

20210804000378150
08/04/2021 01:43:02 PM
DEEDS 1/2

SEND TAX NOTICE TO:

Joseph Tubbs and Shea Tubbs
254 Fairbank Way
Chelsea AL 35043

Value is \$183,500

(1/2 of Assessed Total Market Value- \$367,000)

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
TS2101180

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of no and 00/100 Dollars (\$0.00), the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **BFKT, LLC, a/an ALABAMA Limited Liability Company**, whose address is 509 founders Park Circle, Hoover, AL 35226, (hereinafter "Grantor", whether one or more), by **Joseph Tubbs and Shea Tubbs**, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Joseph Tubbs and Shea Tubbs , as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **705 Oak Haven Trail, Columbiana, AL 35051**, to-wit:

Lot 9, according to the Revised Final Plat White Oak Manor Subdivision, a Residential Subdivision, as recorded in Map Book 47, Page 47, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to the use of the Common Areas and Private Roadways as more particularly described in the Declaration of Protective Covenants for White Oak Manor Subdivision, filed for record in Instrument No. 2017030100071200, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, as hereinafter collectively referred to as the "Declaration").

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

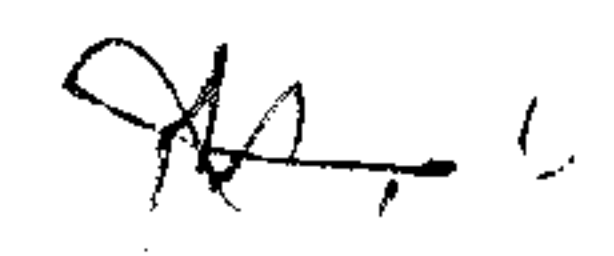
No title search was performed in preparing this deed. Legal description provided by Grantor. No warranties are given by preparer.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for itself, its successors and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's successors and assigns shall warrant and defend the same to the said Grantee, and Grantee's heirs executors, administrators, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, BFKT, LLC, by Shea Tubbs, its Member and Joseph Tubbs, its Member, who is authorized to execute this conveyance, has caused this conveyance to be executed on this 9 day of July, 2021.

BFKT, LLC

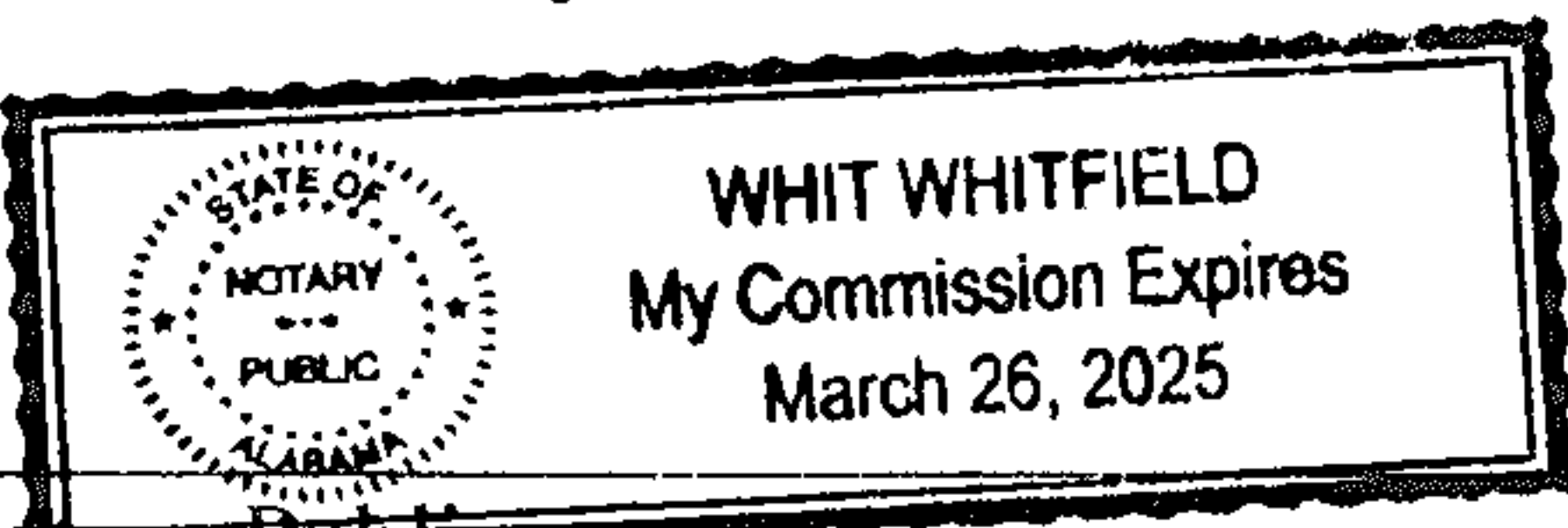

By: Shea Tubbs, its: Member


Joseph Tubbs, its: Member

State of Alabama
County of JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Shea Tubbs, and Joseph Tubbs, as Members of BFKT, LLC, a/an ALABAMA Limited Liability Company is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they, in his/her/their capacity and with full authority, executed the same voluntarily for and as the act of said company on the day the same bears date.

Given under my hand and official seal on this 9 day of July, 2021.


Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/04/2021 01:43:02 PM
\$392.00 JOANN
20210804000378150

Allie S. Bayl