

Send tax notice to:
CINDY HEARN
541 RIVERWOODS LANDING
HELENA, AL, 35080

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

2021106T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Five Hundred Ten Thousand and 00/100 Dollars (\$510,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **AUTHENTIC BUILDING COMPANY LLC** whose mailing address is: PO Box 536 Helena AL 35080 (hereinafter referred to as "Grantor") by **CINDY HEARN** whose property address is: **541 RIVERWOODS LANDING, HELENA, AL, 35080** (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:

Lot 903, according to the Survey of Riverwoods, Eighth Sector, Phase II, Sector A, as recorded in Map Book 44, Page 124, in the Office of the Judge of Probate of Shelby County, Alabama.

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. Restrictions, public utility easements, and building setback lines as shown on recorded map and Survey of Riverwoods, Eighth Sector, Phase II, Sector A, as recorded in Map Book 44, Page 124, 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, including those as recorded in Real 370, page 923 and Instrument #20010521000020356..
4. Sanitary Sewer Easements recorded in Instrument #20160531000185400.
5. Covenants, Conditions and Restrictions as recorded in Instrument #2002-07338; Instrument #20061025000526430 and Instrument #20070917000435160.
6. By-Laws of Riverwoods Owners Association, Inc. recorded in Instrument #20020731000345170.
7. Any loss or claim arising out of the fact a portion of the property appears to be former railroad lands as conveyed by deed from CSX Transportation, Inc., to Riverwoods Properties, LLC in Instrument #2001083000037300.
8. Grant of Easement in favor of Alabama Power Company recorded in Instrument #20160926000350170.
9. Reservations, provisions, exceptions and conditions as recorded in Real 112, page 876 and Real 328, page 1.
10. As to the Cahaba River: a. Any past or future change in the Cahaba River which forms the westerly boundary of the land; b. Any dispute arising over the location of the old bed; c. Any variance between the boundary line as originally conveyed and the current boundary thereof as now used or occupied; d. Rights of the upper or lower riparian owners in and to the free and unobstructed flow of water of said body of water.

\$380,000.00 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, AUTHENTIC BUILDING COMPANY LLC, by BRETT G WINFORD, its MANAGING MEMBER, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 17th day of February, 2021.


AUTHENTIC BUILDING COMPANY, LLC


BY: BRETT G WINFORD
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 BRETT G WINFORD, whose name as MANAGING MEMBER of AUTHENTIC BUILDING COMPANY 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 and with full authority, executed the same voluntarily for and as an act of said company.

Given under my hand and official seal this the 17th day of February, 2021.


Notary Public
Print Name: Charles D. Stewart Jr.
Commission Expires: 01/01/2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/19/2021 02:39:55 PM
\$155.00 JESSICA
20210219000085540

