

Send tax notice to:
IRA INNOVATIONS FBO BRETT WINFORD IRA
P. O. Box 360750
Birmingham, Alabama 35236

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

2021587T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Fifty-Five Thousand and 00/100 Dollars (\$55,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **SB DEV CORP** whose mailing address is **3545 MARKET STREET, HOOVER, AL 35226** (hereinafter referred to as "Grantor") by **IRA INNOVATIONS FBO BRETT WINFORD IRA** whose mailing address is **P. O. BOX 360750, BIRMINGHAM, AL 35236** (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 907, according to the Survey of Riverwoods, 8th Sector, Phase Two, Sector F, as recorded in Map Book 45, Page 40, in the Office of the Judge of Probate of Shelby County, Alabama.

PROPERTY ADDRESS: 908 LONG STREET, HELENA, ALABAMA 35080

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 2, Sector F, as recorded in Map Book 45, Page 40, 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.

\$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, SB DEV CORP, by JONATHAN BELCHER, its PRESIDENT, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 30th day of July, 2021.

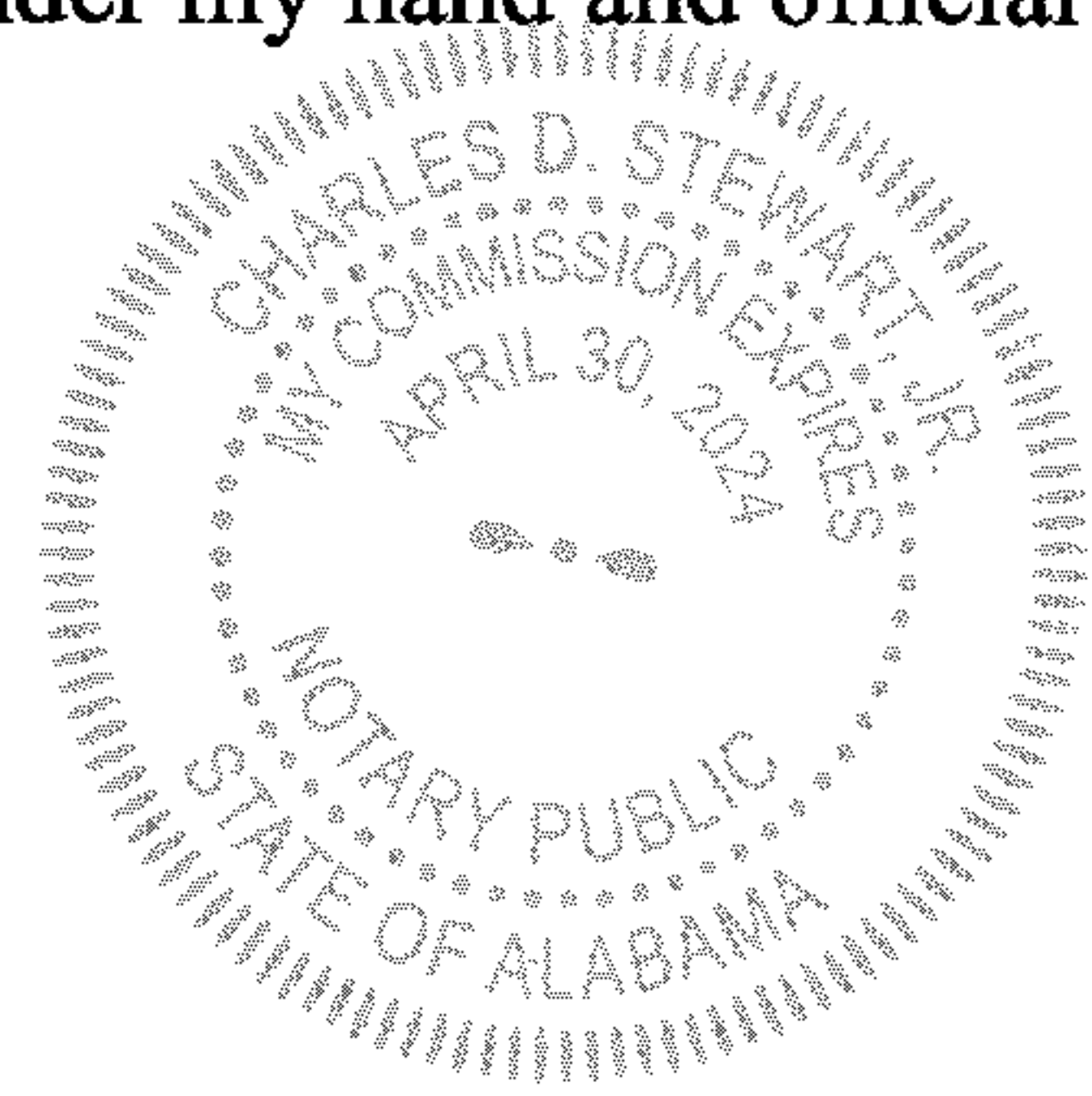
SB DEV CORP

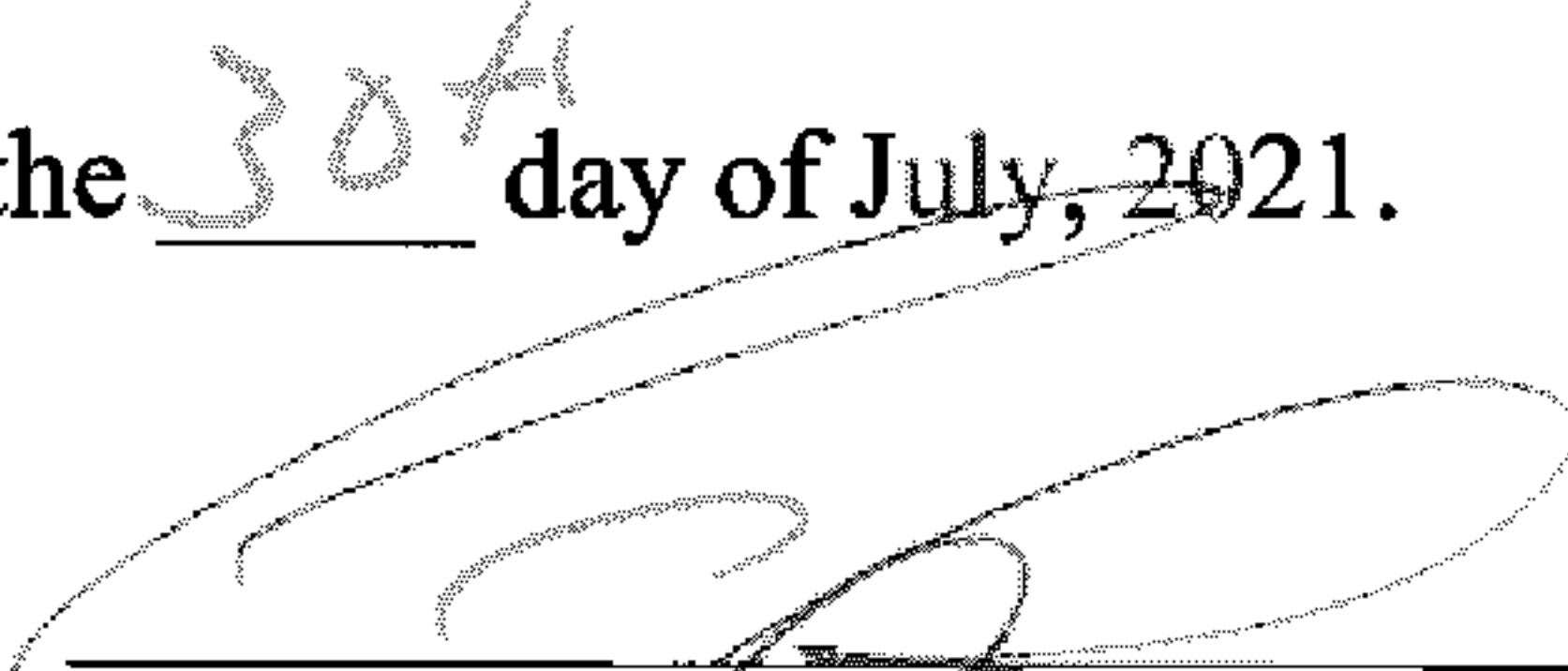
BY: JONATHAN BELCHER
ITS: PRESIDENT

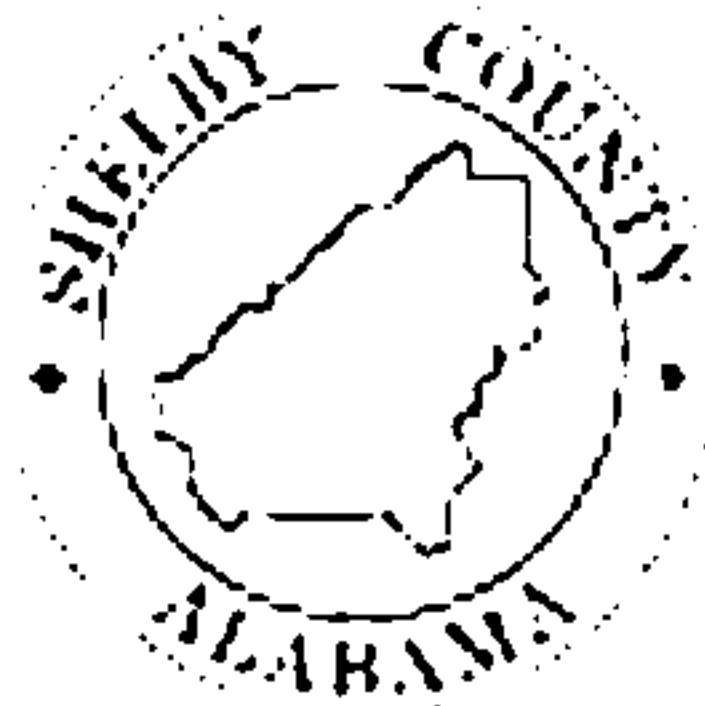
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JONATHAN BELCHER, whose name as PRESIDENT OF SB DEV CORP, 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 30th day of July, 2021.




Notary Public
Print Name: Charles D Stewart, Jr
Commission Expires: P 30 24



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/04/2021 09:56:22 AM
\$80.00 CHERRY
20210804000377250

