

Send tax notice to:  
RICHARD BARROWS  
244 SOUTH OAK DRIVE  
BIRMINGHAM, AL, 35242

This instrument prepared by:  
Charles D. Stewart, Jr.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA

2022075

SHELBY COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Million Twenty-Five Thousand and 00/100 Dollars (\$2,025,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **WINFORD HOMECRAFTERS, LLC, a limited liability company** whose mailing address is **P. O. BOX 536, HELENA, ALABAMA 35080**, (hereinafter referred to as "Grantor") by **RICHARD BARROWS and MELODY BARROWS** whose property address is: **244 SOUTH OAK DRIVE, BIRMINGHAM, AL, 35242** (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 20, according to the Survey of South Oak, Phase I, as recorded in Map Book 53, page 96 A & B, in the Probate Office of Shelby County, Alabama. Together with nonexclusive easement as more particularly described in the Declaration of Easements, Covenants, Conditions and Restrictions of South Oak Subdivision, recorded as Inst. No. 20210210000069430; First Amendment to Declaration as recorded in Inst. No. 20210212000075200 and Acknowledgment, Consent and Joinder to Declaration and Grant of Easement as recorded in Inst. No. 20210212000075210 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, buildings lines, restrictions, and buffers as shown on Map Book 15, Page 56; Map Book 40, Page 48 and Map Book 53, Page 96.
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. Covenants and agreements for water service as set out in an agreement recorded in Real 235, Page 574; amended in Instrument No. 1994-21556 and Instrument No. 1994-26397.
5. Residential Driveway Easement Agreement recorded in Real 364, Page 188.
6. Covenants, Conditions and Restrictions appearing of record in Misc 12, Page 845; Misc 12, Page 852; Misc 15, Page 840; Misc. 15, Page 844; Volume 265, Page 96 and Volume 265, Page 109.
7. Right-of-way granted to South Central Bell Telephone Company recorded in Real 385, Page 577.
8. Right-of-way granted to Alabama Power Company recorded in Real 386, Page 414; Instrument No. 1994-34842; Instrument No. 20080812000324200; Real 340, Page 23 and Real 338, Page 636.
9. Right of Way to Water Works and Sewer Board of the City of Birmingham recorded in Instrument No.20210108000013460.

- 10. Right of Way granted to Alabama Power Company recorded in Instrument No. 20200902000388120 and Instrument No. 20200902000388130.
- 11. Covenants, conditions, easements, restrictions, building requirements, ARC standards, dues, and assessments as contained in South Oak Declaration Conditions and Restrictions as recorded in Instrument No. 2021021000069430; First Amendment recorded in Instrument No. 20210212000075200 and acknowledgement, consent and joinder to Declaration and Grant of Easement recorded in Instrument No. 0210212000075210.

\$1,325,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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, WINFORD HOMECRAFTERS, LLC, by Jordan W. Winford, its Authorized Agent, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 26 day of May, 2022.

