

Send tax notice to:
LAWRENCE JR MCNAIR
712 MACGRUDERS BLUFF
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

2021718

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Six Hundred Nine Thousand Nine Hundred and 00/100 Dollars (\$609,900.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **AUTHENTIC BUILDING COMPANY LLC, a limited liability company**, whose mailing address is **422 OXFORD WAY, PELHAM, ALABAMA 35124**, (hereinafter referred to as "Grantor") by **LAWRENCE MCNAIR, JR and JAMILAH LYNN MCNAIR** whose property address is: **712 MACGRUDERS 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 Probate Office of Shelby County, Alabama.

SUBJECT TO:

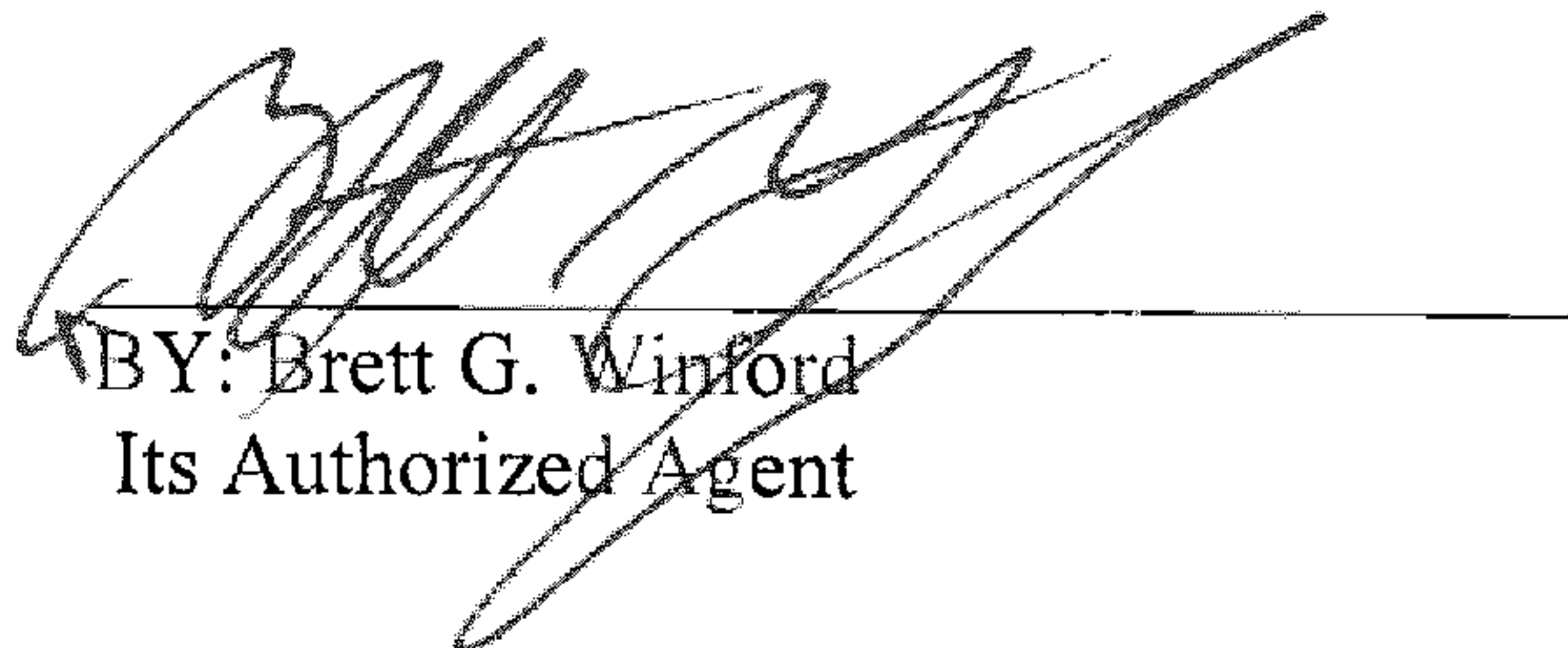
1. Taxes for the year beginning October 1, 2021 which constitutes a lien but are not yet due and payable until October 1, 2022.
2. Easements, building lines and restrictions as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Easement as to sanitary sewer system recorded in Instrument 2016-18540.
5. Right of way granted to Alabama Power Company recorded in Instrument No. 2016-35017.
6. Restrictions appearing of record in Instrument No. 2002-7338; Instrument No. 2006-52643; Instrument Nod. 2007-43516; Instrument No. 2002-34517; Real 112 page 876 and Real 328 page 1.
7. Riparian rights associated with the Cahaba River under applicable State and/or Federal law.
8. Less and except any part of subject property lying within the Cahaba River.

\$548,250.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantees 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 Authorized Agent, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 7th day of October, 2021.

AUTHENTIC BUILDING COMPANY LLC


BY: Brett G. Winford
Its Authorized Agent

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 Authorized Agent 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, he executed the same voluntarily for and as an act of said limited liability company.

Given under my hand and official seal this the 7th day of October, 2021.


Notary Public

Print Name: Charles S. Bevil

Commission Expires:

7-30-22



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/08/2021 02:00:03 PM
\$87.00 BRITTANI
20211008000492760

Allen S. Bevil