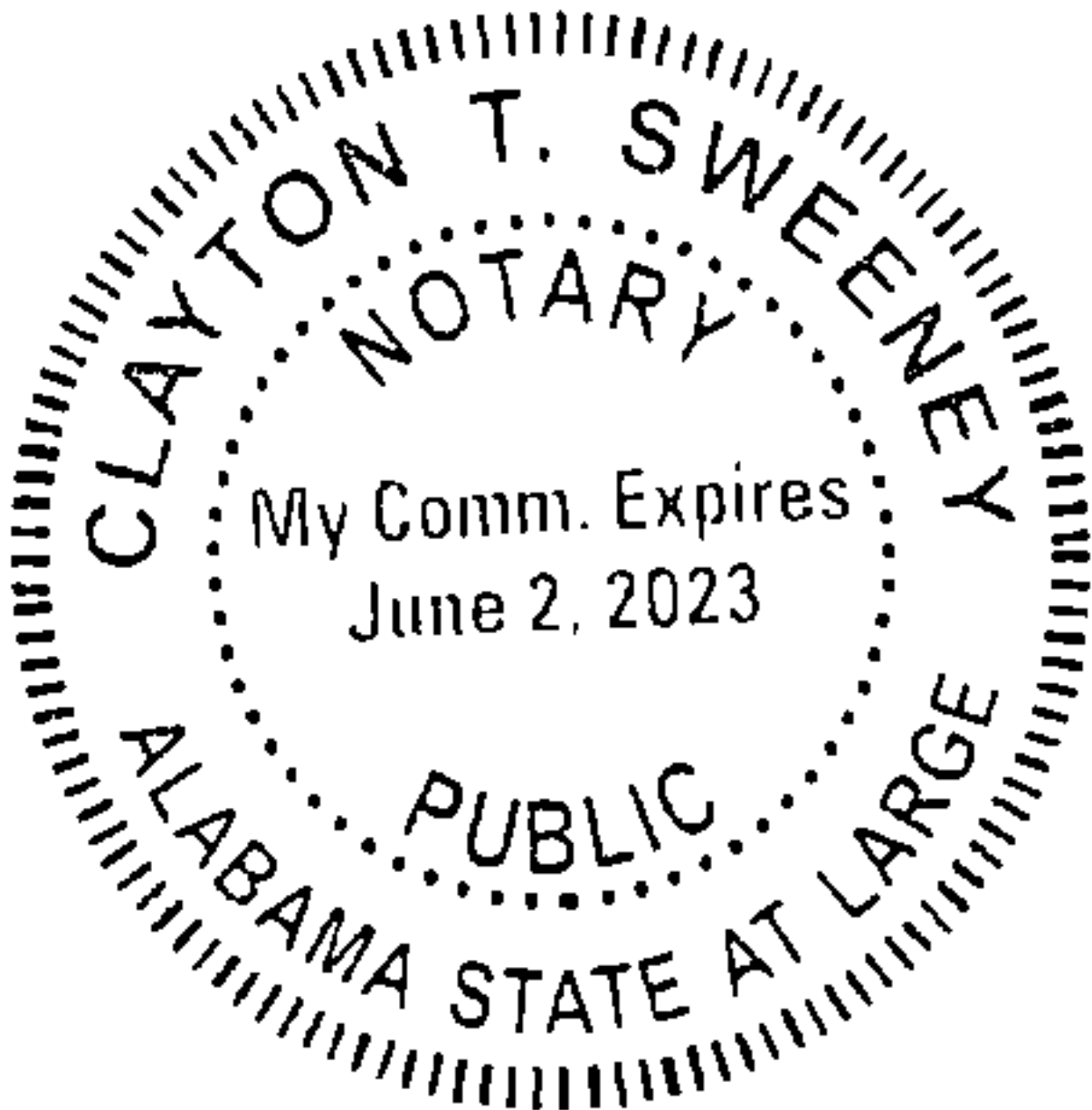
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

20201204000556380 2/3 \$108.00
Shelby Cnty Judge of Probate, AL
12/04/2020 02:30:04 PM FILED/CERT

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Kenneth T. Werk, Jr., whose name as Managing Member of Innovative Building Services, LLC, an Alabama limited liability company, 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 Managing Member and with full authority, signed the same voluntarily for and as the act of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 1st day of December, 2020.

Clayton T. Sweeney
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	Innovative Building Services, LLC	Grantee's Name	Brian W. Burnett and Katrina S. Burnett
Mailing Address	225 Salisbury Circle Birmingham, AL 35242	Mailing Address	1001 Eagle Nest Circle Birmingham, AL 35242
Property Address	132 Bridge Drive Birmingham, AL 35242	Date of Sale	<u>December 1, 2020</u>
		Total Purchase Price	<u>\$ 80,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

Shelby County, AL 12/04/2020
State of Alabama
Deed Tax: \$80.00

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 | ☐ Appraisal |
| ☐ Sales Contract | ☐ Other – Tax assessor's market value |
| ☐ Closing Statement | ☐ Deed |

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 _____

Innovative Building Services, LLC
Print By: Kenneth T. Werk, Jr., Managing Member

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one



20201204000556380 3/3 \$108.00
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