

Send tax notice to:

JAMES C BELL, III

310 Quail Ridge Ct.
Helena, AL 35060

This instrument prepared by:

Charles D. Stewart, Jr.

Attorney at Law

4898 Valleydale Road, Suite A-2

Birmingham, Alabama 35242

STATE OF ALABAMA

2021207T

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Twenty-Five Thousand and 00/100 Dollars (\$125,000.00) 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: P.O. Box 536 Helena, AL 35124 (hereinafter referred to as "Grantor") by **JAMES C BELL, III and LEISHA E BELL** whose property address is: **712 MAGRUDERS BLUFF, 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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 886, according to the Survey of Riverwoods, Eighth Sector, Phase Two, Sector D, as recorded in Map Book 46, Page 16, 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 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 Riverwoods, Eighth Sector, Phase Two, Sector D, as recorded in Map Book 46, Page 16, 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.

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, 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 16th day of March, 2021.

AUTHENTIC BUILDING COMPANY, LLC

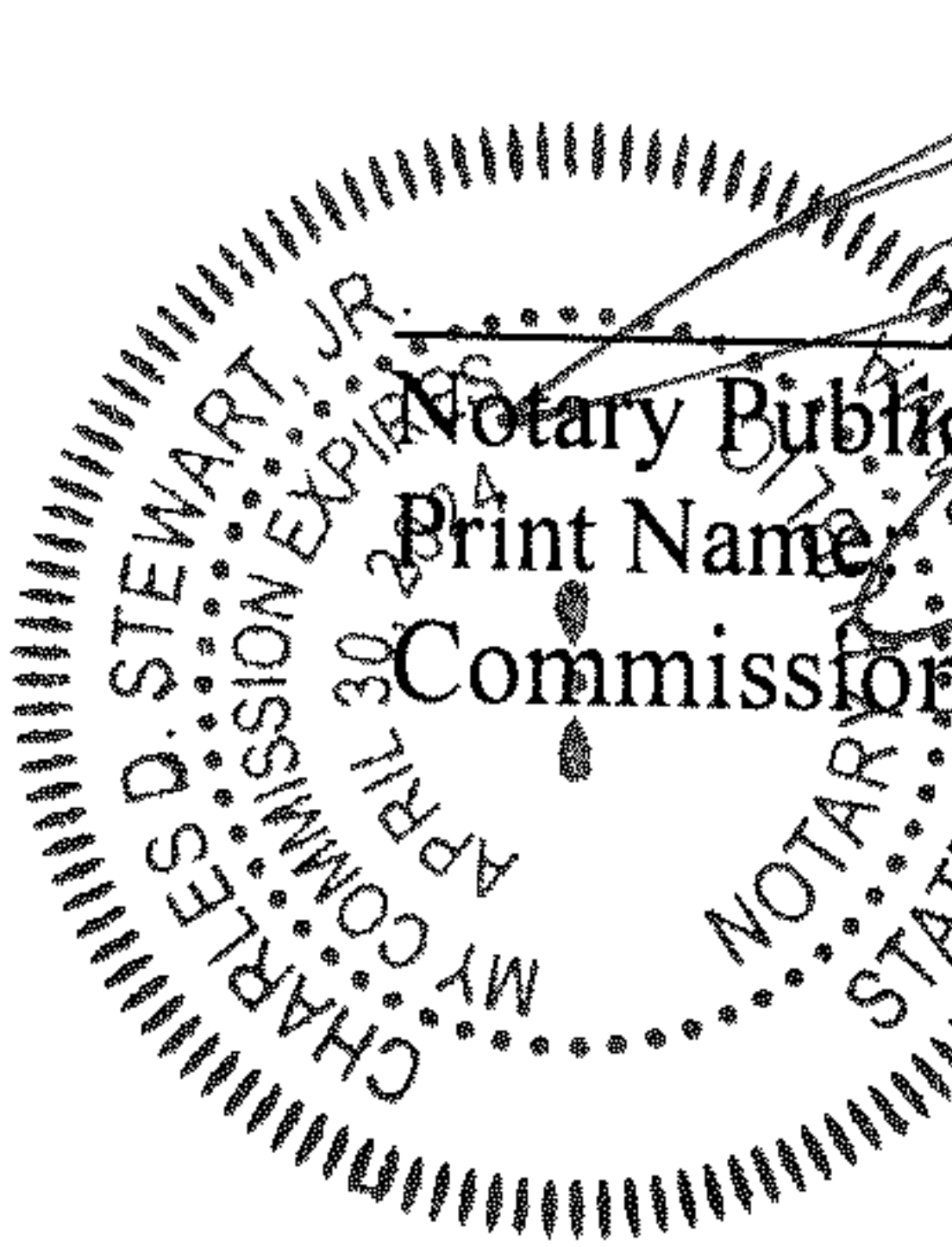

BY: BRETT G WINFORD
ITS: MANAGING MEMBER

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 corporation.

Given under my hand and official seal this the 16th day of March, 2021.


Notary Public
Print Name: Charles D. Stewart Jr
Commission Expires: 4/30/24
70-28



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/18/2021 11:42:31 AM
\$150.00 MIST
20210318000135650

Allen S. Boyd