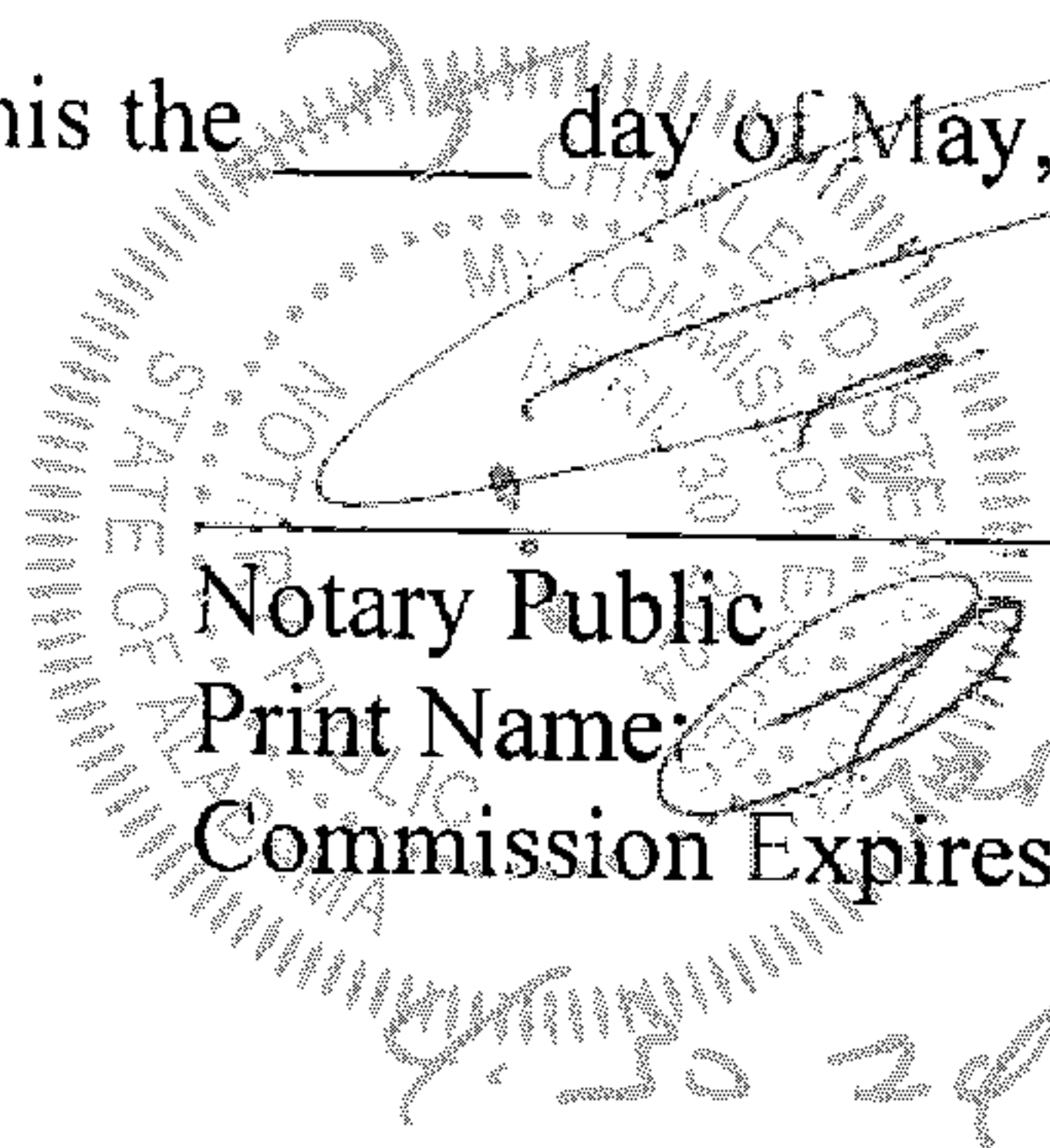
WINFORD HOMECRAFTERS, LLC

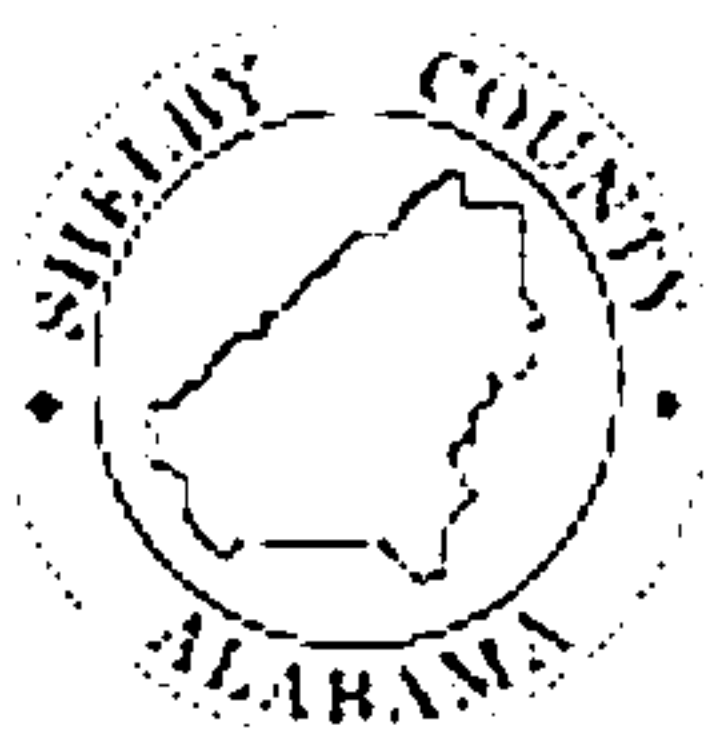
  
BY: Jordan W. Winford  
ITS: Authorized Agent

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jordan W. Winford, whose name as Authorized Agent of WINFORD HOMECRAFTERS, 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 26 day of May, 2022.

  
Notary Public  
Print Name: Debra D Stewart, J  
Commission Expires: 5.30.24



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/27/2022 08:53:11 AM  
\$725.00 CHARITY  
20220527000215720

*Allie S. Boyd*