

WARRANTY DEED

20220323000118300
03/23/2022 10:21:28 AM
DEEDS 1/1

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
17 Office Park Circle, Ste 150
Birmingham, AL 35223

Send Tax Notice To:
James Gregory Owens
DeAnne M Owens
201 Maple Leaf Bend
Wilsonville, AL 35186

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Twenty-Two Thousand and 00/100 Dollars (\$22,000.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

WBG Enterprises, LLC

(herein referred to as "Grantor") does do grant, bargain, sell and convey unto

James Gregory Owens and DeAnne M Owens

(herein referred to as Grantee), as joint tenants with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 25, according to the Survey of Maple Leaf Estates, as recorded in Map Book 39, page 39, in the Probate Office of Shelby County, Alabama.

Grantor warrants that this instrument is executed as required by the Articles of Organization and Operating Agreement and that the same have not been modified or amended.

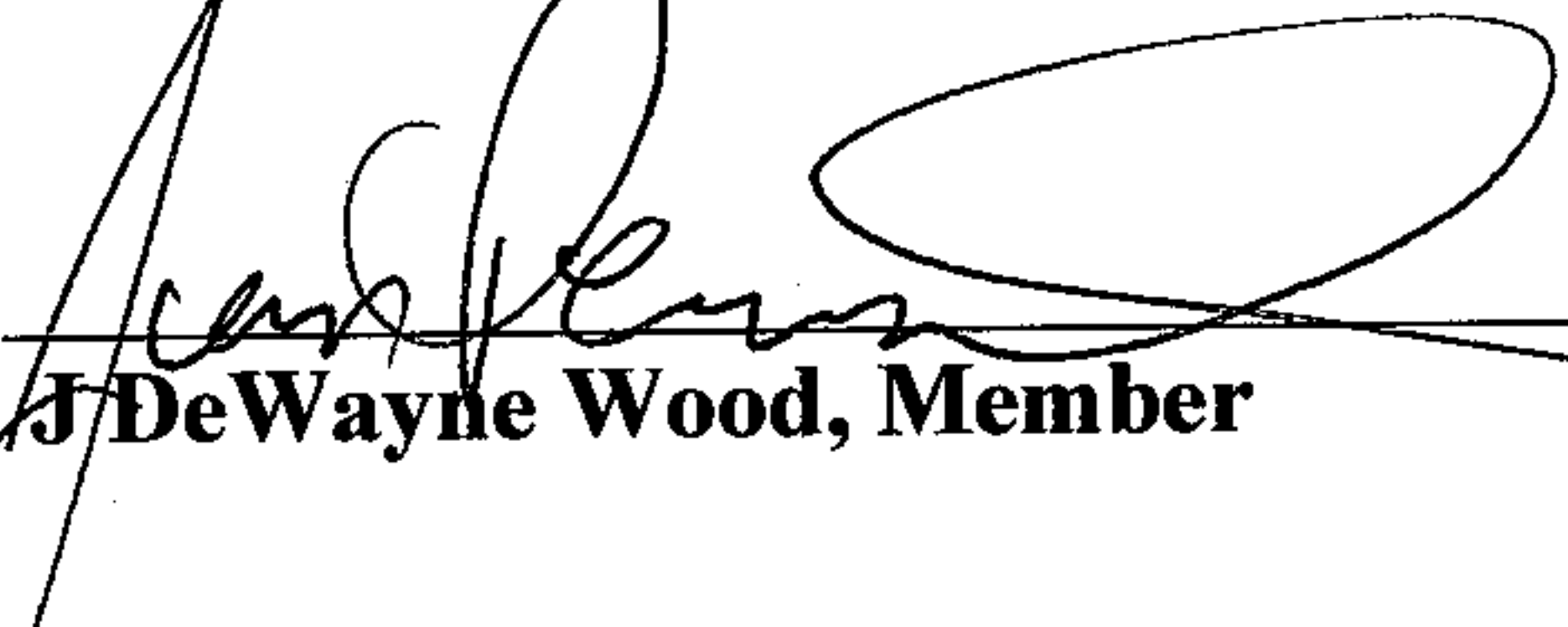
Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantees, 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.

And the said Grantor does, for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted 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 premises to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has set its hand and seal this 23rd day of March, 2022.

WBG ENTERPRISES, LLC

By: )
J DeWayne Wood, Member)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/23/2022 10:21:28 AM
\$44.00 BRITTANI
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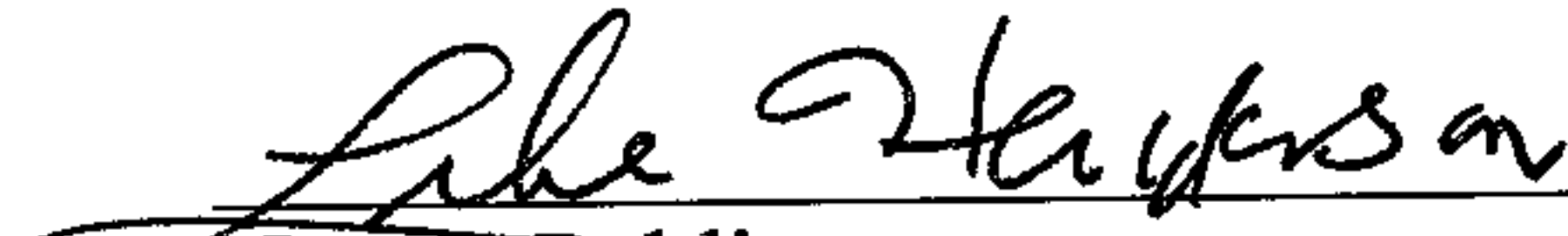
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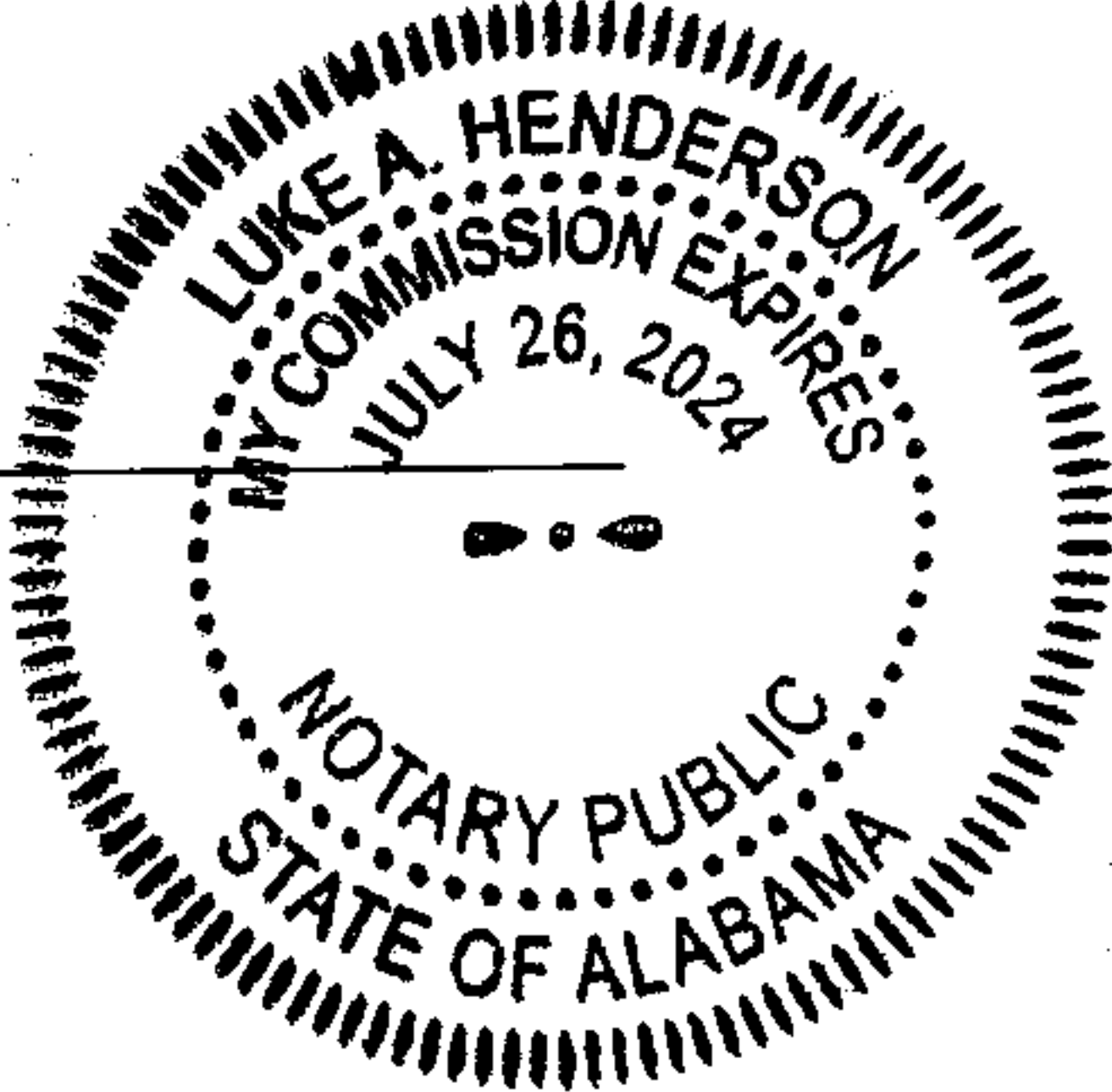
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, J DeWayne Wood as Member of **WBG Enterprises, LLC** whose name 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, J DeWayne Wood in his capacity as Member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this March 23, 2022.

My Commission Expires:


Notary Public



Grantor's Address: P.O. Box 357, Westover, AL 35185
Property Address: 205 Maple Leaf Bend Wilsonville, AL 35186